



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 01/10/2024

ITEM NO: 3

DATE: January 5, 2024

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on Property Zoned R-1D. **Located at 212 Thurston Street.** APN 410-15-039. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction or Conversion of Small Structures. PROPERTY OWNER/APPLICANT: Meleah Guillard. PROJECT PLANNER: Maria Chavarin.

**RECOMMENDATION:**

Consider approval of a request for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on property zoned R-1D, located at 212 Thurston Street.

**PROJECT DATA:**

General Plan Designation: Medium Density Residential

Zoning Designation: R-1D

Applicable Plans & Standards: General Plan; Residential Design Guidelines

Parcel Size: 4,671 square feet

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Medium Density Residential	R-1D
South	Residential	Medium Density Residential	R-1D
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Medium Density Residential	R-1D

**PREPARED BY:** Maria Chavarin  
Assistant Planner

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Reviewed by: Planning Manager and Community Development Director

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CEQA:

The Project is Categorically Exempt Pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15303(a): New Construction or Conversion of Small Structures.

FINDINGS:

- The Project is Categorically Exempt Pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15303(a): New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the request for reduced front yard setbacks.
- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements.
- As required by the Residential Design Guidelines that the project complies with the Residential Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the north side of Thurston Street between N. Santa Cruz Avenue and Monterey Avenue (Exhibit 1). The property is 4,671 square feet and is nonconforming as to size, where 5,000 square feet is required for a parcel in the R-1D zone. The site is developed with a 1,109-square foot single-story residence and a 385-square foot garage. The applicant proposes demolition of the existing one-story single-family residence and construction of a new two-story single-family residence with a cellar (Exhibit 12).

On May 8, 2023, the applicant submitted an Architecture and Site application for the demolition of an existing single-family residence, and construction of a new two-story residence.



BACKGROUND (continued):

The proposed project meets technical requirements of the Town Code including parking, height, and floor area. The project is being considered by the Planning Commission to consider the project's compliance with the Residential Design Guidelines for mass and bulk compared to other homes in the immediate neighborhood, as discussed in Section C below.

The Architecture and Site application was originally scheduled for the Planning Commission hearing date of December 13, 2023. The item was continued to the January 10, 2024 Planning Commission meeting to allow public notice on the project sign consistent with Town policy.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the north side of Thurston Street between N. Santa Cruz Avenue and Monterey Avenue (Exhibit 1). The subject site and surrounding properties to the north, west, and south have a medium density residential land use designation and are developed with one and two-story single-family residences. The neighboring property immediately to the east has a neighborhood commercial land use designation, but is developed with a one-story single-family residence.

B. Project Summary

The applicant proposes demolition of the existing single-family residence and construction of a new 1,632.7-square foot two-story single-family residence with an 875.5-square foot cellar (Exhibit 12). Due to the small lot size, the proposed residence would appear larger in bulk and mass in relation to other residences in the immediate neighborhood. In addition, the proposed residence includes a front setback of seven feet, three inches, where 15 feet is required. The project includes retention of an existing one-car garage in the rear corner of the lot and one proposed on-site parking space.

C. Zoning Compliance

A single-family residence is permitted in the R-1D zone. The subject property is 4,671 square feet and is nonconforming as to size, where 5,000 square feet is required for a parcel in the R-1D zone. The proposed residence is in compliance with the zoning regulations for floor area, height, and on-site parking requirements. The applicant requests an exception to the front yard setbacks.



DISCUSSION:A. Architecture and Site Analysis

The applicant proposes demolition of the existing single-family residence and construction of a 1,632-square foot two-story single-family residence. A portion of the front porch would have a front setback of seven feet, three inches, where 15 feet is required, as discussed in Section F below. The project site has an existing detached one-car parking garage in the rear left corner of the lot which is proposed to remain. The maximum height of the proposed residence is 26.3 feet. The applicant provided a Letter of Justification discussing the project (Exhibit 5).

A summary of the floor area for the existing and proposed residence is included in the table below.

**Floor Area Summary**

	Existing SF	Proposed SF	Allowed SF
Main Residence			
First Floor	1,109	875.5	--
Second Floor	--	757.2	--
<b>Total</b>	<b>1,109</b>	<b>1,632.7</b>	<b>1,682</b>
Below-Grade Area*	0	875.5	--
Garage	385	0	400
* Pursuant to Sec. 29.10.020, floor area means the entire enclosed area of all floors that are more than four feet above the proposed grade, measured from the outer face of exterior walls or in the case of party walls from the centerline.			

Neighborhood compatibility of the proposed floor area is discussed in Section C below.

B. Building Design

The project consists of a contemporary style residence with warm colors and materials. Proposed exterior materials include: a standing-seam metal roof (dark bronze with a matte finish); real stone veneer; smooth stucco siding; metal guard rails; metal-clad wood windows with factory installed casing frames; roof boards and trim; and metal gutters (Exhibit 4).

The Town's Consulting Architect reviewed the proposed residence on May 16, 2023 (Exhibit 7). The Consulting Architect identified several issues and concerns and provided recommendations for changes to the original design to increase compatibility with the Residential Design Guidelines. In response to these recommendations, the applicant made



DISCUSSION (continued):

several modifications to the design of the residence. The Consulting Architect's recommendations are provided below, followed by the applicant's response in *italics*, the full responses are in Exhibit 8.

*Recommendations:*

1. Increase the size of the first floor segment over the kitchen window to reinforce the first floor eave and roof line and to improve the front façade compatibility with other homes in the immediate neighborhood.

*The entry porch has been enlarged to bring it across in front of the kitchen window as recommended. This extends the lower roof eave line to better align with the adjacent houses and buffers the front 2-story element.*

2. Revise the entry to provide an under-the-eave entry similar to other homes in the immediate neighborhood, reinforce the first floor roof line and improve the front façade compatibility with other nearby homes.

*The gable-roof at the entry has been removed, as recommended.*

3. Select either stucco or horizontal siding and use it consistently on all exterior walls.

*The exterior siding has been revised to be 2 materials – stucco and stone. These materials are also used for one of the homes in the immediate neighborhood – 529 Monterey Avenue.*

4. Select roofing materials similar to that on other homes in the immediate neighborhood.

*Metal roofing is also present in the immediate neighborhood – again on the home at 529 Monterey Ave.*

5. Use wood columns on the front entry and back porch in lieu of the proposed stone columns.

*Similar to the home at 529 Monterey Avenue, Ms. Guillard would like her home to be more contemporary in style, while still having a more traditional massing (i.e., peaked roofs with eaves). The elevations have been revised to expand the area of stone veneer, including keeping the porch columns as stone.*



DISCUSSION (continued):

6. Treat all windows with the same detailing and provide trim consistent with the Residential Design Guideline 3.7.4.

*In keeping with the more contemporary styling, the windows will not have trim. This is detailed in the drawings on sheet A2.*

C. Neighborhood Compatibility

The immediate neighborhood contains one- and two-story single-family residences. Based on Town and County records, the residences in the immediate area range in size from 1,215 square feet to 3,093 square feet. The floor area ratios range from 0.14 to 0.34. Pursuant to Section 29.40.075 of the Town Code, the maximum Floor Area Ratio (FAR) for the subject property is 0.36 (1,682 square feet). The proposed residence would have an FAR of 0.35 (1,632.7 square feet). The proposed residence would be the fifth largest in terms of house floor area, the largest in terms of FAR, and tallest the immediate neighborhood. The table below reflects the current conditions of the homes in the immediate neighborhood:

**Immediate Neighborhood Comparison**

Address	Zoning	House Floor Area	Garage Floor Area	Total Floor Area	Lot Size	House FAR	No. of Stories
214 Thurston St	R-1D	1,957	451	2,408	6,534	0.30	2
228 Thurston St	R-1D	2,152	562	2,714	6,398	0.34	2
533 N. Santa Cruz Ave	C-1	1,368	324	1,692	8,712	0.16	1
531 N. Santa Cruz Ave	C-1	1,215	600	1,815	8,712	0.14	1
590 Monterey Ave	R-1D	3,093	899	3,992	10,800	0.29	1
529 Monterey Ave	R-1D	2,858	797	3,655	8,994	0.32	2
<b>212 Thurston St (E)</b>	<b>R-1D</b>	<b>1,109</b>	<b>385</b>	<b>1,494</b>	<b>4,671</b>	<b>0.24</b>	<b>1</b>
<b>212 Thurston St (P)</b>	<b>R-1D</b>	<b>1,632</b>	<b>385</b>	<b>2,017</b>	<b>4,671</b>	<b>0.35</b>	<b>2</b>

The proposed residence would comply with the maximum allowed floor area on the site, would not be the first two-story home, and would not be the largest home in the immediate neighborhood in terms of floor area. However, the proposed residence would be the tallest in the immediate neighborhood by three inches and have the largest FAR.



DISCUSSION (continued):

D. Tree Impacts

Fruit trees are located on the project site. Two fruit trees are noted to be removed from the project site: a 15-inch olive tree located adjacent to the existing concrete driveway and fronting the existing detached garage; and a 12-inch fruit tree located at the rear of the residence. Pursuant to Section 29.10.0970 of the Town Code, fruit trees less than 18 inches in diameter may be removed without a tree removal permit.

E. Parking

Pursuant to Section 29.10.150(c)(1) of the Town Code, the number of required parking spaces for a single-family residence is two parking spaces. A detached one-car garage exists on the lot and would remain. To satisfy the minimum required parking spaces, the proposed project also includes one uncovered parking space outside of the front yard setback.

F. Exception - Setbacks

The applicant is requesting an exception to the required front yard setback in the R-1D zone (Exhibit 6). Pursuant to Town Code, the required front setback in the R-1D zone is 15 feet. The existing residence is nonconforming with the front yard setback requirement and situated three feet, six inches from the front property line. The proposed residence, measured to the stone veneer columns of the front porch, would be situated seven feet, three inches from the front property line. The Town Code allows for modified setbacks for nonconforming lots through an Architecture and Site approval if the deciding body finds the request compatible with the neighborhood.

In Exhibit 6, the applicant provided an aerial photo of the neighborhood context showing the current setbacks of the residences in the immediate neighborhood. Although the proposed residence would not meet the required 15-foot front yard setback, the exception request for the reduced front yard setbacks would be compatible with other properties in the immediate neighborhood and create a more conforming situation than the existing residence.

G. CEQA Determination

The Project is Categorically Exempt Pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15303(a): New Construction or Conversion of Small Structures.



PUBLIC COMMENTS:

Story poles and project signage were installed on the site by November 7, 2023, in anticipation of the December 13, 2023, Planning Commission hearing. The applicant provided a summary of their efforts to communicate with their neighbors (Exhibit 9). Several letters from neighbors are included in Exhibit 10. The applicant provided a response letter addressing the neighbor's concerns in relation to the design of the project (Exhibit 11).

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing single-family residence, and construction of a new single-family residence. The project is in compliance with the Town Code, with the exception of the reduced front yard setback request. The project would not result in the largest home in the immediate neighborhood in terms of floor area, but would be the tallest, and largest in terms of FAR.

B. Recommendation

Based on the analysis above, staff recommends approval of the Architecture and Site application subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the request for a reduced front yard setback (Exhibit 2);
4. Make the findings as required by Section 29.10.265 (3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements (Exhibit 2);
5. Make the finding as required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
7. Approve Architecture and Site application S-23-009 with the conditions contained in Exhibit 3 and the development plans in Exhibit 12.



CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

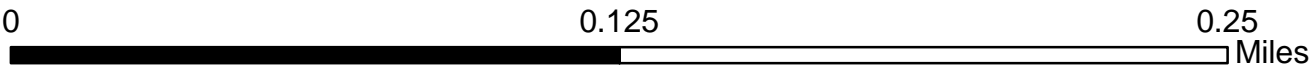
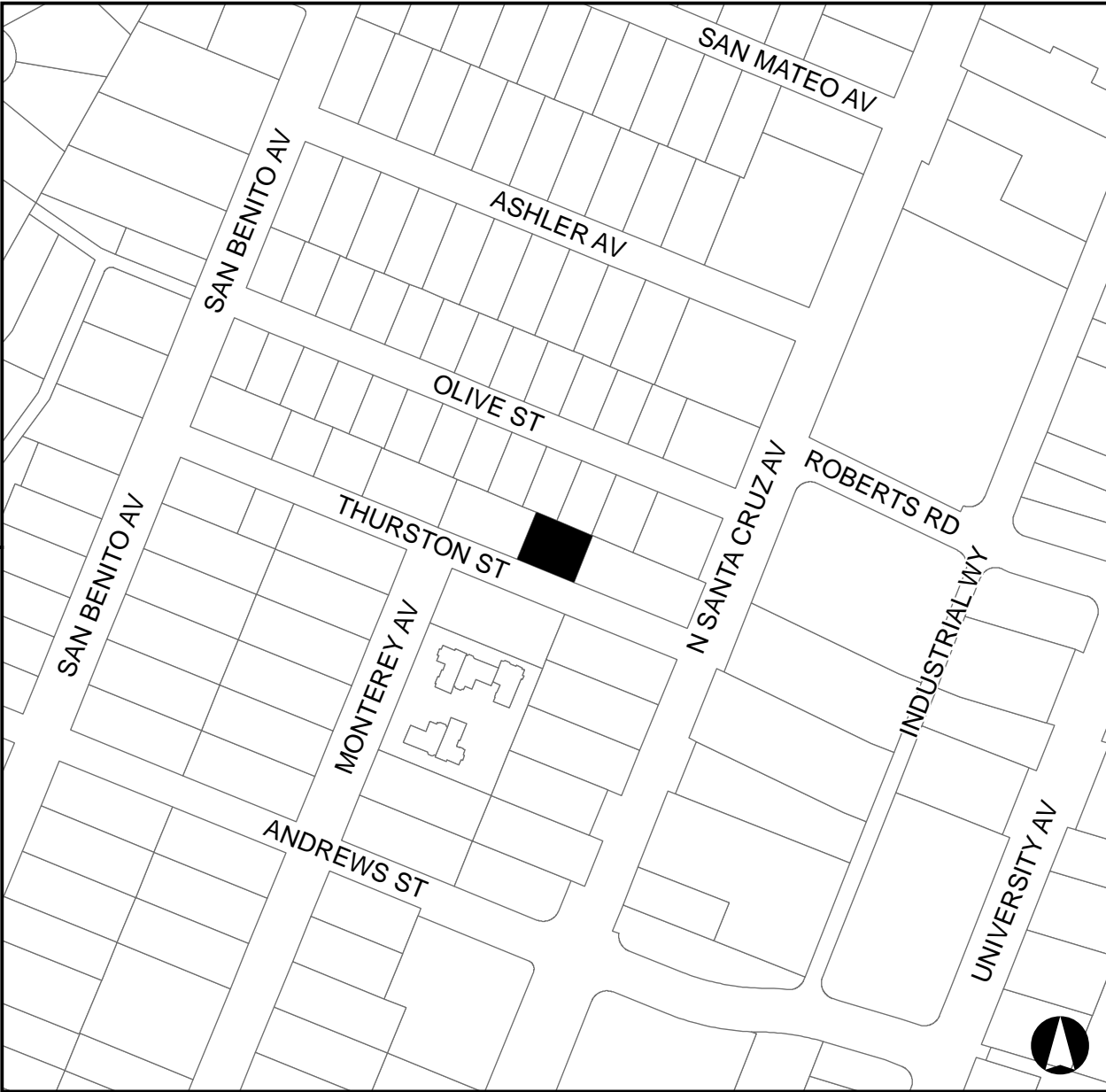
1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Color and Materials Board, Received November 29, 2023
5. Letter of Justification
6. Letter of Justification for reduced setbacks
7. Towns Consulting Architect
8. Applicant's Response to Consulting Architect
9. Applicant's Neighborhood Outreach
10. Public Comments Received Prior to 11:00 a.m., Friday, January 5, 2024
11. Applicant's Response to Public Comment, Received December 4, 2023
12. Development Plans



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# 212 Thurston Street





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**PLANNING COMMISSION – January 10, 2024**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**212 Thurston Street**  
**Architecture and Site Application S-23-009**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on Property Zoned R-1D. APN 410-15-039. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction or Conversion of Small Structures.**

**PROPERTY OWNER/APPLICANT: Meleah Guillard**  
**PROJECT PLANNER: Maria Chavarin**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures.

