



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/12/2022

ITEM NO: 2

DATE: January 7, 2022
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 to Exceed Floor Area Ratio (FAR) Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. **Located at 118 Olive Street.** APN 410-15-022. Architecture and Site Application S-21-013. PROPERTY OWNER: Thomas and Meredith Reichert. APPLICANT: Jay Plett, Architect.

RECOMMENDATION:

Consider approval for demolition of an existing single-family residence and construction of a new single-family residence to exceed Floor Area Ratio (FAR) standards with reduced front and side yard setbacks on nonconforming property zoned R-1D located at 118 Olive Street.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-1D (Single-family residential downtown – 5,000 square-foot minimum for single-family)
Applicable Plans & Standards: General Plan
Parcel Size: 3,680 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	Residential	Medium Density Residential	R-1D
West	Residential	Medium Density Residential	R-1D

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the requests to exceed FAR standards, for reduced front and side yard setbacks, and for an exemption from the parking requirements.
- As required by Section 29.40.075(c) of the Town Code for granting approval of an exception to the FAR standards.
- 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 Section 29.10.150(h)(2) of the Town Code for reduced parking where it can be shown that the lot does not have adequate area to provide parking as required.
- 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 Olive Street, approximately 138 feet from the intersection with San Benito Avenue (Exhibit 1). The subject property is approximately 3,680 square feet and is nonconforming as to size, where 5,000 square feet is required for a parcel in the R-1D zone.

This Architecture and Site application is being referred to the Planning Commission because the applicant is proposing to exceed the maximum allowable FAR and reduced

BACKGROUND (continued):

front and side setbacks. The residence would have the third largest floor area in terms of FAR and square footage in the immediate neighborhood based on Town and County records.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is approximately 3,680 square feet, located on the north side of Olive Street (Exhibit 1). The subject site and surrounding properties are comprised of single-family homes.

B. Project Summary

The applicant proposes demolition of the existing 814-square foot single-story residence and 253-square foot attached garage (Exhibit 9) and construction of a new 1,677-square foot two-story residence with a 299-square foot attached garage (Exhibit 11). The proposed residence would exceed the allowable FAR. In addition, the proposed residence includes a front setback of 10 feet, where 15 feet is required, and a left-side setback of three feet, where five feet is required. The project includes one off-street parking space, where two spaces are required by the Town Code. Lastly, the project also includes 1,195 square feet of below-grade square footage that would not count towards the allowable floor area.

C. Zoning Compliance

The subject property is approximately 3,680 square feet and is nonconforming as to size, where 5,000 square feet is required for a parcel in the R-1D zone. A single-family residence is permitted in the R-1D zone. The proposed residence complies with the zoning regulations for height and right-side and rear setbacks. The applicant requests approval to exceed the allowable FAR, reduce the front and left-side setbacks, as well as an exemption to the requirement to provide two off-street parking spaces. The applicant provided a Letter of Justification discussing these requests (Exhibit 4).

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes demolition of the existing single-story residence and construction of a 1,677-square foot two-story residence with a 299-square foot attached garage and 1,195 square feet of below-grade square footage that would not count towards the allowable floor area (Exhibit 11). The proposed residence would have a front setback of 10 feet,

DISCUSSION (continued):

where 15 feet is required, and a left-side setback of three feet, where five feet is required, as discussed in Section D below. The project also includes one off-street parking space, where two spaces are required by the Town Code, as discussed in Section E below. The applicant provided a Letter of Justification discussing the project and the requested exceptions (Exhibit 4).

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

Floor Area Summary

	Allowed SF	Existing SF	Proposed SF
Main Residence	1,369	814	1,677
Below-Grade Area*	--	0	1,195
Garage	400	253	299
<i>* 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.</i>			

The neighborhood compatibility of the proposed floor area is discussed in Section B below.

B. Neighborhood Compatibility

Pursuant to Section 29.40.075 of the Town Code, the maximum FAR for the subject property is 0.37 (1,369 square feet). The proposed residence would have an FAR of 0.46 (1,677 square feet), exceeding the allowable FAR by 0.09 (308 square feet). The table on the following page reflects the current conditions of the homes in the immediate neighborhood and the proposed project.

