

14340 Browns Lane



Permit #: B25-0717
Request for an Equitable Remedy to Maintain
Remodel/Addition Status

EXHIBIT 7

Opening Statement

|| *As we all know, even the best of builders do not know the Planning rules.* **||**

— A humble request for understanding

Project Timeline

09/27/2025 Underground Floor or Slab Plumbing Inspection Approved.

Contractor notified and informed Inspector that the bottom plates of the wall were termite damaged and/or sitting on top of dirt. Inspector informed Contractor to replace in-kind as needed since it was non-repairable. Contractor misunderstood that building clearance was not a part of the planning clearance and proceeded with the work. The intent was not to skip any steps.

09/25/2025

Building Permit Approved for Remodel and Addition

10/02/2025 (3)

Inspections Approved

- (1) Footings/ Piers/ Steel
- (2) Forms/ Bracing/ Steel
- (3) Underground Electrical Conduit/UFER

11/12/2025 (3) Inspections Approved

- (1) Shear Wall
- (2) Structural Roof Sheathing
- (3) Transfer Connections (HD's, Straps/ Clips)

11/18/2025

Architect submits for a permit revision per the updated demolition calculations, noting existing condition was beyond repair

11/13/2025

Inspector Informs Contractor to provide updated plans showing the demolition calculations.

Meticulous Adherence to Plans

The Contractor has followed the approved plans with **absolutely no changes** to the following:



(1) Wall Height

Remains exactly as specified in the original approved drawings.

(2) Configuration

Room layout and structural footprint remain unchanged.

(3) Square Footage

No addition or reduction in the building's total area.

The "Circumstantial" Changes

Hidden Damage Discovered

During the work, we uncovered non-existent, termite-damaged, and dry-rotted mudsills. The existing structural integrity was simply not safe.

Like-for-Like Repair

All repair work was "replaced-in-kind." We did not demolish sound structures; we replaced failed components to ensure safety.



The Process & Misunderstanding

- ✓ **Inspection Card:** All building inspections were performed accordingly up to framing.
- ✓ **Proactive Communication:** Builder discussed issues with the inspector as the project progressed.
- ✓ **Safety Sign-off:** The immediate danger was reviewed and signed off by the Building Dept.
- ✓ **The Gap:** The Contractor proceeded in good faith, believing this was a building safety issue, not realizing it triggered a Planning violation. Neither the owner nor architect was notified at that moment.

 **Town of Los Gatos**
Building Inspection Record

Permit Number: B25-0171 Date Issued: _____
Job Address: 14340 BROWNS LN, LOS GATOS, CA 95032
Job Description: REAR/ FRONT ADDITION (499 SF) REMODEL PORTION OF (E) HOME INTO A 2- CAR GARAGE, 486 SF.

INSPECTION SCHEDULING INFORMATION

Inspections must be scheduled by 12:00 PM, one-day prior to the inspection date requested. To schedule your inspection by telephone please call the Building Inspection request line at (408) 354-6877. When doing so, please be prepared to leave the following information:

1) Permit Number	2) Contact name and phone number of the on-site contact person	3) Site address	4) Date and time requested (am or pm preference)	5) Type of inspection requested
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Inspections may also be scheduled on-line at www.losgatosca.gov/building

Type of Inspection	Date	Inspector
Setback/Pad Certification Letter	10/27/25	KM
Footing/Piers/Steel	10/27/25	KM
Forms/Bracing/Steel	10/27/25	KM
Underground Electrical Conduit/UFER	10/27/25	KM
DEMOLITION INSPECTION		
Fire Sprinklers Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9/27/25	/
Underground Floor or Slab Plumbing	9/27/25	Not Yet
Underfloor Framing (Girders, Joists, Vents and Insulation)		
Underfloor Slab Mechanical		
Underground Plumbing or Slab Gas Test		
Shear Walls (Exterior or Interior)	10/27/25	KM
Structural Roof Sheathing	10/27/25	KM
Transfer Connections (HD's, Straps/Clips ...)	10/27/25	KM
Exterior Lath and Vapor Barrier		
All Rough Trades (Frame, Electric, Mechanical, and Plumbing)		
Rough Gas Test		
Insulation Walls & Ceiling		
Drywall Nailing		
Shower Pan Test		
Shower Lath and/or Tile Backing		
Accessibility (Backing/Entry)		
Commercial Kitchen Hood System		
T-Bar (Electrical, Mechanical, Plumbing)		
TEMPORARY POWER		
Emergency Generator		
OTHER:		
Final Gas Test (For All Items)		
PG&E Electric (Meter Release)		
Panel Base Release (Only)		
PG&E Gas (Meter Release)		
FINAL FOR ALL TRADES (TRIMMED OUT)		
DEPARTMENT PRE-WALK FINAL (PLANNING/ENGINEERING/OTHER)		
SMOKE & CARBON MONOXIDE ALARMS INSTALLED		
BUILDING NUMBERS		
FINAL WVSD – (408) 378-2407		
FINAL ENGINEERING/PPW – (408) 399-5771		
FINAL FIRE (SCCFD) – (408) 378-4010		
FINAL PLANNING – (408) 354-6874		
FINAL BUILDING – (408) 354-6877		

Town of Los Gatos • Community Development • Building Division • 110 E. Main St., Los Gatos, CA 95031
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The Disconnect

Three months into the project, a new inspector review switched the opinion on the field work.

Perspective	Interpretation	Impact
Construction	Minor "in-kind" repair of rotted wood.	Restores safety; no architectural change.
Planning	Major alteration / potential demolition.	Triggers penalties and "New Build" status.
Reality	Good faith effort to fix a safety hazard.	Innocent mistake caught between two interpretations.

Our Goal: An Equitable Solution



Open Discussion

We invite Planning to remedy the cause through open dialogue, acknowledging the honest intent.



Maintain Status

The project should remain classified as a "Remodel/Addition" given the preservation of all original dimensions.



Remove Penalty

We ask for the removal of penalties, as the work was done under Building Dept observation and good faith.

Thank You

We look forward to finding a resolution together.

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