**Required finding for the demolition of existing structures:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structure has no architectural or historical significance.
  3. The property owner does not desire to maintain the structure as it exists; and
  4. The economic utility of the structure was considered.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the request for reduced front yard setbacks.

EXHIBIT 2



**Required finding for non-conforming lots:**

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
  1. The subject property is nonconforming with regard to lot size.
  2. The front setbacks of the new residence are compatible with the neighborhood.

**Required compliance with the Residential Design Guidelines:**

- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect has reviewed the proposal and recommendations were provided to address consistency with the immediate neighborhood. While the proposed home appears to be large in mass compared to most others in the immediate neighborhood, the site is also non-conforming as to size.

**CONSIDERATIONS****Required considerations in review of Architecture and Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.



**PLANNING COMMISSION – January 10, 2024**  
**CONDITIONS OF APPROVAL**

**212 Thurston Street**  
**Architecture and Site Application S-23-009**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on Property Zoned R-1D. Located at 212 Thurston Street. APN 410-15-039.**

**PROPERTY OWNER/APPLICANT: Meleah Guillard**  
**PROJECT PLANNER: Maria Chavarin**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **STORY POLES:** The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
4. **OUTDOOR LIGHTING:** Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
5. **EXISTING TREES:** All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. **TREE FENCING:** Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. **TREE STAKING:** All newly planted trees shall be double-staked using rubber tree ties.
8. **FRONT YARD LANDSCAPE:** Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
9. **WATER EFFICIENCY LANDSCAPE ORDINANCE:** The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
10. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall



defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

11. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

#### *Building Division*

12. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing single-family residence. A separate Building Permit is required for the construction of the new single-family residence. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
13. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
14. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
15. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
16. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets



of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.

17. **SOILS REPORT:** A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
18. **SHORING:** Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth, or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to the Cal/OSHA regulations.
19. **FOUNDATION INSPECTIONS:** A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
  - a. Building pad elevation
  - b. Finish floor elevation
  - c. Foundation corner locations
  - d. Retaining wall(s) locations and elevations
20. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.
21. **TOWN RESIDENTIAL ACCESSIBILITY STANDARDS:** New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
  - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
  - b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
  - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
  - d. Door buzzer, bell or chime shall be hard wired at primary entrance.
22. **BACKWATER VALVE:** The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
23. **HAZARDOUS FIRE ZONE:** All projects in the Town of Los Gatos require Class A roof assemblies.
24. **SPECIAL INSPECTIONS:** When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be



submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at [www.losgatosca.gov/building](http://www.losgatosca.gov/building).

25. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available online at [www.losgatosca.gov/building](http://www.losgatosca.gov/building).
26. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
  - a. Community Development – Planning Division: (408) 354-6874
  - b. Engineering/Parks & Public Works Department: (408) 399-5771
  - c. Santa Clara County Fire Department: (408) 378-4010
  - d. West Valley Sanitation District: (408) 378-2407
  - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

*Engineering Division*

27. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
28. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
29. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are [available for download from the Town's website](#).
30. PRIOR APPROVALS: All conditions per prior approvals shall be deemed in full force and affect for this approval.
31. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for



use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.

32. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
33. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.
34. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
35. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
36. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
37. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names,



graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

38. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
39. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
40. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
41. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any grading or building permits or recordation of the Parcel / Final Map.
42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
44. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). Grading work taking place simultaneously, on-site is considered eligible for the grading permit process and could be counted toward quantities, depending on permit status. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Plan check fees (determined after initial submittal) shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include topographic map/existing conditions, final grading, drainage, retaining wall location(s), driveway, utility sheet and erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with



the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.

45. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.
46. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.
47. CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the Owner, Applicant and/or Developer to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
48. DRAINAGE IMPROVEMENT: Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading/improvement permits, whichever comes first, the Owner, Applicant and/or Developer shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
49. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary.
50. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
  - a) Along with the Owner, Applicant and/or Developer, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
  - b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
51. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.



52. **WATER METER:** The existing water meter, currently located within the Town of Los Gatos right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
53. **SANITARY SEWER CLEANOUT:** The existing sanitary sewer cleanout, currently located within the Town of Los Gatos right-of-way, shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
54. **CERTIFICATE OF OCCUPANCY:** The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
55. **UTILITIES:** The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
56. **UTILITY SETBACKS:** House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
57. **UTILITY EASEMENTS:** Deed restrictions shall be placed on lots containing utility easements. The deed restrictions shall specify that no trees, fences, structures or hardscape are allowed within the easement boundaries, and that maintenance access must be provided. The Town will prepare the deed language and the Owner's surveyor shall prepare the legal description and plat. The Owner, Applicant and/or Developer shall pay any recordation costs. The documents shall be recorded before any grading or permits are issued.
58. **SIDEWALK REPAIR:** The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and



accepted by the Town before a Certificate of Occupancy for any new building can be issued.

59. CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
60. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
61. FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
62. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
63. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
64. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
65. ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
66. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Owner and/or Applicant or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under



periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Owner and/or Applicant to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

67. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
68. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
69. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's [Construction Management Plan Guidelines](#) document for additional information.
70. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
71. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
  - a) Protect sensitive areas and minimize changes to the natural topography.
  - b) Minimize impervious surface areas.
  - c) Direct roof downspouts to vegetated areas.
  - d) Use porous or pervious pavement surfaces on the driveway, at a minimum.
  - e) Use landscaping to treat stormwater.
72. LANDSCAPING: In finalizing the landscape plan for the biotreatment area(s), it is recommended that the landscape architect ensure that the characteristics of the selected plants are similar to those of the plants listed for use in bioretention areas in Appendix D



of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 Stormwater Handbook.

73. LANDSCAPE MAINTENANCE AGREEMENT: The Owner and/or Applicant shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Owner and/or Applicant agrees to maintain the vegetated areas along the project's Street Name frontage located within the public right-of-way. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any grading or building permits.
74. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
75. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
76. OFF-SITE DRAINAGE: The Owner, Applicant and/or Developer shall construct and install a private on-site storm drain system that is adequately sized to collect and convey adjacent off-site tributary drainage. Hydraulic calculations for a 100-year storm event shall provide documentation that the proposed storm drain system can convey said off-site drainage as well as on-site drainage during this event over, within, through and off the site, and ultimately into the Town's storm drain system.
77. MAINTENANCE OF PRIVATE STREETS: It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.
78. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
79. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.



80. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

81. FIRE SPRINKLERS REQUIRED: (*As Noted on Sheet A1*) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. 1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows: a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area. b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area. c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following: i. Noncombustible construction. ii. Maximum 5,000 square feet in building area. iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter. iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706. d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area. 2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area. Exception: Accessory Dwelling Unit, provided that all of the following are met: a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b. The existing primary residence does not have automatic fire sprinklers. c. The accessory dwelling unit does not exceed 1,200 square feet in size. d. The unit is on the same lot as the primary residence. e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code. 3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations. 4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet. Exception: Additions where all of the following are met: a. Building addition does not exceed 500 square feet. b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code. 5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18. 6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different



group of occupancies and constitutes a greater degree of life safety 1 or increased fire risk 2 , shall require the installation of an approved fire automatic fire sprinkler system.  
*Sprinklers require for new house.*

82. REQUIRED FIRE FLOW: *(Letter received)* The minimum require fireflow for this project is 500 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
83. WATER SUPPLY REQUIREMENT: *(As Noted on Sheet A1)* Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
84. ADDRESS IDENTIFICATION: *(As Noted on Sheet A1)* New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
85. CONSTRUCTION SITE FIRE SAFETY: *(As Noted on Sheet A1)* All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.



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ROOFING & GUTTERS, FASCIA & BARGE  
BOARDS: TAYLOR METAL PRODUCTS  
STANDING SEAM METAL ROOFING  
COLOR: DARK BRONZE - LRV 22



METAL-CLAD WOOD WINDOW FRAMES  
COLOR: BRONZE



SMOOTH STUCCO SIDING  
COLOR: KELLY MOORE  
'AFTERNOON TEA'



STONE:  
REAL STONE VENEER  
COLOR: CREAMY LIMESTONE



METAL RAILINGS  
COLOR: BLACK



FROM THE OFFICE OF  
CHRIS SPAULDING  
ARCHITECT  
801 CAMELIA STREET, SUITE E  
BERKELEY CA 94710

MATERIAL & COLOR BOARD  
212 THURSTON STREET  
LOS GATOS □ CALIFORNIA



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## Christopher Spaulding, Architect

4-7-23

### Project Description & Justification Letter – 212 Thurston Street

The existing residence at 212 Thurston Street is a small one-story home (846 sq.ft.) on a substandard-sized parcel (4,671 sq.ft.) in the R-1-D zoning district. The house was originally built in 1915, but has since been remodeled multiple times and no longer retains any historic value. In 2023, the HPC approved taking the house out of the historic inventory. Due to the very poor condition of the house, the owner would like to replace it with a new house.

The new owner proposes to build a new 2-story home with a basement, and retain the existing detached garage. One fruit tree in the rear yard will be removed. Due to the small, substandard lot size, the owner proposes to reduce the front setback to 10', which is compatible with the adjacent properties.

The current residence has a substandard front setback of about 3'-6". The proposed residence will have a greater setback – 10' to the entry porch, and 12' to the body of the house.

There are existing substandard front setbacks in the immediate neighborhood:

# 210 Thurston Street: This house is actually 6" into the public right-of-way

# 531 N. Santa Cruz Avenue: The detached garage at this site has a 3'-6" setback to Thurston St.

# 590 Monterey Avenue has a 10' setback to Thurston St. (an exterior side setback).

With 3 other 2-story homes in the immediate neighborhood and with the existing reduced front setbacks noted above, this project will not be out of character with its neighbors.



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# Christopher Spaulding, Architect



9-11-23

## **212 Thurston Street**

### **Reduced front setback justification**

Due to the fact that the property at 212 Thurston Street is a substandard lot with a shallow depth of 62', the owners request that the Town relax the front yard setback by several feet (from 15' to 12') for the house, and a 7'-3" front setback for the open front porch.

This reduction of the front setback is compatible with the existing neighborhood building setbacks. The immediate neighborhood of the site at 212 Thurston Street is unique in that 6 of the 12 properties on the street are fronted on the perpendicular streets, so that they have 'street-side' setbacks fronting Thurston. The required street side setback is 10' for these parcels – see attached 'Thurston Street Setback Diagram'. The existing street-side setbacks for the buildings on these properties range from 9" into the public right-of-way to 15', with an average of about 9'-6".

While most of the existing residences with front setbacks on Thurston meet the normal 15' setback, the existing residence on the property has a front setback of 3'-6". The proposed house will increase this to 12' for the house and to 7'-3" for the open front porch.

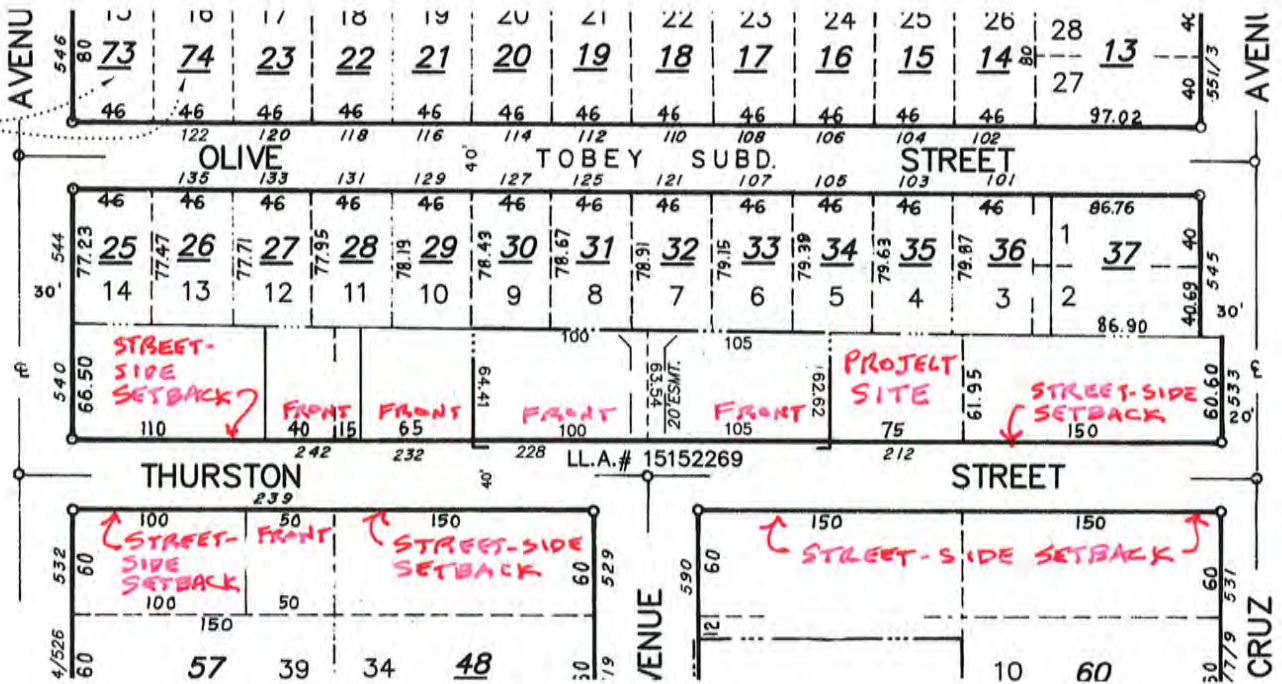
In the future, when the adjacent Accessory dwelling unit that currently extends 9" over the front property line into the public right-of-way is replaced, whatever building that replaces it will either have a 10' street-side setback, or a reduced street side setback of 4' (for a new ADU). The proposed residence at 212 Thurston will therefore provide a nice streetscape now and in the future, where the buildings at 210, 212 and 214 step back progressively further from the sidewalk as one moves west.