DISCUSSION (continued):**Immediate Neighborhood Comparison**

Address	Zoning	House SF	Garage SF	Total SF	Site SF	Building FAR	Garage FAR	Exceed FAR?
114 Olive St	R-1D	1,311	220	1,531	3,680	0.36	0.060	No
116 Olive St	R-1D	969	220	1,189	3,680	0.26	0.060	No
120 Olive St	R-1D	1,429	300	1,729	3,680	0.39	0.082	Yes +0.02 (+60 sf)
122 Olive St	R-1D	1,267	360	1,627	3,680	0.34	0.098	No
127 Olive St	R-1D	1,518	300	1,818	3,626	0.42	0.083	Yes +0.05 (+166 sf)
129 Olive St	R-1D	916	162	1,078	3,625	0.25	0.045	No
131 Olive St	R-1D	1,125	215	1,340	3,624	0.31	0.059	No
133 Olive St	R-1D	975	190	1,165	3,542	0.28	0.054	No
135 Olive St	R-1D	1,699	0	1,699	3,542	0.48	0.000	Yes +0.11 (+373 sf)
546 San Benito Av	R-1D	1,767	0	1,767	3,680	0.48	0.000	Yes +0.11 (+398 sf)
118 Olive St (e)	R-1D	814	253	1,067	3,680	0.22	0.069	No
118 Olive St (p)	R-1D	1,677	299	1,976	3,680	0.46	0.081	Yes +0.09 (+308 sf)

Based on Town and County records, the homes in the immediate neighborhood range in size from 916 square feet to 1,767 square feet and building FARs range from 0.22 to 0.48. The applicant is proposing a 1,677-square foot residence (not including the proposed below grade square footage) and a 299-square foot attached garage on a 3,680-square foot parcel. The proposed residence would be the third largest in terms of FAR and square footage in the immediate neighborhood. As shown in the table below, there are four homes in the immediate neighborhood which currently exceed their maximum allowable FAR. The proposed residence would rank in the middle of the homes in the immediate neighborhood that exceed FAR standards.

Residences in Immediate Neighborhood Exceeding FAR – Ranked by FAR Exceedance

Address	Zoning	House SF	Site SF	Allowed FAR	Building FAR	Exceed FAR?
546 San Benito Av	R-1D	1,767	3,680	0.37	0.48	Yes +0.11 (+398 sf)
135 Olive St	R-1D	1,699	3,542	0.37	0.48	Yes +0.11 (+373 sf)
118 Olive St (p)	R-1D	1,677	3,680	0.37	0.46	Yes +0.09 (+308 sf)
127 Olive St	R-1D	1,518	3,626	0.37	0.42	Yes +0.05 (+166 sf)
120 Olive St	R-1D	1,429	3,680	0.37	0.39	Yes +0.02 (+60 sf)

DISCUSSION (continued):

Section 29.40.075(c) of the Town Code states that the deciding body may allow a FAR in excess of the maximum allowed FAR if the following findings can be made:

1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the adopted residential development standards; and
2. The lot coverage, setbacks, and FAR of the proposed project is compatible with the development on surrounding lots.

Exhibit 4 contains the applicant's Letter of Justification addressing the findings required to grant an exception to the maximum allowable FAR. In addition, the applicant states that the proposed residence has been designed with thorough consideration of the Residential Design Guidelines and to be compatible with the neighborhood in terms of mass, area, and scale.

C. Building Design

The applicant proposes a contemporary two-story residence with traditional forms, natural materials, and neutral colors. Proposed exterior materials include a dark gray standing seam metal roof, off-white plaster siding, natural stained cedar siding, gray and white stone veneer, and recessed dark aluminum windows (Exhibit 5).

The Town's Consulting Architect reviewed the proposed residence on August 4, 2021 (Exhibit 6). At the time of this review, the project did not include full demolition of the existing residence and was considered a significant remodel and second-story addition. While processing the application, the applicant decided that full demolition of the existing residence was needed to accomplish the project. The design of the proposed residence did not change once full demolition of the existing residence was proposed. After reviewing the project, the Consulting Architect noted that the proposed residence has the potential to blend well with the immediate neighborhood (Exhibit 6). The Consulting Architect identified several issues and provided six recommendations for changes to the original design to increase compatibility with the immediate neighborhood and the Residential Design Guidelines. In response to these recommendations, the applicant made several modifications to the design of the residence and provided written responses to the recommendations (Exhibit 7). The Consulting Architect's recommendations are provided on the following page, followed by the applicant's response in *italics*.

DISCUSSION (continued):

1. Use similar flat roof forms on both the garage and Family room/Kitchen pop out.
Optional usable roof deck over garage for Bedroom 2 and/or Master Bedroom.

We have created a deck over the garage per our attached revised plan. Our design steps the deck back to the garage face providing a stepped back more attractive street presence.

2. Integrate the entry column into the garage wall and add a canopy over the entry and the garage.

The element in question is not a column. It is the end of a wall that extends from the entry to the face of the building. Comment is not applicable.

3. Recess the garage door - similar to new home nearby to the right (114 Olive Street).

The garage door has been recessed by 1'-0."

