



## TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT  
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
LOS GATOS, CA 95031

August 16, 2019

### NOTICE OF PENDING APPROVAL

The Los Gatos Community Development Department has received an application from David Doctorow & Sarah Munson requesting approval for construction of a detached garage exceeding 450 square feet on property zoned R-1:8 at **15960 Rose Avenue (MR-19-011, Assessor Parcel Number 410-19-018)**. It is the intent of the Town to approve this proposal ten days from the date of this letter (August 26, 2019).

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 1:00 p.m. Monday through Friday. The plans are also available on the Town's website:

<https://www.losgatosca.gov/DocumentCenter/View/23324/15960-Rose-Avenue-Plans>

Any interested person may appeal this decision to the Planning Commission. Appeals, with completed Appeal Form and fee payment, must be submitted within ten days from date of approval, or by 5:00 p.m., September 5, 2019.

If you have any questions concerning this matter, please contact Ryan Safty at (408) 354-6802 or [rsafty@losgatosca.gov](mailto:rsafty@losgatosca.gov).

Sincerely,

Ryan Safty  
Associate Planner

Attached: DRAFT Conditions of Approval  
cc: Neighborhood Notification List

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## **CONDITIONS OF APPROVAL – August 26, 2019**

**15960 Rose Ave**

**Minor Residential Application MR-19-011**

**Requesting approval for construction of a detached garage exceeding 450 square feet on property zoned R-1:8. APN 410-19-018**

**PROPERTY OWNER: David Doctorow & Sarah Munson**

**APPLICANT: DeMattei Construction, Inc.**

**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. **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.
4. **TREE REMOVAL PERMIT:** A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit. Replacement trees must be planted on-site prior to issuance of Certificate of Occupancy.
5. **TREE PROTECTIVE FENCING:** Protective tree fencing shall be installed per Town Code prior to issuance of building or demolition plans.
6. **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.
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. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
10. **WATER EFFICIENCY LANDSCAPE ORDINANCE:** The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building permit. 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. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.

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