VER'S REQUEST  
1997-98



THURSTON STREET  
SETBACK DIAGRAM



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May 16, 2023

Ms. Maria Chavarin  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95031

**RE: 212 Thurston Street**

Dear Maria:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

#### **NEIGHBORHOOD CONTEXT**

The site is located in an established neighborhood of one and two story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.







*THE SITE*



*House immediately across Thurston Street*



*House immediately to the left*



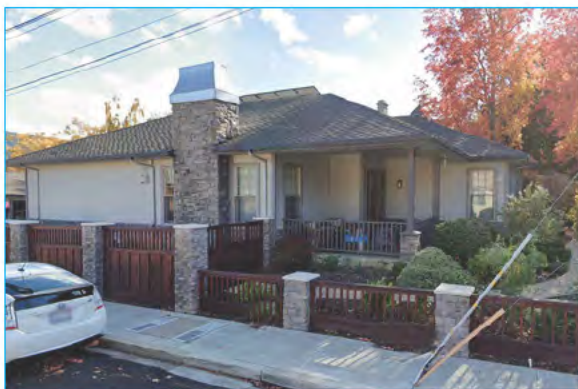
*House immediately to the right*



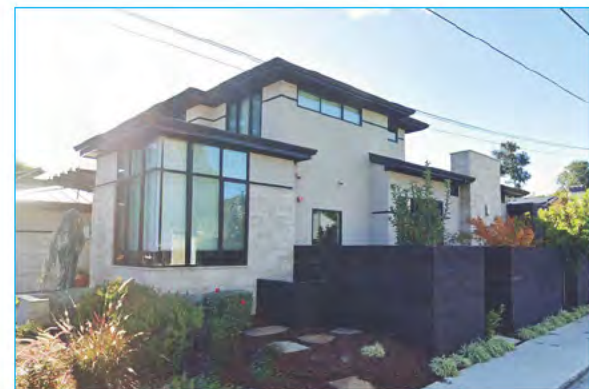
*Nearby house to the left*



*Nearby house to the right*



*Nearby house across Thurston Street*



*Nearby house across Thurston Street*



## PROPOSED PROJECT



*Proposed Front Elevation*



*Proposed Rear Elevation*



*Proposed Left Side Elevation*



*Proposed Right Side Elevation*

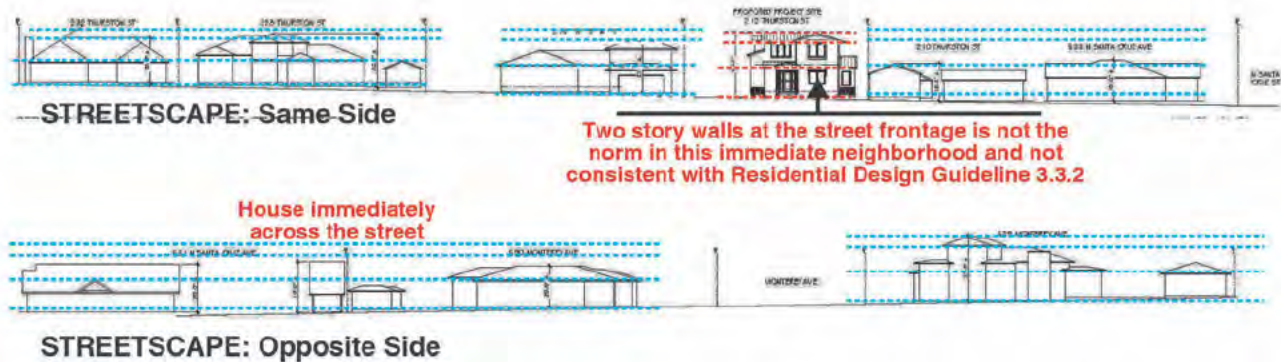


*Proposed Streetscape: Same Side*

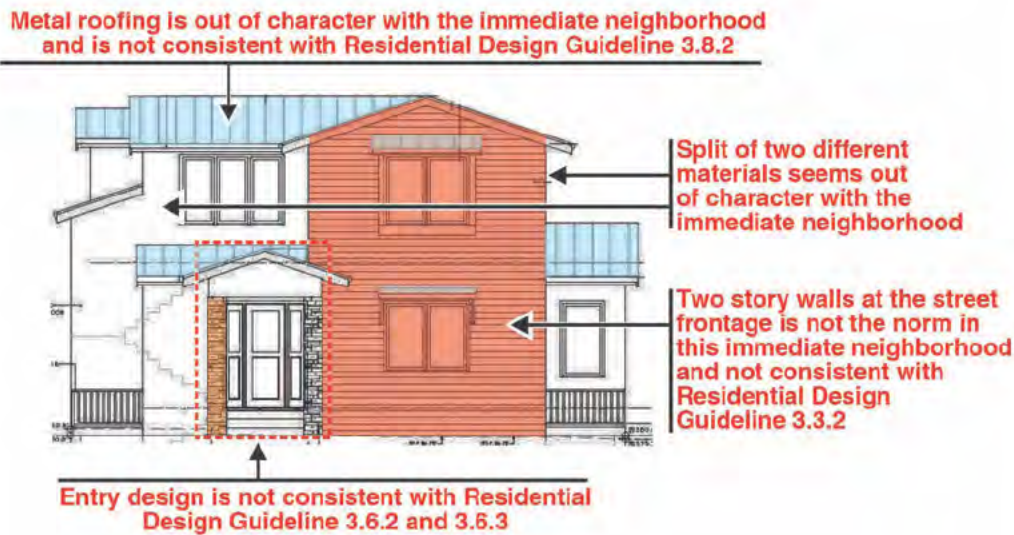


## ISSUES AND CONCERNS

The immediate neighborhood contains a mix of one and two story homes designed in traditional styles. The proposed house, however, would be taller than many others in the immediate neighborhood - see streetscape illustration below.



Some specific issues include the following:



1. The two story wall at the street frontage is not the norm of the immediate neighborhood and would not be consistent with Residential Design Guideline 3.3.2.

### 3.3.2 Height and bulk at front and side setbacks

- Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.
- In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.
- Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.
- The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.



2. The proposed projecting gable entry is in sharp contrast with other nearby homes which have entries located under the first floor eave line and would not be consistent with Residential Design Guideline 3.6.3.

**3.6.3 Design entries with sensitivity to the surrounding neighborhood**

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*
3. The use of a combination of stucco and horizontal siding is complex in contrast to the simplicity of materials treatment of other homes in the immediate neighborhood.
  4. The proposed metal roofing would be out of character for the immediate neighborhood and would not be consistent with Residential Design Guideline 3.8.2.

**3.8.2 Select materials that are sensitive to the surrounding neighborhood**

5. The stone columns at the entry are awkward and not well suited the rest of the traditional design. It would not be consistent Residential Design Guideline 3.6.2.

**3.6.2 Design home entries with sensitivity to the architectural style**

- *Most architectural styles have a distinctively unique entry type. Avoid using an entry type that is not part of the style.*
6. The windows appear to be treated differently and the trim width may be too narrow to meet the requirements of Residential Design Guideline 3.7.4.

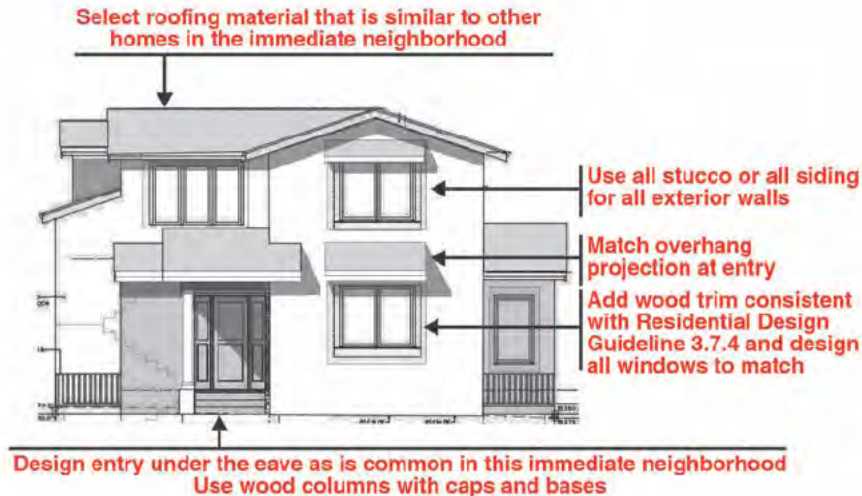
**3.7.4 Design the windows with attention to matching the traditional details of the architectural style**

- Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.
- Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.
- Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.



## RECOMMENDATIONS

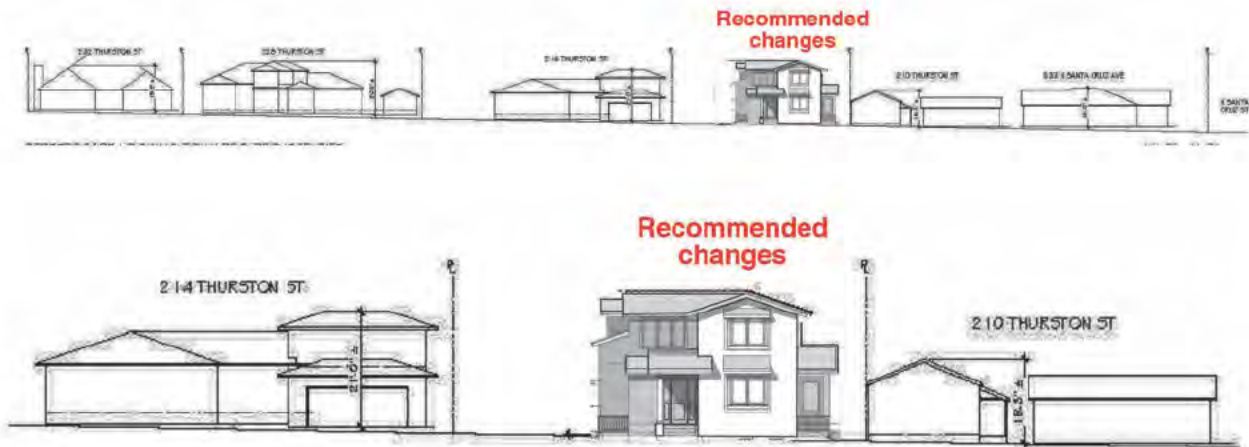
1. Increase the size of the first floor segment over the kitchen window to reinforce the first floor eave and roof line and to improve the front facade compatibility with other homes in the immediate neighborhood.
2. Revise the entry to provide an under-the-eave entry similar to other homes in the immediate neighborhood, reinforce the first floor roof line and improve the front facade compatibility with other nearby homes.



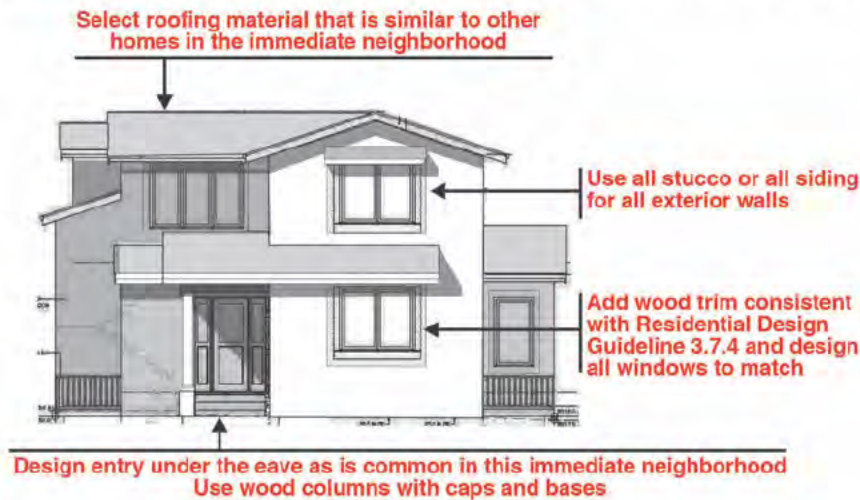


3. Select either stucco or horizontal siding and use it consistently on all exterior walls.
4. Select a roofing material similar to that on other homes in the immediate neighborhood.
5. Use wood columns on the front entry and back porch in lieu of the proposed stone columns.
6. Treat all windows with the same detailing and provide trim consistent with Residential Design Guideline 3.7.4.

The streetscape illustrations below at a small and large scale show the proposed front elevation recommendations..



There is one other option to better relating the larger front facade to the nearby one story homes. That would be to extend the entry roof partially across the front facade in lieu of the proposed roof segment over the kitchen window. This would emphasize the one story eave portion of the home.



Maria, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,  
CANNON DESIGN GROUP

Larry L. Cannon



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# Christopher Spaulding, Architect



7-31-23

**212 Thurston Street**

**Consulting Architect's Comments Response Letter – Comment Letter Dated May 16, 2023**

## Recommendation 1:

The entry porch has been enlarged to bring it across in front of the kitchen window as recommended. This extends the lower roof eave line to better align with the adjacent houses and buffers the front 2-story element.

## Recommendation 2:

The gable-roof at the entry has been removed, as recommended.

## Recommendation 3:

The exterior siding has been revised to be 2 materials – stucco and stone. These materials are also used for one of the homes in the immediate neighborhood – 529 Monterey Ave., as shown below:



## Recommendation 4:

Metal roofing is also present in the immediate neighborhood – again on the home at 529 Monterey Ave.



Recommendation 5:

Similar to the home at 529 Monterey Avenue, Ms. Guillard would like her home to be more contemporary in style, while still having a more traditional massing (i.e., peaked roofs with eaves). The elevations have been revised to expand the area of stone veneer, including keeping the porch columns as stone.

Recommendation 6:

In keeping with the more contemporary styling, the windows will not have trim. This is detailed in the drawings on sheet A2.

The example photo below has similar features and materials:

- Stucco & stone siding, along with stone columns, metal roofing and windows without trim. The Guillard house will have a slightly warmer color scheme for the stucco and stone, but the roofing, fascia and window colors are the same.