4. Match the gable roof slopes.

The roofs in question oppose each other and no contrast between their slope differences will be visually apparent. The roof slopes were chosen to blend the house appropriately and to keep the mass of the house appealing. If the side gable slope were to match the front of the house, mass would be increased. I believe the intent of the code is to prevent unequal slopes on the gable as illustrated in the drawing above, left. Larry Canon just approved a house w/dissimilar roof slopes at 515 Bachman Ave. The photo that Larry Canon is using is 114 Olive is my design. Those roof slopes do not match, but since the roof directions oppose each other, the appearance is wholly acceptable and not apparent resulting in reduced mass and bulk.

5. Add trim to all windows consistent with Residential Design Guideline 3.7.4 and recess large windows- similar to new home nearby to the right (114 Olive Street).

This design calls for trimless, recessed windows per the exception noted at 3.7.4, Page 4 of Canon's report. The exterior walls will be 6" thick and the windows will be recessed as far as practical. For this style of architecture, window trim would not be appropriate.

The applicant provided additional details to staff that the proposed windows would be recessed into the wall by approximately two inches. The windows would also have dark frames in contrast with the wall color to further accentuate the recess.

DISCUSSION (continued):

6. Eliminate the stone on the front facade.

The stone wraps around the architectural element at the front of the house and is distinct. No such elements exist at sides and rear to create a similar condition. The proposed color of the stone compliments and blends with the color of the roof.

As seen above, the applicant has responded to the recommendations made by the Consulting Architect with both design changes and written justification. Staff notes that the responses to recommendations 2 and 4 were minimal. The applicant's response to item 2 clarifies that the entry column referenced in the recommendation is a wall that projects from the front elevation and supports the second story above (Exhibit 11, Sheet A-2, Ground Floor Plan). The applicant chose not to incorporate a canopy above the entry and garage, as recommended, but did change the sloped roof above the garage to a terrace, creating a flat roof profile above the garage (as recommended in item 1). In response to recommendation 4, the applicant clarifies that the roof sections with differing slopes oppose each other and that the different roof pitches would not be visually apparent in this configuration. Further, the applicant provides examples of homes in the neighborhood and beyond with similar roof configurations to show compatibility with the neighborhood.

If the Planning Commission finds that additional changes are necessary, they can be incorporated into the Conditions of Approval for the project.

D. Setbacks

Pursuant to Town Code, the R-1D zone requires a front setback of 15 feet, rear setback of 20 feet, and side setbacks of five feet. Section 29.10.265(3) of the Town Code allows any rule of the zone, including setbacks, to be modified on a nonconforming lot when the deciding body finds that the building and its use will be compatible with the neighborhood. As noted, the subject property is nonconforming as to size. The proposed residence includes a front setback of 10 feet, where 15 feet is required, and a left-side setback of three feet, where five feet is required (Exhibit 11). In their Letter of Justification, the applicant provides six examples of residences along Olive Street having front setbacks between four feet and eight feet, nine inches (Exhibit 4). Additionally, the applicant provides seven examples of residences along Olive Street with side setbacks between zero feet and three feet. The examples provided by the applicant are also shown on Sheet A-1.1 of the Development Plans (Exhibit 11).

E. Parking

Town Code Section 29.10.150 requires two off-street parking spaces for a single-family residence. Section 29.10.150(h)(2) allows an exemption from the parking requirement

DISCUSSION (continued):

when the deciding body finds that the subject property does not have adequate area to provide parking as required. Further, if the deciding body makes the finding, parking shall be provided to the maximum extent possible.

The proposed project includes only one off-street parking space. The applicant requests an exemption to the Town Code parking requirement and provided a Letter of Justification detailing their request (Exhibit 4). The applicant indicates that the subject property is nonconforming as to size with inadequate area to provide additional parking. The existing residence includes a one-car garage that does not meet the required dimensions for a one-car garage. The proposed residence includes a one-car garage that would meet the required dimensions and would be consistent with the neighborhood pattern of one-car garages.

F. Neighbor Outreach

The property owner has indicated that they have shared the plans with surrounding neighbors as outlined in Exhibit 8.

G. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

PUBLIC COMMENTS:

Story poles and project signage were installed on the site by December 22, 2021, in anticipation of the January 12, 2022 Planning Commission hearing. Public comments received by 11:00 a.m., Friday, January 7, 2022, are included as Exhibit 10.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application for demolition of an existing residence and construction of a new two-story residence to exceed FAR standards with reduced front and side yard setbacks on nonconforming property. The applicant has responded to all recommendations of the Town's Consulting Architect and provided justification for the proposed FAR and reduced setbacks, demonstrating their consistency with the immediate neighborhood. The applicant also requests an exemption from the parking requirements due to the substandard size of their property and provided

CONCLUSION (continued):

justification showing that the one-car garage would be an improvement to existing conditions and would be consistent with the immediate neighborhood.