Property: 212 Thurston St, Los Gatos, CA 95030

Owner: Meleah Guillard, [REDACTED]

Subject: Discussion with neighbors regarding 212 Thurston St development

Neighbors inquired with:

1. [REDACTED], 228 Thurston St, Los Gatos, CA
  - a. Date of inquiries: 6/25/2023
  - b. No issues with plans noted
2. [REDACTED], 105 Olive St, Los Gatos, CA
  - a. Date of inquiries: 6/25/2023
  - b. No issues with plans noted
3. [REDACTED], 531 N Santa Cruz Avenue, Los Gatos, CA
  - a. Date of inquiries: 6/25/2023
  - b. No issues with plans noted
4. [REDACTED], 590 Monterey Ave, Los Gatos, CA
  - a. Date of inquiries: 6/25/2023
  - b. No issues with plans noted
5. [REDACTED], 214 Thurston St, Los Gatos, CA
  - a. Date of inquiries: 6/25/2023
  - b. No issues with plans noted

Neighbors not inquired with

1. [REDACTED], 103 Olive St.
  - a. Neighbor did not answer doorbell on 6/25/2023
2. 533 N Santa Cruz Ave, Los Gatos, CA
  - a. Neighbor did not answer doorbell on 6/25/2023
3. 210 Thurston St, Los Gatos, CA
  - a. Neighbor did not answer doorbell on 6/25/2023



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**From:** Eric Rafia <[REDACTED]>  
**Sent:** Friday, July 7, 2023 5:54 PM  
**To:** Planning <[Planning@losgatosca.gov](mailto:Planning@losgatosca.gov)>  
**Subject:** 212 Thurston St, Los Gatos

[EXTERNAL SENDER]

As the owner of the adjacent property at [REDACTED], I am writing to you regarding the proposed development at 212 Thurston Street. I have been informed by the current owners of their intent to construct a new residence on this site. I would greatly appreciate any information regarding a public comment period, including its potential timeline.

My primary concern is the dilapidated garage, which is situated very close to or on the shared boundary line. To better illustrate the situation, I have included photographs demonstrating the disrepair and unsightly nature of this structure. Its location, infringing upon the setback area, is a pressing issue, especially if substantial development is being proposed.

I am categorically opposed to the garage remaining in its current location if that is part of their proposal. I urge that all necessary setback codes for this prospective development be strictly followed.

Furthermore, I have witnessed friends, property owners on Olive Street, face considerable resistance from their neighbors when proposing a second story for their similarly sized lot, resulting in a single-story construction. Although I am uncertain about the plans for 212 Thurston Street, if a second story is proposed, I believe the potential impact on second-story sightlines needs serious consideration. Should these sightlines significantly affect the privacy of adjacent properties, I suggest restrictions be placed on constructing a second story.

Thank you in advance for your time and consideration. I wish you a pleasant weekend.

Best regards,

Eric Rafia























**From:** Eric Rafia [REDACTED] >  
**Sent:** Wednesday, July 12, 2023 8:52 AM  
**To:** Maria Chavarin <[MChavarin@losgatosca.gov](mailto:MChavarin@losgatosca.gov)>  
**Cc:** Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>  
**Subject:** RE: 212 Thurston St, Los Gatos

[EXTERNAL SENDER]

Thank you for sending this along. I reviewed the documents.

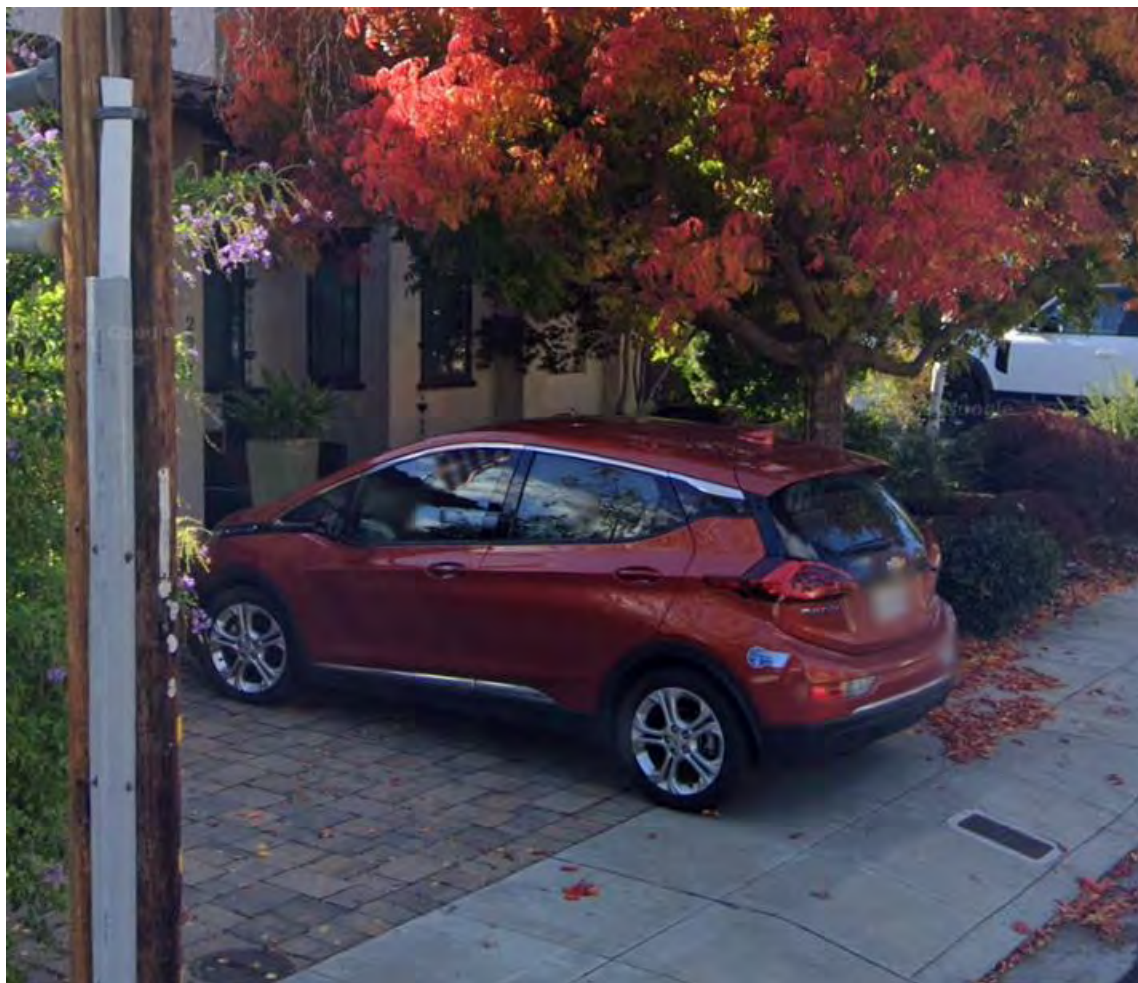
I see they in-fact do want to maintain the existing garage in its current place. This is not acceptable. There is currently a single-car garage, and it appears they have room to construct a new single-car garage in connection with their new house, within what is likely the required setback area, effectively netting them the same benefit. They were additionally aware of setback requirements when they acquired the property, so the encroachment into the setback requirements needs to end.

In addition, I noticed they have hired an architect which has done a lot of work in the Town and has a reputation for being well-connected. There is certainly nothing wrong with that, and I would argue it is smart, however I do note that the letter of justification cites that other properties nearby have reduced front yard setbacks, and thus somehow that justifies the same here. I think this is a stretch. 590 Monterey is a side yard setback for fairly new construction, so its an apples-to-oranges comparison. Furthermore, the adjacent property that encroaches into the right of way should in no way be used as justification for reducing setback requirements as that is in no way a benchmark which should be used. Looking up the street in the opposite direction, you will see that setbacks actually are fairly harmonious and that is the metric by which these plans should be reviewed and commented on.

Lastly, I would recommend that the garage be placed in such a manner that would yield a driveway that would completely accommodate a **large** vehicle or SUV/Truck. There are kids that play on that street, and pedestrian traffic should not be forced to navigate around the tail end of a vehicle parked in a driveway. An example of this on the street is below, at 239 Thurston Street – where you can see the driveway can't even accommodate a compact vehicle.

If that means there is a slightly reduced rear yard (but not the side yard) setback for the garage only to accommodate this, I would support some leniency there.





Thanks!

Eric



William Hopps




November 17, 2023

Maria Chavarin  
Project Planner  
Town of Los Gatos  
Via Email: MChavarin@losgatoca.gov

RE: Site Application S-23-009

Dear Maria,

I am writing to voice my concerns about the pending development application for 212 Thurston Street. My property at  is behind and to the east of 212 Thurston. Our first knowledge of this planned construction was November 1st when the story poles were erected.

The proposed development is not keeping with the existing character of the neighborhood. The height and bulk of the property is considerably greater than the surrounding sites.

- The overall bulk of the building with the reduced rear setback exacerbates privacy issues for the properties behind the proposed development. The upstairs bedrooms in the proposed development have a clear line-of-sight into our home and outdoor living space. This loss of privacy is invasive.
- A loss of privacy at our property is particularly impactful since our homes are smaller in square footage, and therefore rely on the outdoor living space. Intruding on this space reduces the livability and desirability of our property.
- The proposed two-story structure eliminates sightlines of the surrounding hills and blocks sunlight from our property.

Your consulting architect raised many of these issues and noted the design was not consistent with your Residential Design Guidelines. These issues were not fully addressed in the revised application.

As a long-term resident that has raised a family in Los Gatos, I strive to be a thoughtful and considerate neighbor that is open to change. However, I am concerned that we are sacrificing the character of this neighborhood. If this project is approved, it is reasonable to expect that the neighboring properties will have larger structures approved for development, further eroding the charm and character of our Town.

Please advise me on next steps in the project's application process and how I can ensure my concerns are heard and addressed. Thank you for your time and consideration.

Respectfully,



William Hopps



**Carolyn M. Bechtel**



November 20, 2023

Attention: Maria Chavarin, Planning Technician  
Los Gatos

Re: 212 Thurston, Los Gatos  
S-23-009

Dear Ms. Chavarin,

I reside at [REDACTED] (home owned by my daughter, Carly Bechtel Sereni). Several weeks ago I was alerted to an upcoming change in our neighborhood—specifically over the fence of my backyard—with the placement of story poles at 212 Thurston, indicating planned renovation of the property. This was quite a shock as I had not heard of any plans from the owners, and the story poles clearly show the effect it will directly have on my backyard and the rear of my home.

The beautiful Los Gatos mountain ridgeline and colorful trees I have enjoyed for so many years, as well as the natural light I will sorely miss. Even more problematic is the issue of privacy, as the owners must know their proposed second story windows will look directly into my bedroom windows.

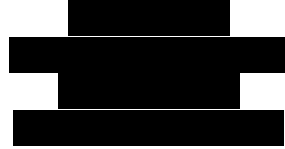
I am not familiar with the process of planning and renovation in our neighborhoods, but did want to submit in writing my concerns about this proposed project and its effect on Olive Street neighbors.

Thank you,

Carolyn Bechtel



Christopher Marselli & Marta Iglesias-Xamani



December 4, 2023

Attention: Maria Chavarin, Los Gatos Assistant Planner

**Re: 212 Thurston Street**  
Site Application S-23-009

Dear Ms. Chavarin,

We reside and are owners of the property at [REDACTED] Our yard borders the property at 212 Thurston St. Specifically, the existing garage in that property is right on our property line.

We are writing to communicate our concerns about the constructions taking place in that property:

We understand that there is no plan to make modifications to the existing garage. This garage does not comply with current setback codes- it's right on our property line, and it is in poor condition: there is cement missing between the cinderblocks and some of these cinderblocks are cracked and missing small pieces. In addition, its roof tiles have been coming detached and falling on our yard. Since there is major construction planned for this property and its garage infringes on our property, we would like to request the lack of code compliance and poor condition of this garage be addressed.

Besides this, the story pole placements and proposed building plans show a major impact to us. In addition to limiting our views and light, from what we understand, the windows in the back of the top story will look into both our daughter's and our son's bedrooms. These windows will also have a full view of our yard. We have a small house and we (and particularly our children) use our yard regularly. We would like our privacy concerns to be taken into consideration and learn what modifications can be made to the building plans to mitigate the effect to us and other neighbors on Olive St.

We also want to draw attention to the fact that there is a sign on the Thurston St. property that shows that a hearing will be scheduled but the date and time are blank. We learned from a neighbor that it would be on Dec. 13th, but other neighbors might not have advance notice of the time of this meeting, and therefore might not be able to participate and share their concerns.

Thanks in advance for your consideration,

Christopher Marselli and Marta Iglesias-Xamani



**From:** [REDACTED] >  
**Sent:** Friday, January 5, 2024 9:38 AM  
**To:** MChavarin@losgatoca.gov  
**Cc:** Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** 212 Thurston st. S-23-009

[EXTERNAL SENDER]

Good morning. [REDACTED] here. As a resident of the neighborhood, I just wanted to make a couple comments on the proposed new home.

1. Overall, it looks like a nice home design that will be a great improvement from the current structure.
2. It looks like the applicant is asking for a reduced front setback from the usual 15ft. Given the reduced setback and the front sidewalk being so close, the 2 story front facade with a gable ridge/roof seems a bit overpowering and tall.
3. If you look at the rest of the street, there are no 2 story homes that have a gable roofline. It might be a better idea to implement a hip roof and give the look of a shorter 2 story wall plane at the reduced front setback.
4. I have attached a photo for your reference of a nearby home that is comparable in size and uses a hip roof, to lower the look while maintaining the same ridge height..

Just wanted to pass along a few possible ideas to what I think will be a nice home.  
Thank you..









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## Christopher Spaulding, Architect

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

12-18-23

**212 Thurston Street**

**Response to neighbor concerns**

Dear Maria,

Ms. Guillard (the property owner of 212 Thurston) and I have discussed the letters received from the three neighbors and have gone to the property and taken photos of the line-of-sight view from the proposed 2<sup>nd</sup> floor windows towards the neighbor's homes.

In doing this, we agree with the rear neighbors that the new windows will impact the privacy of their back yards. To mitigate this, we propose to raise the window sill height of the rear bathroom windows to be 5' above the floor and to make them obscure glass (see attached graphic). This will eliminate privacy concerns from the bathroom windows.

For the remaining bedroom window, we propose to plant evergreen screen planting that will screen the view between the properties, while also not growing too tall (so as to not block the light into their yards). Ms. Guillard has retained a landscape architect to propose an appropriate species for the screen (see attached). I have also attached a graphic roughly showing where the trees would be planted and how they can block the view from the proposed bedroom window to the neighbor's yards.

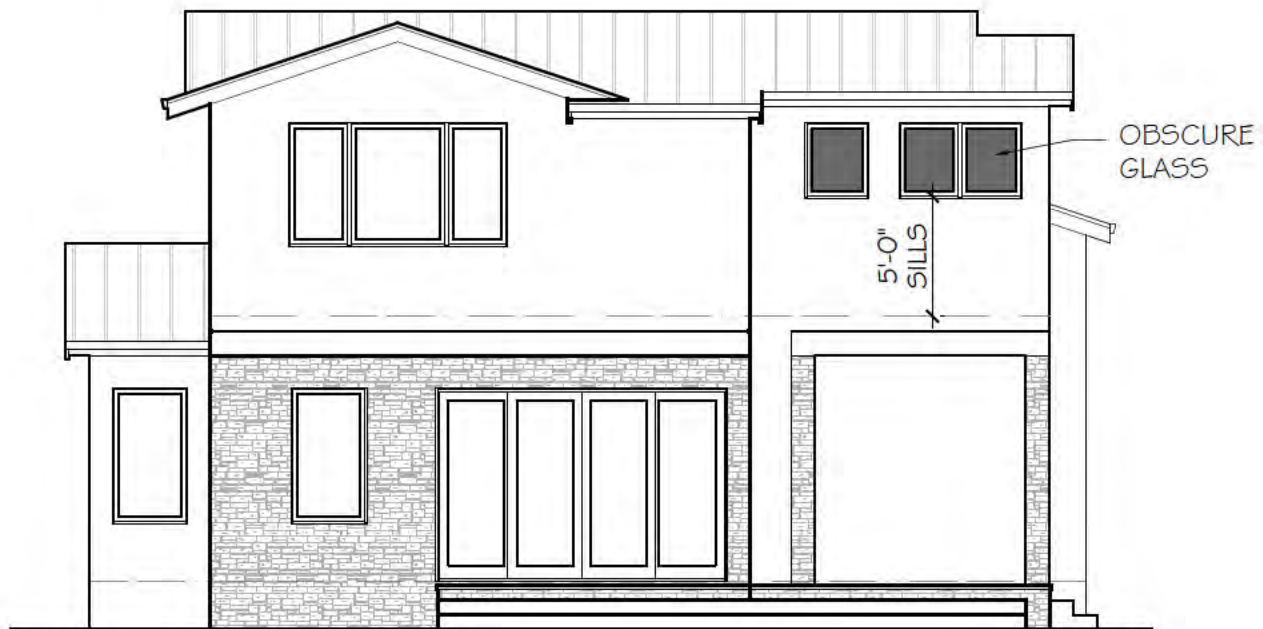
For the adjacent neighbor to the left, Ms. Guillard intends to repair the existing garage as part of this construction project (repairing the garage does not require Planning Approval, so is not included in this Planning Application – A separate building permit will be obtained to repair the garage). As for the privacy issue for this neighbor, there are only two 2<sup>nd</sup> floor windows looking out towards the adjacent property – one in the bathroom and one in the stairhall. I have attached a photo of the view from the future 2<sup>nd</sup> floor window location, and as you can see, there are no windows visible on the adjacent house, nor is the back yard visible. As such, we do not think there is a privacy issue between these properties.





REAR ELEVATION AS DESIGNED

1/8" = 1'-0"



PROPOSED REAR ELEVATION

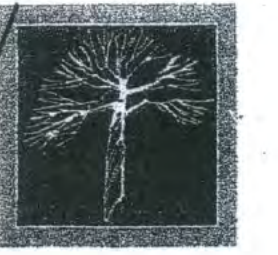
1/8" = 1'-0"

FROM THE OFFICE OF  
CHRIS SPAULDING  
ARCHITECT

201 CALIFORNIA STREET, SUITE 200  
DENVER, CO 80202

REAR PRIVACY CHANGES  
212 THURSTON STREET





THOMAS SCHERER  
ASSOCIATES  
Landscape Architecture

P.O. Box 68, Aptos, CA 95001  
Tel (831) 688-8913

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

REVISIONS	BY
7-19-23	db
10-11-23	
10-20-23	
11-29-23 Enlarge parking space	

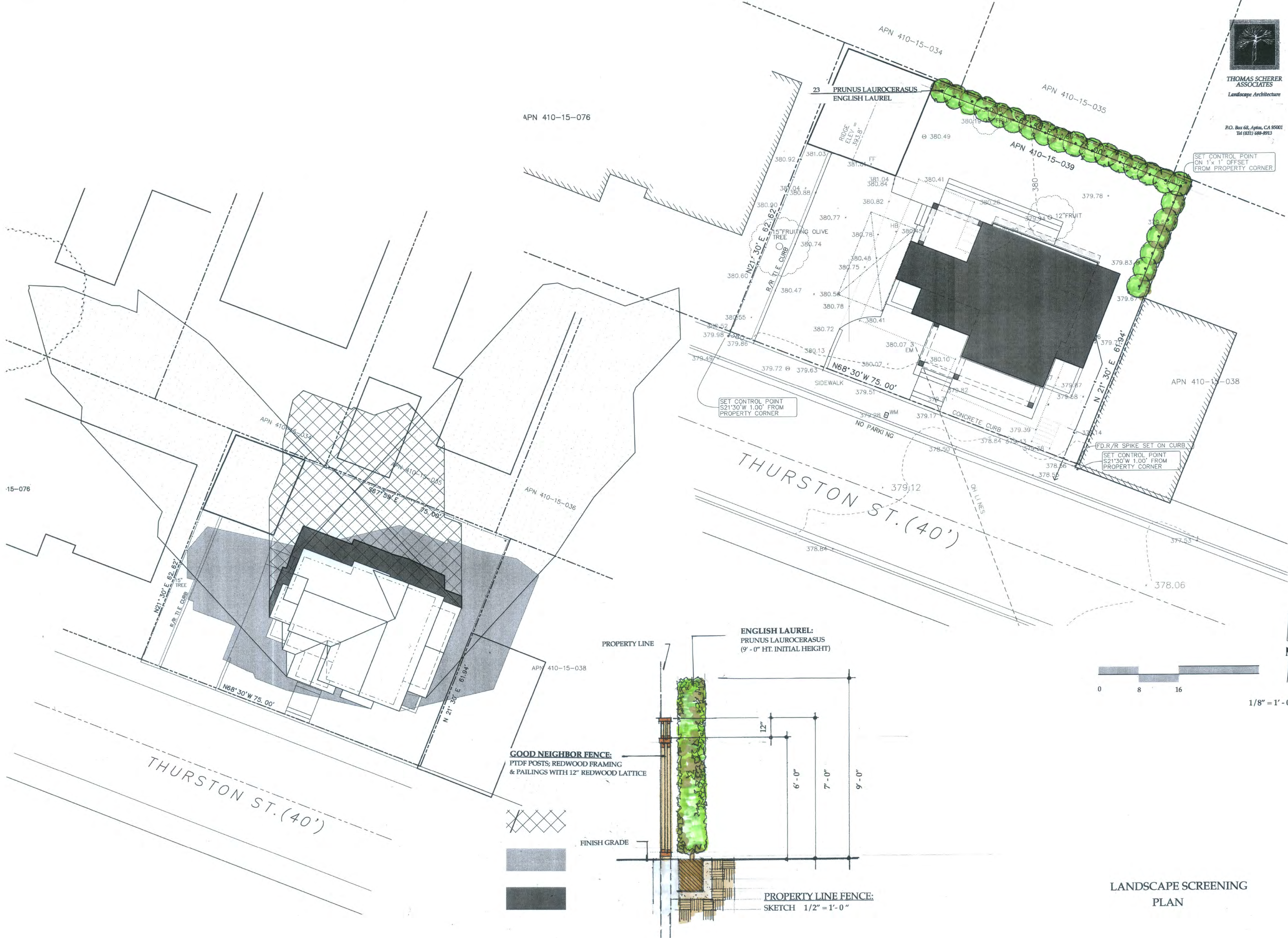
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR  
**GUILLARDO RESIDENCE**  
**212 THURSTON ST**  
LOS GATOS • CALIFORNIA

DATE:	12-4-2023
SCALE:	AS NOTED
DRAWN:	CSDB TS
JOB:	GUILLARDO
SHEET	

L.1

OF 4 SHEETS





# Christopher Spaulding, Architect

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

12-18-23

**212 Thurston Street**

**Site Photos**

**View from future bathroom window looking towards the left neighbor**





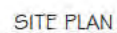
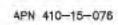
View from future bedroom window looking out towards the rear neighbor, showing proposed screen planting



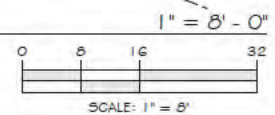


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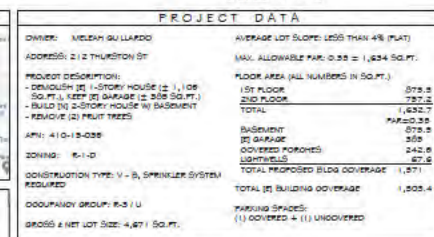
PLOTTED ON SURVEY BY ROBERT J. CRAIG, DATED 12-8-2022, JOB # C-22086



DRAWING INDEX	
ARCHITECTURAL	
SHEET A1	SITE PLAN, PROJECT DATA, SHAD- STUDY
SHEET A2	FLOOR PLANS, ROOF PLAN
SHEET A3	ELEVATIONS
SHEET A4	SECTIONS, STREETScape & SITE SECTION
CIVIL	
SHEET 1	GRADING & DRAINAGE NOTES
SHEET 2	SW FLOW
SHEET 3	SITE PLAN & DEMO PLAN
SHEET 4	DRAINAGE PLAN
SHEET 5	SITE PROFILE, SECT ON OUTS, & DETAILS
SHEET 6	UTILITY PLAN
SHEET 7	CONSTRUCTION MANAGEMENT PU- BICATION & SEDIMENT CONTROL
SHEET 8	PLAN, NOTES AND DATA
SHEET 9	CONSTRUCTION SITE FIRE SAFETY



**FRONT SETBACK NOTE**  
THE ADJACENT HOUSE SETBACKS ARE 10'-0" AND MINUS 8", SO THE REQUIRED FRONT SETBACK IS THE AVERAGE =  $(10-0.75)/2 = 7.125'$



NOTES:

1. A separate building permit is required for the P/V system that is required by the California Energy Code Performance or Prescriptive standards. The separate P/V system permit must be filed prior to the issuance of Certificate of Occupancy.
2. The Residence will comply with the Town's all electric appliance, electric vehicle and energy storage system requirements in accordance with Town Code.

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**

REVISIONS	BY
7-10-23	dlc
10-11-23	
10-20-23	
11-28-23 Bridge parking apron	

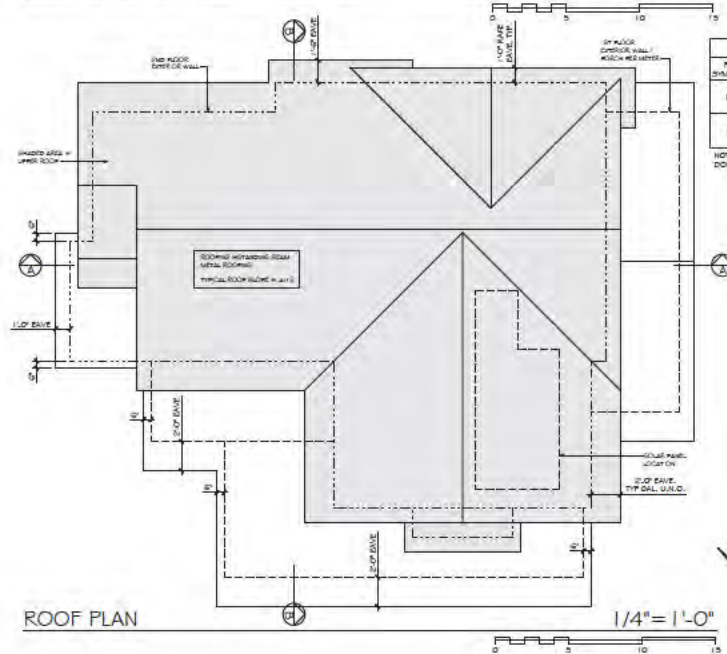
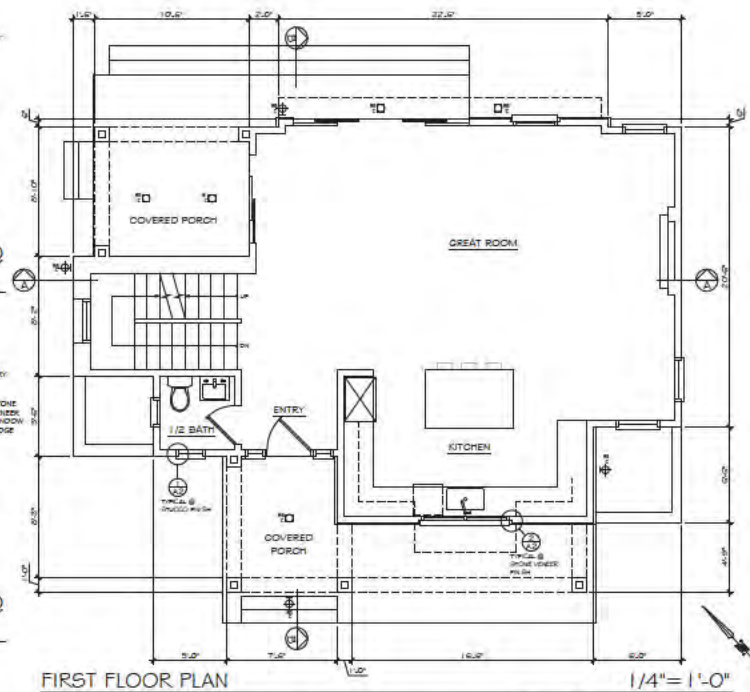
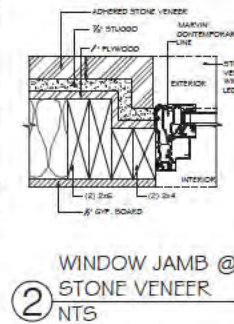
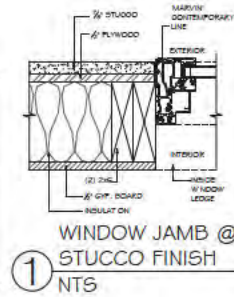
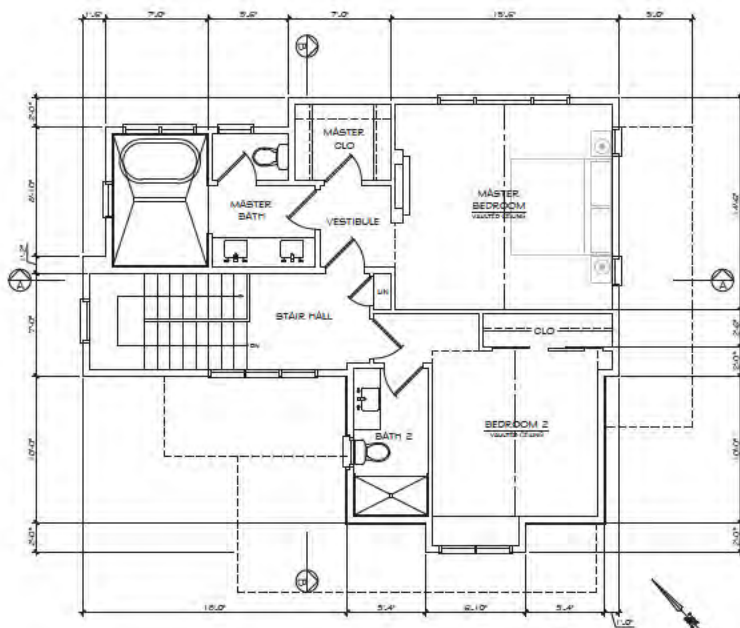
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR  
GUILLARDO RESIDENCE  
212 THURSTON ST  
LOS GATOS • CALIFORNIA