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: New Construction (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 requests to exceed FAR standards, for reduced front and side yard setbacks, and for an exemption from the parking requirements (Exhibit 2);
4. Make the findings as required by Section 29.40.075(c) of the Town Code for granting approval of an exception to the FAR standards (Exhibit 2);
5. 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);
6. Make the findings as required by 29.10.150(h)(2) of the Town Code for reduced parking where it can be shown that the lot does not have adequate area to provide parking as required (Exhibit 2);
7. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
8. 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
9. Approve Architecture and Site Application S-21-003 with the conditions contained in Exhibit 3 and the Development Plans in Exhibit 11.

C. Alternatives

Alternatively, the Planning Commission can:

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

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SUBJECT: 118 Olive Street/S-21-013

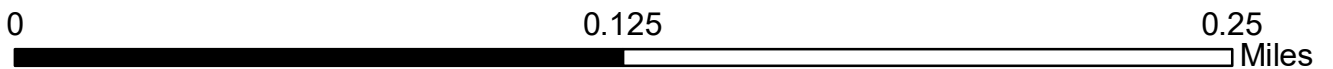
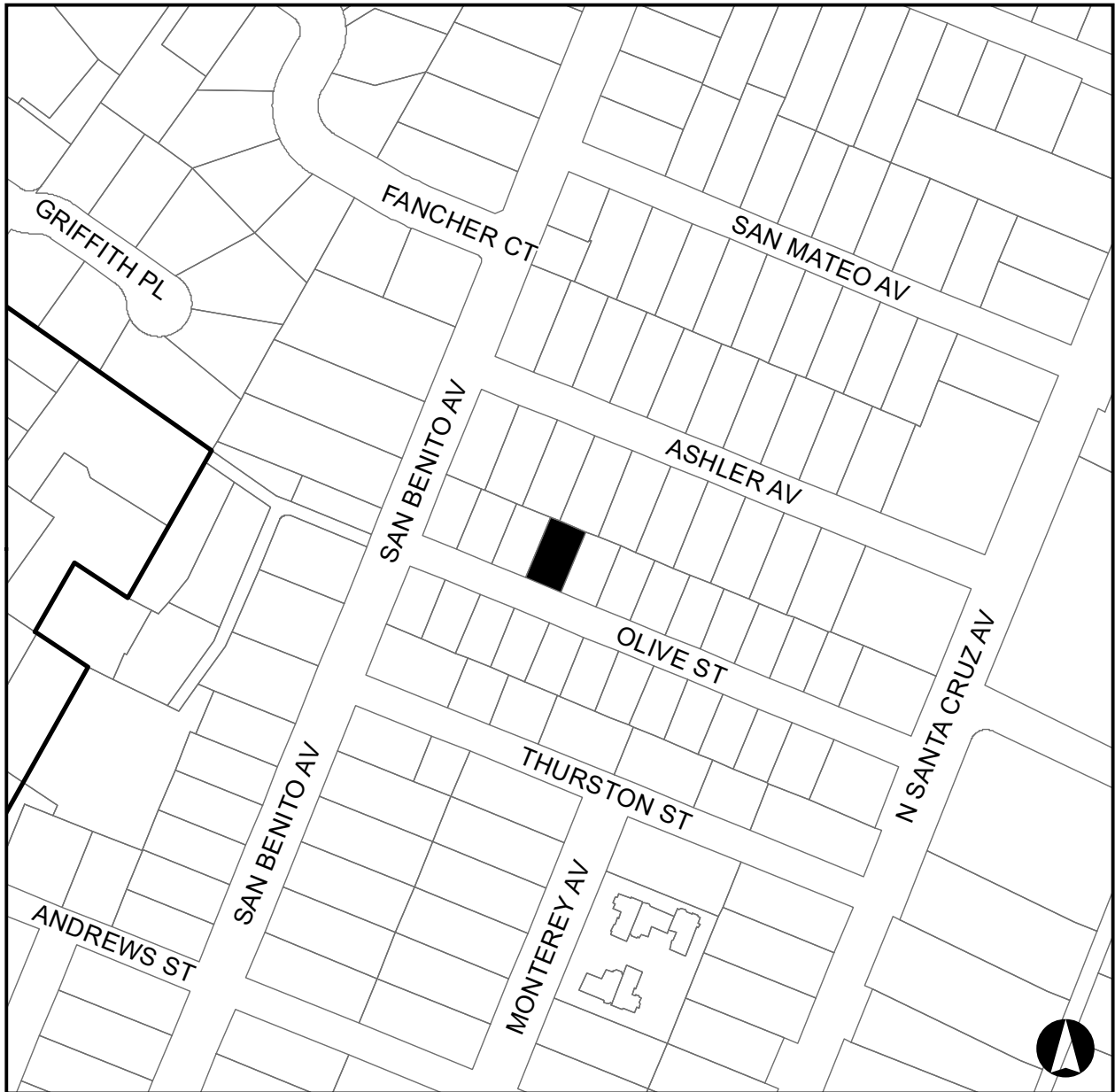
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EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, dated August 2, 2021
5. Color and Materials Board
6. Consulting Architect's Report, dated August 4, 2021
7. Applicant's response to Consulting Architect's Report
8. Owner's summary of neighbor outreach
9. Photos of existing residence
10. Public comments received by 11:00 a.m., Friday, January 7, 2022
11. Development Plans

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118 Olive Street



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PLANNING COMMISSION – January 12, 2022
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

118 Olive Street
Architecture and Site Application S-21-013

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence to Exceed Floor Area Ratio (FAR) Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. APN 410-15-022.

PROPERTY OWNER: Thomas and Meredith Reichert
APPLICANT: Jay Plett, Architect
PROJECT PLANNER: Sean Mullin

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: New Construction.

Required finding for the technical 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 structures 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 requests to exceed Floor Area Ratio (FAR) standards, for reduced front and side yard setbacks, and for an exemption from the parking requirements.

EXHIBIT 2

Required finding to exceed floor area ratio (FAR) standards:

- As required by Section 29.40.075(c) of the Town Code for allowing a FAR in excess of the FAR standards in the Town Code:
 1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the adopted residential development standards; and
 2. The lot coverage, setbacks, and FAR of the proposed project are compatible with the development on surrounding lots.

Required finding for reduced side setbacks on a nonconforming lot:

- 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 and left-side setbacks of the new residence are compatible with the neighborhood.

Required finding for an exemption to single-family parking requirements:

- As required by Section 29.10.150(h)(2) of the Town Code for reduced parking where it can be shown that the lot does not have adequate area to provide parking as required:
 1. The subject property is nonconforming with regard to lot size with inadequate area to meet the single-family parking requirement. The existing residence includes a one-car garage that does not meet the required dimensions for a parking space. The proposed residence includes a one-car garage that would meet the required dimensions and would be consistent with the neighborhood pattern of one-car garages.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect and recommendations were provided to address the consistency of the project with the Residential Design Guidelines. The applicant responded to all recommendations.

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.

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PLANNING COMMISSION –January 12, 2022
CONDITIONS OF APPROVAL

118 Olive Street
Architecture and Site Application S-21-013

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence to Exceed Floor Area Ratio (FAR) Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. APN 410-15-022.

PROPERTY OWNER: Thomas and Meredith Reichert
APPLICANT: Jay Plett, Architect
PROJECT PLANNER: Sean Mullin

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. **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.
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. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
8. **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.

EXHIBIT 3

9. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
11. 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.
12. 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.
13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

14. 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 and attached garage. An additional Building Permit will be required for the PV System if the system is required by the California Energy Code.
15. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
16. 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.
17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
19. 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.
20. 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.

21. 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 confirm to the Cal/OSHA regulations.
22. 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
23. 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.
24. 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. A door buzzer, bell or chime shall be hard wired at primary entrance.
25. 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.
26. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
27. 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 from the Building Division Service Counter or online at www.losgatosca.gov/building.

28. 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 at the Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at www.losgatosca.gov/building.
29. 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

30. 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.
31. 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.
32. 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](#).
33. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner 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 or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
34. **SITE SUPERVISION:** The General Contractor shall provide qualified supervision on the job site at all times during construction.
 35. **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.
 36. **INSPECTION FEES:** Inspection fees shall be deposited with the Town prior to the issuance of any building permits.
 37. **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.
 38. **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.
 39. **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.
 40. **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.
 41. **PRECONSTRUCTION MEETING:** Prior to issuance of any building permits or the commencement of any site work, the general contractor shall:
 - a. Along with the Owner, 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.
 42. **DEMOLITION:** Within 60-days of the Development Review Committee approval action being final (i.e. after the 10-day appeal period and no requested appeals being submitted

to the Town), the Property Owner shall record a Deed Restriction on each of the parcels in question which prohibits the recording of a Certificate of Compliance until one of the two (2) prerequisite actions occurs prior to the proposed recordation: 1) removal of any structures which cross lot/property lines or 2) the Property Owner successfully obtaining an Architecture & Site approval from the Town of Los Gatos for the demolition of the existing house and construction of a replacement house.