DATE	4-17-22
SCALE	AS NOTED
DRAWN	OSDB
JOB	QUILLARDO
SHEET	

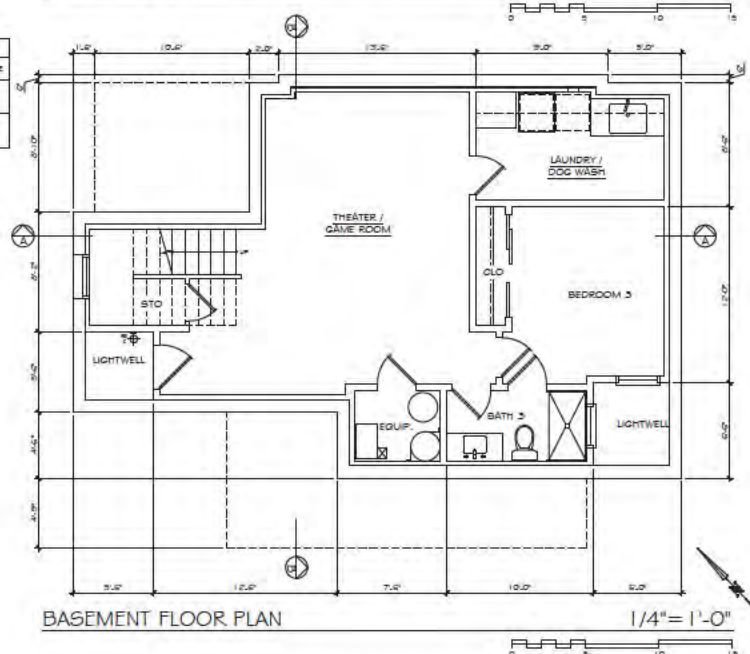
A1





PLAN SYMBOL ID	FIGURE NAME/MODEL	QUANTITY	RATINGS
⬢	WALL LIGHTING (ROCK) LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	5	16
⬢	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	5	

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED



DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

REVISIONS	BY
7-15-23	CS
10-11-23	
10-20-23	
11-28-23 Design printing/proof	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR  
**GUILLARDO RESIDENCE**  
212 THURSTON ST  
LOS GATOS • CALIFORNIA

DATE	4-17-23
SCALE	AS NOTED
DRAWN	CS/DB
JOB	GUILLARDO
SHEET	

**A2**  
OF 4 SHEETS

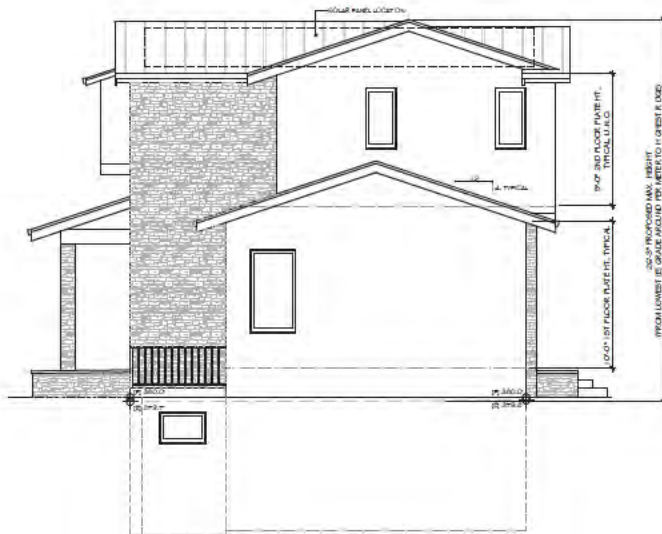




LEFT SIDE (NORTHWEST) ELEVATION 1/4" = 1'-0"



FRONT (SOUTHWEST) ELEVATION 1/4" = 1'-0"



RIGHT SIDE (SOUTHEAST) ELEVATION 1/4" = 1'-0"



REAR (NORTHEAST) ELEVATION 1/4" = 1'-0"



DRAWINGS PREPARED BY  
CHRIS SPAULDING  
ARCHITECT

REVISIONS	BY
7-18-23	ds
10-11-23	ds
10-20-23	ds
11-29-23	ds

PRELIMINARY SET	
DESIGN REVIEW SET	
PLANNING SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR  
GUILLARDO RESIDENCE  
212 THURSTON ST  
LOS GATOS • CALIFORNIA

DATE	4-17-23
SCALE	AS NOTED
DRAWN	ds/bs
JOB	GUILLARDO
SHEET	

A3  
SHEETS



DRAWINGS PREPARED BY

CHRIS SPAULDING  
ARCHITECT

801 CAMELIA STREET SUITE E  
BERKELEY CALIFORNIA 9 710  
(510) 527-5997 FAX (510) 527-5999

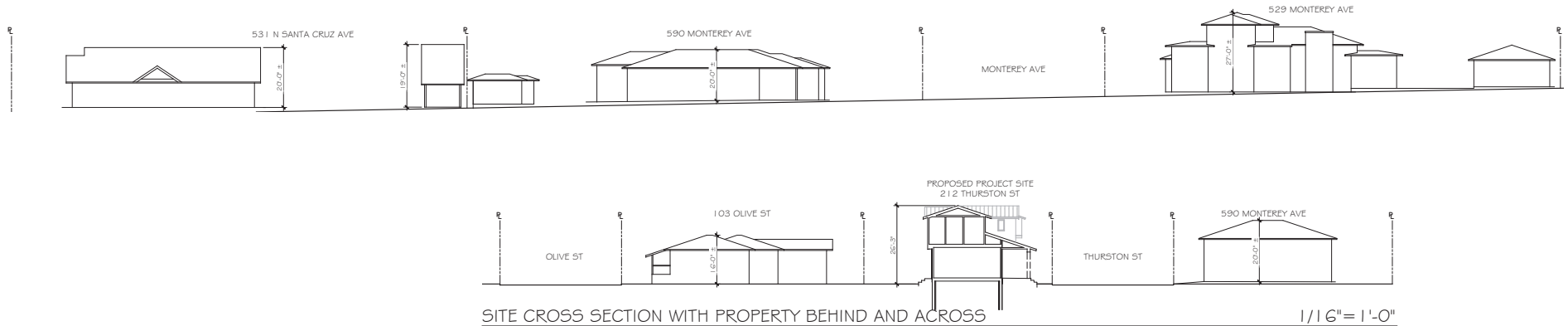
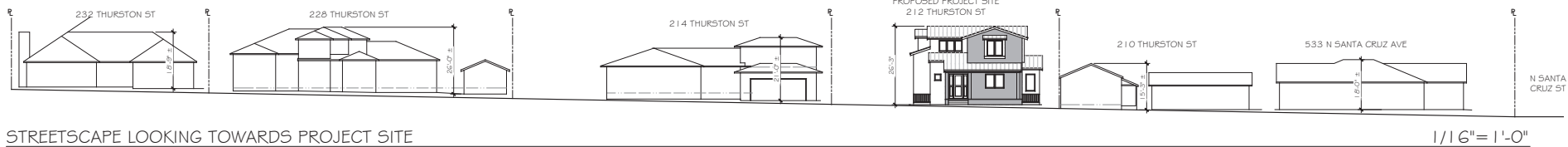
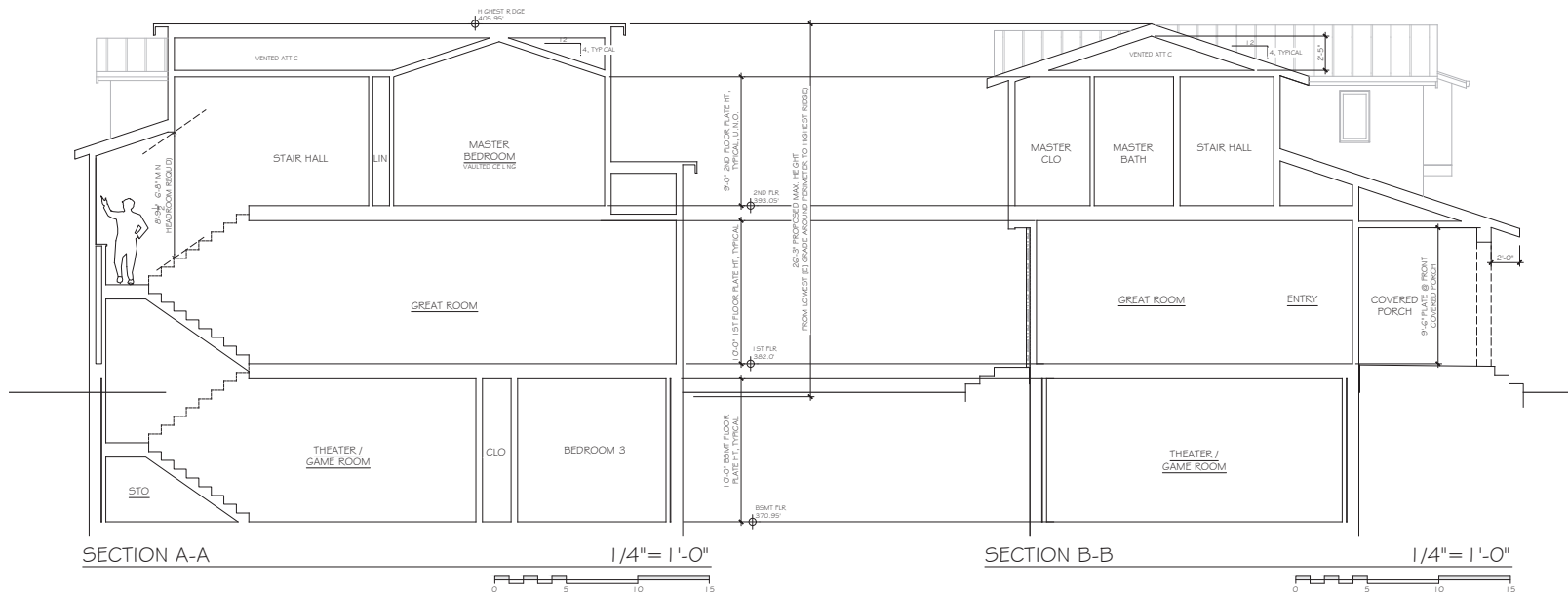
REVISIONS	BY
7-19-23	db
10-11-23	
10-20-23	
11-29-23	Enlarge parking space

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY HOME FOR  
GUILLARDO RESIDENCE  
212 THURSTON ST  
LOS GATOS • CALIFORNIA

DATE	4-17-23
SCALE	AS NOTED
DRAWN	CS/DB
JOB	GUILLARDO
SHEET	

A4  
OF 4 SHEETS





1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PLANNING AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILK AVE., LOS GATOS, CA 95030.

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS OTHERWISE INDICATED BY THE TOWN ENGINEERING DEPARTMENT.
2. NO WORK MAY BE STARTED (ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030).
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING DEPARTMENT FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE BY THE CONTRACTOR. THE MEETING SHALL BE ATTENDED BY THE TOWN ENGINEER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY DRAINAGE OR EROSION WORK. THIS MEETING SHOULD INCLUDE:
  - a. A DISCUSSION OF THE PROJECT THAT THE CONTRACTOR APPROVING WORKING HOURS, DRAINAGE, EROSION CONTROL, AND OTHER CONSTRUCTION MATTERS.
  - b. AN ACKNOWLEDGEMENT IN WRITING THAT CONTRACTORS AND APPLICANT HAVE READ, UNDERSTAND AND AGREE TO THE TOWN OF LOS GATOS APPROVED AND REEVALUATED CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEIR PRIOR TO COMMENCEMENT OF WORK, AND THAT A COPY OF THE PROJECT GRADING PLAN AND APPROVED GRADING PERMIT WILL BE POSTED AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MEASURES, ERRORS, OR OMISSIONS CONTAINED THEREIN. THE TOWN ENGINEER CANNOT GUARANTEE THE IMPROVEMENTS, FLOOD PROTECTION, INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE THE RIGHT TO REQUEST A MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTING OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT INCLUDE THE EXCAVATION OF ANY OTHER MATERIALS OR THE CONSTRUCTION OF ANY OTHER IMPROVEMENTS. THE PROPOSED PROJECTS DO NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAILED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATIONS.
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL USE (UNDERGROUND UTILITY LOCATIONS) 1" HIGH-20" DEEP MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ANY OTHER FEDERAL, STATE OR LOCAL LAWS.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

7. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
2. STOCKPILES OF SOIL SHALL BE PROPERLY COVERED TO AVOID SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES. NAIL, WHEEL, TRACKING, OR WASH AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES SHALL BE IMPLEMENTED TO AVOID TRACKING FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RAINFALL AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUMPOF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OF OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUB/CONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STORMWATER AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORMWATER POLLUTION EVENT FROM POLLUTANTS OR THE SITE DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PREVENTED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL, NATIONAL POLLUTANT DISCHARGE PERMIT OR AN AUTHORIZED STATE OF CALIFORNIA DISCHARGE PERMIT.