43. **WATER METER:** The existing water meter, currently located within the Olive Street right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner 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
44. **SIDEWALK REPAIR:** The Owner 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.
45. **CURB AND GUTTER REPAIR:** The Owner 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.
46. **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.
47. **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.
48. **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 building permit, the Owner 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 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.
49. CONSTRUCTION HOURS: All 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 shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
 50. 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.
 51. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any building permits, the Owner'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, Project Schedule, site security fencing, 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.
 52. MAINTENANCE ACCESS: Prior to the issuance of any building permits, the Owner shall propose maintenance access improvements for the Town Engineer to review, comment on, and approve. The Engineering Division of the Parks and Public Works Department shall approve the surface materials over each public easement.
 53. BEST MANAGEMENT PRACTICES (BMPs): The Owner is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
 54. 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.

55. **UNLAWFUL DISCHARGES:** It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
56. **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.
57. **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.
58. **AIR QUALITY:** To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
 - All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
 - All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
 - As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control

device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.

- f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
 - g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
 - i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
 - j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
59. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
60. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
61. 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.
62. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. 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 penalties and/or the Town performing the required maintenance at the Owner's expense.

- 63. NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner shall initiate a weekly neighborhood email notification program to provide project status updates. The email notices shall also be posted on a bulletin board placed in a prominent location along the project perimeter.
- 64. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 65. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
- 66. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet A-1) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 SF whether by increasing the area of the primary residence or by creation of an attached Accessory Dwelling Unit. 2) In all new basements and in existing basements that are expanded by more than 50%. 3) In all attached ADUs, additions or alterations to an existing one- and two-family dwelling that have an existing fire sprinkler system. Exceptions: 1) One or more additions made to a building after January 1, 2011 that does not total more than 1,000 square feet of building area and meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. This project is categorized as a new dwelling according to scope.
- 67. WATER SUPPLY REQUIREMENTS: 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.
- 68. ADDRESS IDENTIFICATION: 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.

69. CONSTRUCTION SITE FIRE SAFETY: 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.
70. GENERAL: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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PROJECT SUMMARYPROJECT DESCRIPTION and JUSTIFICATION

THE NEIGHBORHOOD IS IN A TRANSITION OF RENEWAL AND COMPRISED OF VARYING STYLES. THE PROJECT CONSISTS OF A NEW HOME OF TRADITIONAL AMERICAN FORMS AND SHOULD BE CONSIDERED APPROPRIATE FOR THE NEIGHBORHOOD. THE ADDITION IS DESIGNED TO BLEND AMICABLY INTO THIS ECLECTIC NEIGHBORHOOD, IN MANY WAYS ITS FORM RESEMBLING THE 2 STORY NEXT TO IT AT 120 OLIVE.

FLOOR AREA and F.A.R. COMPARISONS

THE PROJECT FLOOR AREA = 1,677 SF / FAR .456

THERE ARE 4 HOMES WITHIN ITS IMMEDIATE SPHERE THAT ARE OVER THE ALLOWED FLOOR AREA

120 OLIVE = 1,429 SF / FAR = .390

135 OLIVE = 1,699 SF / FAR = .480

127 OLIVE = 1,518 SF / FAR = .423

546 SAN BENITO = 1,767 SF / FAR = .480

THE AVERAGE OF THESE 4 BEING 1,603 SF WITH AN AVERAGE FAR OF .44. THIS HOME FLOOR AREA FALLS IN THE MIDDLE - WITH 2 NEIGHBORS BEING LARGER AND 2 NEIGHBORS BEING SMALLER.

SETBACK COMPARISONSFronts

PROJECT 10'-0"

133 OLIVE 7'-0"

131 OLIVE 8'-0"

127 OLIVE 7'-0"

125 OLIVE 5'-0"

112 OLIVE 8'-9"

110 OLIVE 4'-0"

THE PROPOSED PROJECT'S FRONT SETBACK IS WELL WITHIN THE NEIGHBORHOOD PATTERNS AS MANY HOMES POSSESS MUCH SMALLER FRONT SETBACKS.

SETBACK COMPARISONS (continued)

Sideyards

PROJECT 3'-0"

120 OLIVE 3'-0" +-

135 OLIVE 0'-0"

131 OLIVE 2'-0" +-

129 OLIVE 2'-0" +-

127 OLIVE 1'-6" +-

110 OLIVE 0'-0"

112 OLIVE 3'-0"

THE PROPOSED PROJECTS SIDEYARD SETBACK IS WELL WITHIN THE NEIGHBORHOOD PATTERNS AS MANY HOMES POSSESS MUCH SMALLER SIDEYARD SETBACKS.

PARKING

THE SITE IS NONCONFORMING WITH INADEQUATE AREA AND DIMENSIONS TO PROVIDE ADDITIONAL PARKING. THE PATTERN OF THE NEIGHBORHOOD IS ONE-CAR GARAGES. THE PROJECT HOME'S GARAGE IS NON-CONFORMING WITH AN EXISTING 10'-0" INSIDE WIDTH. THE PROPOSED GARAGE WILL BE IMPROVED TO 12'-0" INSIDE CLEAR WIDTH, THUS PROVIDING A CONFORMING ONE-CAR GARAGE.