- CONSTRUCTION STOPPED PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICALS; WASTES FROM PAINTS, STAINS, ADHESIVES, GLUES, PUTTIES, SEALERS, AND FINISHES; OILS, GREASES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS; PAINT FLAKES OR SLOTTED FREQUENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC FLUIDS; OR OTHER MATERIALS. CHANGES TO EXISTING CONSTRUCTION PROJECTS MAY REQUIRE A NEW CONSTRUCTION STOPPED PERMIT. REMEDIATION OF CONTAMINATED SOIL OR FLOATEABLE WASTES FROM ENGINEERING STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCONDUCTING MAGNETIC RESONANCE FROM HOSPITALS OR RESEARCH FACILITIES. THE DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED MANNER AREA ON-SITE. SPECIFICALLY SEPARATED FROM POTENTIAL STOPPAGE/REMOVAL OF MATERIALS. DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGE OF CONTAMINATED GROUNDWATER PRODUCED BY REMEDIATION OF GROUNDWATER THAT HAS IMPAIRED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGE OF CONTAMINATED SOLIDS OR SURFACE EROSION IS ALSO PROHIBITED. REMEDIATION OF HIGH-CONCENTRATION CONTAMINATED GROUNDWATER OR SURFACE ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL

## ASSESSOR'S PARCEL NO. 410-15-039

PROJECT DATA	
1	PROJECT ADDRESS: 212 THURSTON STREET, LOS GATOS, CA 95030
2	PROJECT OWNER: MILEAN GULLARDO
3	ASSESSOR'S PARCEL NUMBER: 410-13-020
4	EXISTING USE: RESIDENTIAL
5	EXISTING ZONING: R-1-1-D
6	PROPOSED USE: RESIDENTIAL
7	PROPOSED ZONING: R-1-1-D
8	SITE AREA: 0.1 ACRES MORE OR LESS
9	APPLICANT/DEVELOPER: MILEAN GULLARDO
10	CONSULTANTS:
A. ARCHITECT:	DAVID SPARKLING ARCHITECT 810 CAMBRIA STREET, SUITE C BERKELEY, CA 94710 TEL: (510) 827-3897
B. SOIL ENGINEERING:	
C. SURVEYOR:	ROBERT J. DRAG, LICENSED LAND SURVEYOR 1005 ELISE MAINE DRIVE, BOULDER CREEK, CA 95008 TEL: (415) 258-1750
D. CIVIL ENGINEER:	LC ENGINEERING 200 E. SANTA CLARA ST. #270 SAN JOSE, CA 95012 TEL: (408) 958-7187
E. WATER SUPPLY:	SAN JOSE WATER COMPANY
F. SANITARY SEWER DISPOSAL:	NORTH VALLEY SANITATION DISTRICT (NVSD)
G. GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
H. TELEPHONE:	
I. CABLE:	
J. STORM DRAIN:	NORTH VALLEY CLEAN WATER PROGRAM
K. FIRE PROTECTION:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
L. DATUM:	ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE TOWN OF LOS GATOS BENCHMARK "LG 31" ELEVATION = 387.64' NGD 29
M. BENCHMARK INFORMATION:	PROJECT BENCHMARK DATUM IS BASED ON BOND 25 THE BENCHMARKS SHOWN ON THIS MAP ARE BASED ON A BENCHMARK CURB LINES ALONG THURSTON STREET AND HOLDING THE READING OF NORTH/SOUTH AS SHOWN ON THE MAP OF THE MOST SUPERSEDED FILED IN BOOK 2 MAPS & SURVEYS SANTA CLARA COUNTY RECORDS
N. BASIS OF BEARINGS:	

AC	ACCELERATE BASE	MM	MINIMUM
AD	ADJUTANT GENERAL	MN	MAIL AND SLOPE
AE	AREA DRAIN	MS	NOT TO SCALE
AF	ANCHOR EASEMENT	ND	OVERHEAD
AG	BURIED BOX	OH	ORIGINAL GROUND
AI	BUILDING	OP	OPEN
BSL	BUILDING SETBACK LINE	PF	PAVEMENT FINISH GRADE
BS	BACK OF WALL	PA	PAVE ELEVATION
BT	BOTTOM OF WALL	PE	PERM EASEMENT
CD	CABLE TELEVISION	PEC	PERE EASEMENT CONNECTION
CAT	CABLE TV	PFC	PROPERTY LINE
CE	COMBIL GRID ENERGY DISSIPATOR	PEE	PERFORATED
CF	CORNER	PERF	PERMANENT
CG	CORNER LINE	PF	POWER LINE PROP
CH	CHIMNEY FENCE	PPI	PRIVATE STORM DRAINAGE EASEMENT
CI	CLEARANCE EASEMENT	PP	PUBLIC SERVICE EASEMENT
CO	CURB OPENING	PSE	PUBLIC UTILITY EASEMENT
CS	CURB & GUTTER	PS	PURCHASE
CSD	CURB STANDARD DETAIL	PSMT	PAVEMENT
DD	DRAINAGE DITCH	PSW	POLE WALK, POLARIS
DE	DRAINAGE INLET	R	RADIUS
DEE	DEED	RE	RETAINING WALL
DO	DOWNSLOPE	RM	REMOVE
EW	EASEMENT	RW	RIGHT OF WAY
ELEV	ELEVATION	R/S	RIGHT OF WAY
EM	ELECTRIC METER	S	SETBACK
EN	ELECTRIC OVERHEAD	SD	STORM DRAIN
EV	ELECTRIC UNDERGROUND	SE	STORM DRAIN EASEMENT
ELU	EDGE OF PAVEMENT	SE	SLOPE EASEMENT
EY	ELECTRIC VAULT	SS	SEAMANT SEWER/SEWERAL
EX	EXISTING	SSS	SEAMANT SEWER EASEMENT
FC	FACES OF CURB	STA	STATION
FD	FINISH	STD	STANDARD DETAIL
FE	FENCE ELEVATION OF GRADE	STW	STORM
FG	GROUND FINISH GRADE	T	TOP OF BANK
FI	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEMP	TEMPORARY
FM	FORCED MAIN	TSC	TOP OF COVER
FS	FIRE SERVICE	TSC	TOP OF BANK
FT	FUEL	TG	TOP OF GRADE
G	BARAGE SLAB ELEVATION/SLAB LINE	TR	TRUE PROJECTION LINE
GE	GENERAL PUBLIC EASEMENT	TY	TYPE OF WALL
GSR	GRADING SETBACK	TP	TPICAL
GM	GAS METER	UL	UTILITY EASEMENT
H	H POINT	UG	UTILITY GUTTER
HE	HIGHNESS/DEPRESS EASEMENT	W	WATER
HP	HIGH PIPE	WC	WATER EASEMENT
IV	JOINT POLE	WE	WALKWAY
LI	LIP OF GUTTER	WM	WATER METER
LD	LAND DRAINAGE	WO	WATER OVERHEAD EASEMENT
LE	LANDSCAPED AREA	WV	WATER VAULT
LM	LANDMARK	WSD	WEST VALLEY PLANTATION DISTRICT
MA	BOOK OF MAPS AT PAGE		OF SANTA CLARA COUNTY
MAX	MAXIMUM		

1. GRADE HOUSE SIZE WITH A BASEMENT
2. SEED/LANDSCAPE ALL DISTURBED AREAS

1. TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. DEMOLITION PLAN & SITE PLAN
4. GRADING AND DRAINAGE PLAN
5. BUILDING CROSS SECTIONS
6. UTILITY PLAN
7. EROSION CONTROL PLAN
8. EROSION CONTROL DETAILS
9. CONSTRUCTION MANAGEMENT PLAN



## NTS

TABLE 02 PROPOSED PAVED AND IMPERVIOUS AREAS				
TOTAL SITE AREA: 4,671± SF	TOTAL SITE AREA DISTURBED (INCLUDING CLEARING, GRADING OR EXCAVATING): 4,002 SF			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT
		REPLACED	NEW	
IMPERVIOUS AREA	2,258	2,258	136	2,394
TOTAL NEW & REPLACED IMPERVIOUS AREA			2,394	
PERVIOUS AREA	2,413	2,277	0	2,277

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)	IMPORT/EXPORT
HOTEL ROOMS/INT	—	—	—	—	—
BASEMENT	348.91	11.0	—	—	348.91
ATTACHED GARAGE	—	—	—	—	—
ADJACENT BUILDING	—	—	—	—	—
POOL	—	—	—	—	—
DRIVEWAY/ACCESS	—	—	—	—	—
LANDSCAPE/OUTDOOR	5.00	0.5	5.00	0.5	10.00
TOTAL	354.91	—	5.00	—	359.91

**LEGEND**  
**UNUSUAL**

Figure 1 illustrates three different handwriting practice paper designs. The 'Existing' design features a standard four-line grid with a small 'e' and a triangle. The 'Proposed' design features a similar grid but with a horizontal line segment and a triangle. The 'To Be Improved' design features a grid with a horizontal line segment and a triangle, but the lines are more widely spaced and the triangle is larger.

•







CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

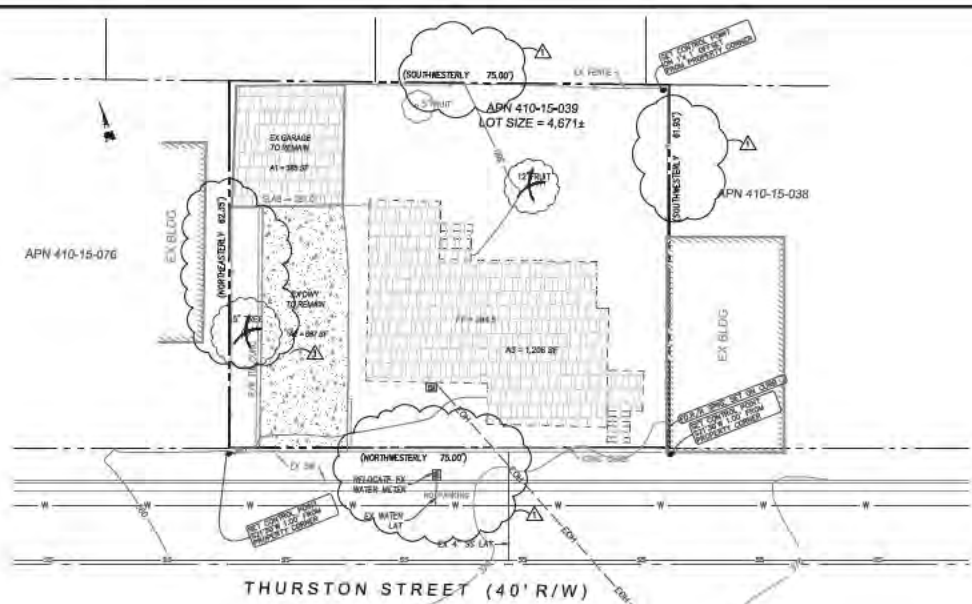


DATE	NO. 2023	NO. 2023	NO. 2023	NO. 2023	NO. 2023
SCALE	DATE	DATE	DATE	DATE	DATE
DESIGN	DATE	DATE	DATE	DATE	DATE
CHECK	DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE

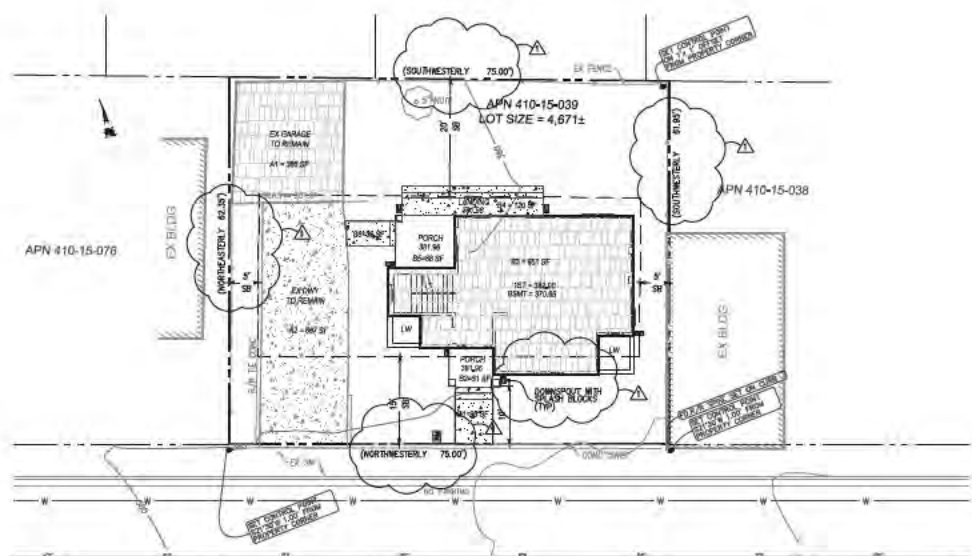
212 THURSTON STREET  
DEMOLITION PLAN & SITE PLAN  
(SEEING PLANS APPLICATION NO. \_\_\_\_\_)



REVISIONS	DATE	BY	DATE	BY
NO. 2023	NO. 2023	NO. 2023	NO. 2023	NO. 2023
NO. 2023	NO. 2023	NO. 2023	NO. 2023	NO. 2023
NO. 2023	NO. 2023	NO. 2023	NO. 2023	NO. 2023
NO. 2023	NO. 2023	NO. 2023	NO. 2023	NO. 2023



DEMOLITION PLAN



SITE PLAN

LEGEND

- ITEM OR AREA TO BE REMOVED
- ITEM OR AREA TO REMAIN
- EX CONC TO REMAIN
- PROPOSED CONC
- EX BLDG TO REMAIN
- BUILDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ITEM#	DESCRIPTION	INTERVOLS	PERVOLS
A1	GARAGE	(REMAIN)	385 SF
A2	DWY	(REMAIN)	667 SF
A3	BLDG	(REMOVE)	1,206 SF
	LANDSCAPE		2,413 SF
	TOTAL	2,258 SF	2,413 SF

ITEM#	DESCRIPTION	INTERVOLS	PERVOLS
A1	GARAGE	(REMAIN)	385 SF
A2	DWY	(REMAIN)	667 SF
A3	WALK	(NEW)	96 SF
A4	PORCH	(NEW)	41 SF
A5	BLDG	(NEW)	951 SF
A6	LANDING	(NEW)	175 SF
A7	PORCH	(NEW)	88 SF
A8	WALK	(NEW)	36 SF
	LANDSCAPE		2,277 SF
	TOTAL	2,894 SF	2,277 SF

ITEM#	DESCRIPTION	INTERVOLS	PERVOLS
1	PRE-DEVELOPMENT	2,258 SF	2,413 SF
2	POST-DEVELOPMENT	2,894 SF	2,277 SF
	TOTAL	4,152 SF	4,690 SF

BASIS OF ELEVATIONS

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE TOWN OF LOS GATOS BENCHMARK T.G. 31' ELEVATION = 387.04', NGVD 29

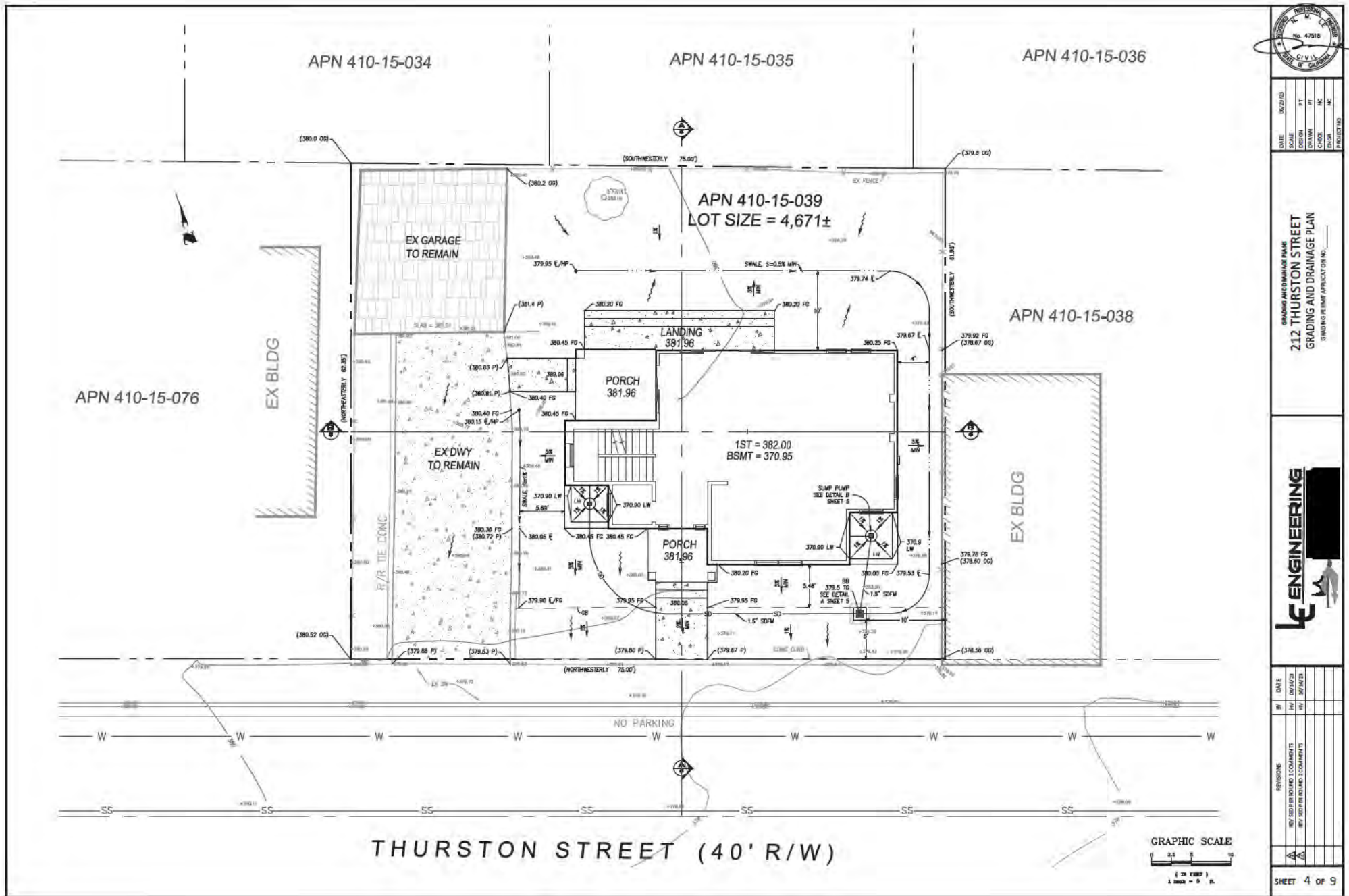
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON AVERAGING CURB LINES ALONG THURSTON STREET AND HOLDING THE BEARING OF INTERVIEW AS SHOWN ON THE MAP OF THE NOTY SUBDIVISION FILED IN BOOK 17 OF MAPSPACE 6, SANTA CLARA COUNTY RECORDS.

GRAPHIC SCALE







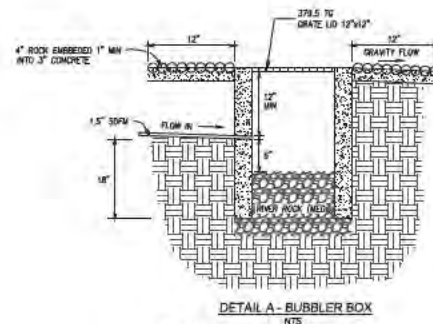
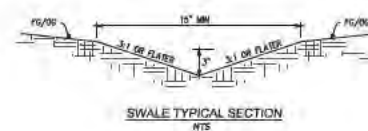
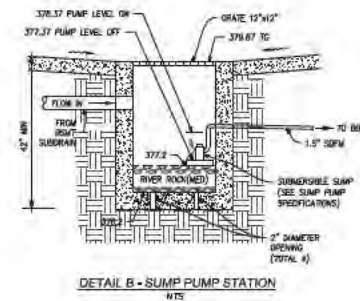
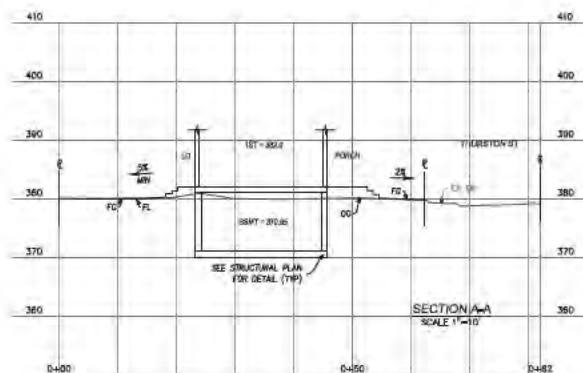
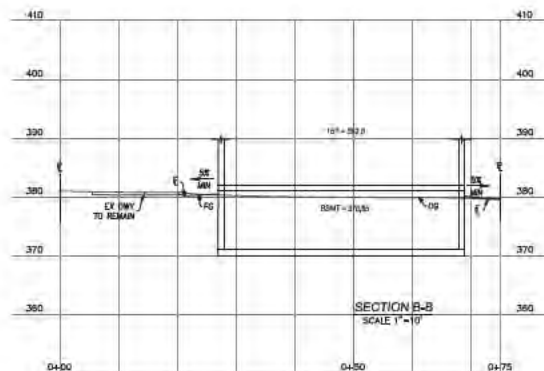
DATE	06/25/23
SCALE	
DESIGN	PT
DRAWN	PT
CHECK	NC
ENGR	NC
PROJECT NO	

GRADING AND DRAINAGE PLAN  
212 THURSTON STREET  
GRADING AND DRAINAGE PLAN  
REVISION PLANS APPLICATION NO.



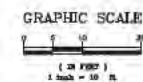
REVISIONS				
DATE	BY	NO.	REVISION	DATE
08/16/23	HW	1	REV SED PER ROUND 1 COMMENTS	
10/16/23	HW	2	REV SED PER ROUND 1 COMMENTS	





#### NOTES:

1. BOX PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM INLET.
2. BOX SHALL BE SET WITH ADJACENT GRASSES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.



DATE	12/22/23
SCALE	1" = 10'
DESIGN	DAW
CHECK	HC
APPROVE	HC

212 THURSTON STREET  
BUILDING CROSS SECTIONS  
THURSTON STREET APPLICATION



DATE	12/22/23
BY	DAW
CHECKED	HC
APPROVED	HC
REVISIONS	
NO. 1	REVISIONS
NO. 2	REVISIONS
NO. 3	REVISIONS
NO. 4	REVISIONS
NO. 5	REVISIONS
NO. 6	REVISIONS
NO. 7	REVISIONS
NO. 8	REVISIONS
NO. 9	REVISIONS
NO. 10	REVISIONS

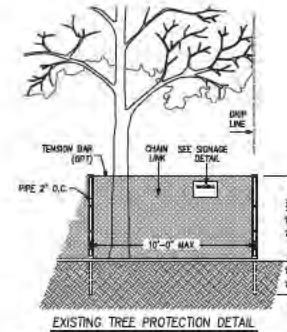
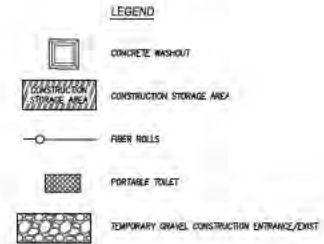
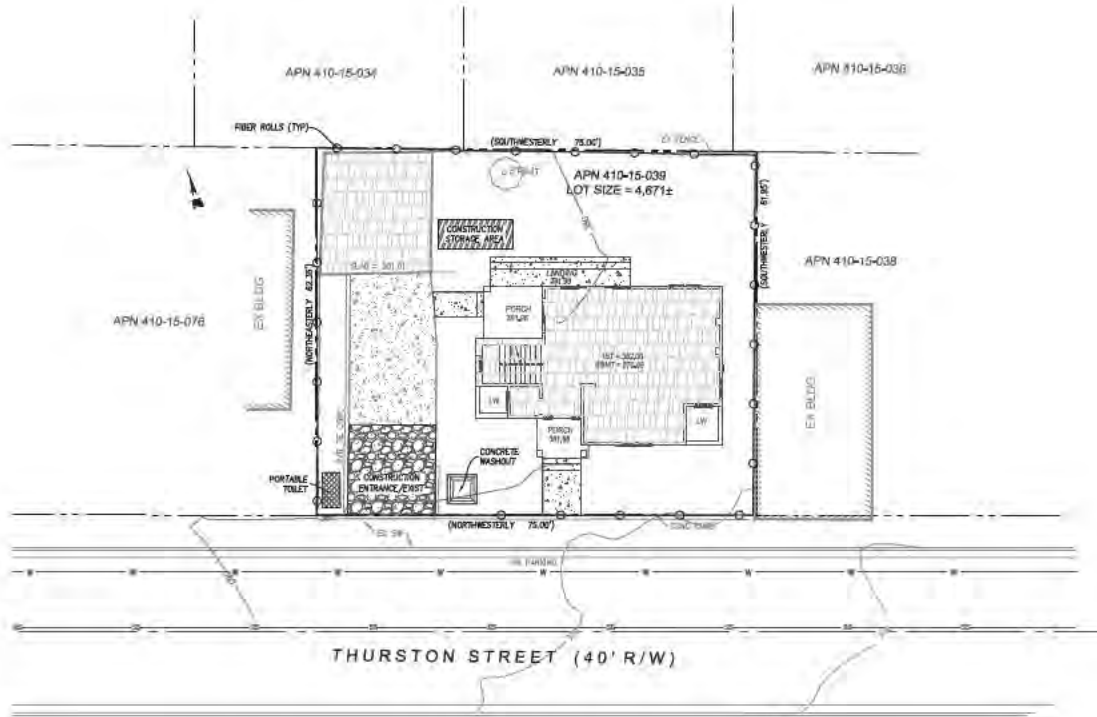
SHEET 5 OF 9







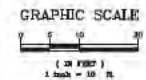
CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.



1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 8 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REACHED WITHOUT THE EXPRESSED PERMISSION OF THE CITY LOS ANGELES PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

#### NOTES

1. EROSION AND SEDIMENT CONTROL SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE PERMANENT LANDSCAPING IS INSTALLED.
2. CONTRACTOR TO PROVIDE STORMWATER INLET PROTECTION AT NEAREST INLET DOWNSTREAM OF PROJECT SITE.



DATE	BY	SCALE	REVISION
06/22/23	PT	PT	PT
06/22/23	PT	PT	PT
06/22/23	PT	PT	PT
06/22/23	PT	PT	PT
06/22/23	PT	PT	PT

SEAN ANDERSON, P.E.  
212 THURSTON STREET  
EROSION CONTROL PLAN  
(SEE SHEET 7 OF 9)



REV	DATE	DESCRIPTION
1	06/22/23	REVISED PER COMMENTS
2	06/22/23	REVISED PER COMMENTS
3	06/22/23	REVISED PER COMMENTS
4	06/22/23	REVISED PER COMMENTS
5	06/22/23	REVISED PER COMMENTS
6	06/22/23	REVISED PER COMMENTS
7	06/22/23	REVISED PER COMMENTS
8	06/22/23	REVISED PER COMMENTS
9	06/22/23	REVISED PER COMMENTS
10	06/22/23	REVISED PER COMMENTS

SHEET 7 OF 9

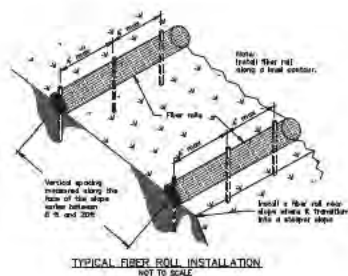


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIRED, NECESSARY CONSTRUCTION WILL BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL OBTAIN NECESSARY APPROVALS FROM THE DISTRICT AND THE DISTRICT ENGINEER AND HOLD THE CONTRACTOR WITH THE PERFORMANCE OF WORK ON THE PROJECT. ACCEPTING THE LIABILITY AND ASSUMING THE CONSEQUENCE OF THE NEGLIGENCE OF THE CONTRACTOR.

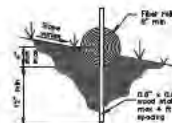
- #### EROSION AND SEDIMENT CONTROL MEASURES

- MAINTENANCE NOTES

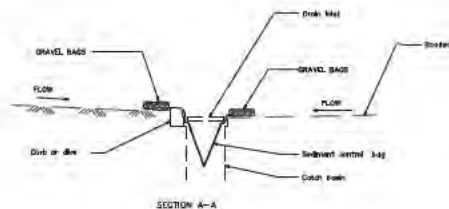
- 1 Fiber Rolls  
CASQA Detail SE-5



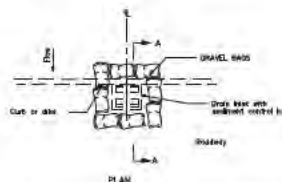
TYPICAL FIBER ROLL INSTALLATION  
NOT TO SCALE



**ENTRENCHMENT DETAIL**  
NOT TO SCALE

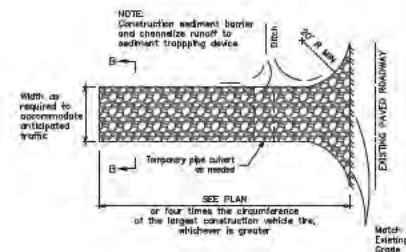
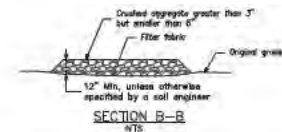


SECTION A-A



TEMPORARY DRAINAGE INLET PROTECTION  
For paved areas exposed to traffic

## CASQA Detail TC-1





GRAPHIC SCALE  
0 5 10 20  
( IN FEET )  
1 inch = 10 ft.



DATE	06/29/23
SCALE	N/T
DESIGN	PT
DRAWN	PT
CHECK	MC
ENGR	MC

212 THURSTON STREET  
GRADING AND DRAINAGE PLAN



REVISIONS		IN	DATE
1	REV. 300 PER BOUND 1 COMMENTS	HW	09/10/2018
2	REV. 300 PER BOUND 2 COMMENTS	HW	09/10/2018



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