S U M M A R Y

THE PROJECT'S FLOOR AREA IS COMPARABLE WITH THE FOUR NEIGHBORS; ITS F.A.R. IS LESS THAN THE AVERAGE OF THOSE FOUR NEIGHBORS, WHICH EXCEED THE FAR. THE HOME/ADDITION HAS BEEN DESIGNED WITH THOROUGH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES, TO FIT AND BLEND AMICABLY WITHIN IT'S NEIGHBORHOOD BY MATCHING THE MASS, AREA AND SCALE OF ADJACENT NEIGHBORS.

MATERIAL BOARD



STONE VENEER
(GRAY + WHITE TONES)



OFF WHITE PLASTER WALLS



STANDING SEAM METAL ROOF
(GUN METAL GRAY)



TRIMLESS RECESSED ALUMINIUM
FRAMED WINDOWS IN PLASTER,
DARK COLOR



ALTERNATE CEDAR SIDING

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ARCHITECTURE PLANNING URBAN DESIGN

August 4, 2021

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 118 Olive Street

Dear Sean:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood containing a mix of one and two-story homes. Photos of the site and surrounding neighborhood context are shown on the following page.





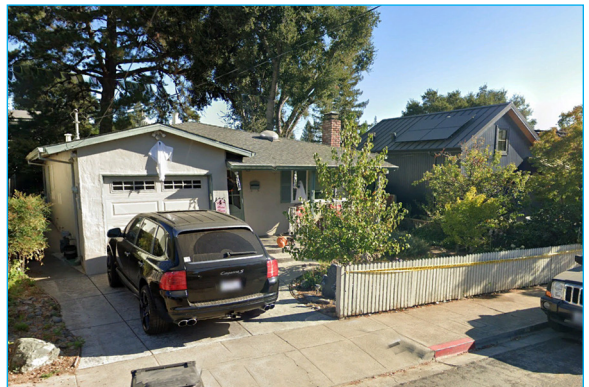
The Site and Existing House



Houses immediately to the left



House to the immediate left



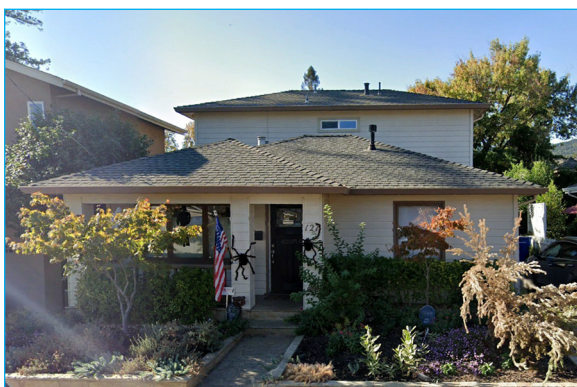
House to the immediate right



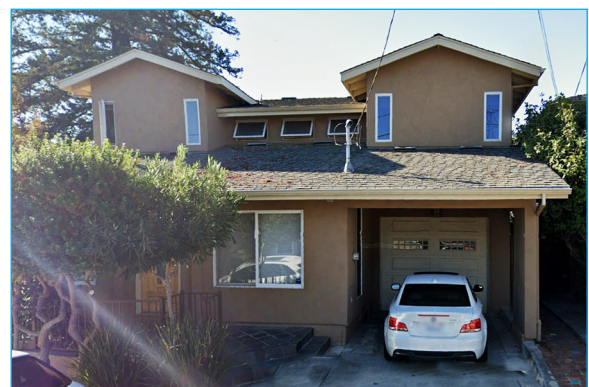
Nearby house immediately across Olive Street



Nearby house to the right



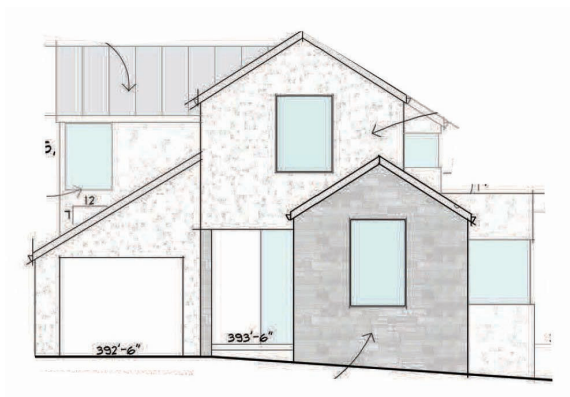
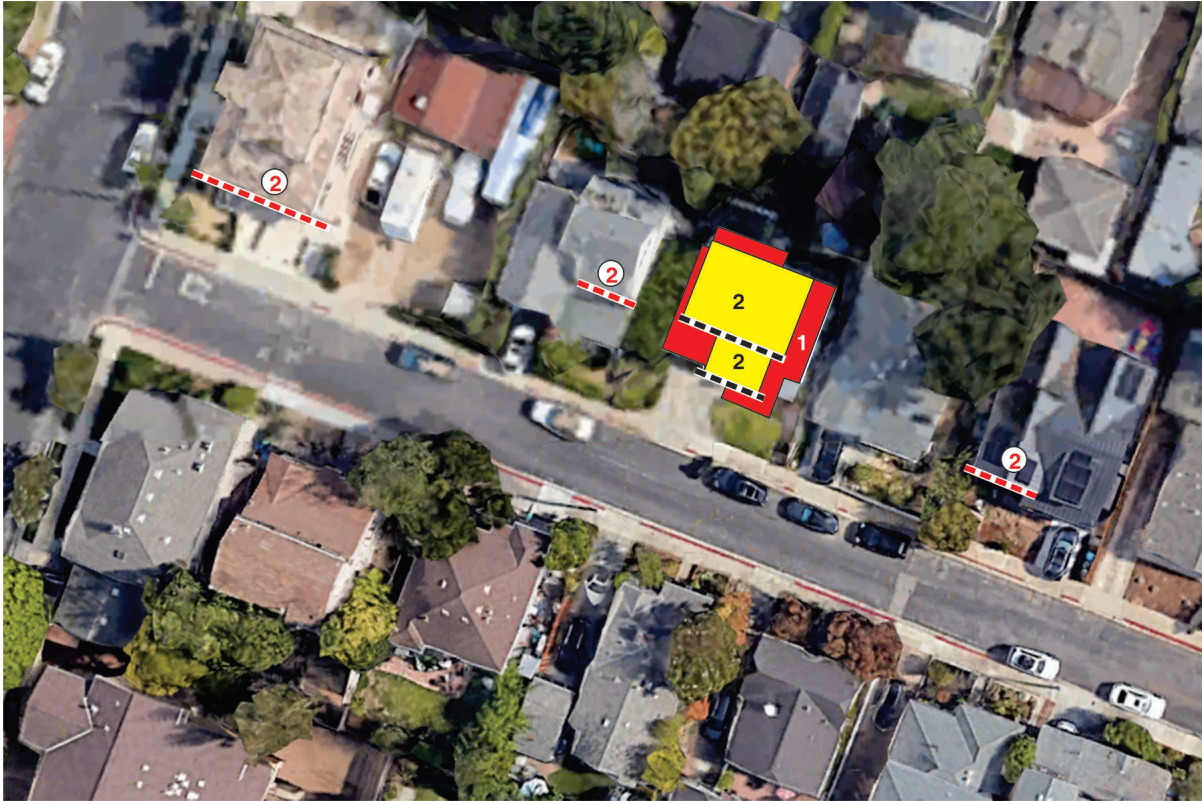
Nearby house across Olive Street



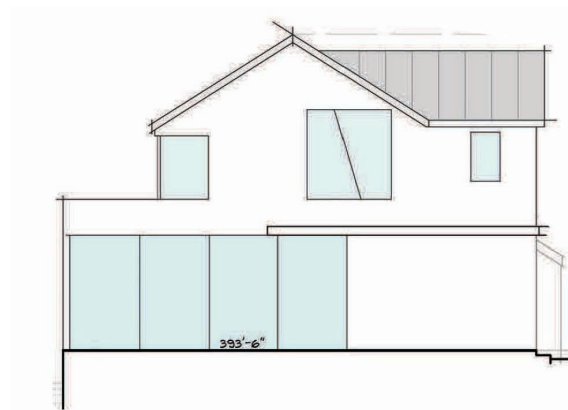
Nearby house across Olive Street

ISSUES AND CONCERNS

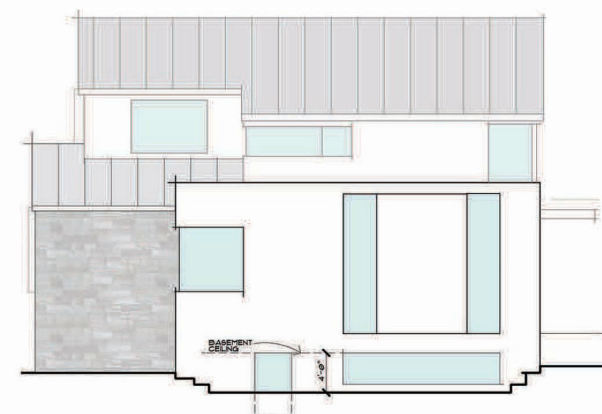
The proposed first and second floor footprints, shown in relationship to other nearby homes, and elevations are shown below.



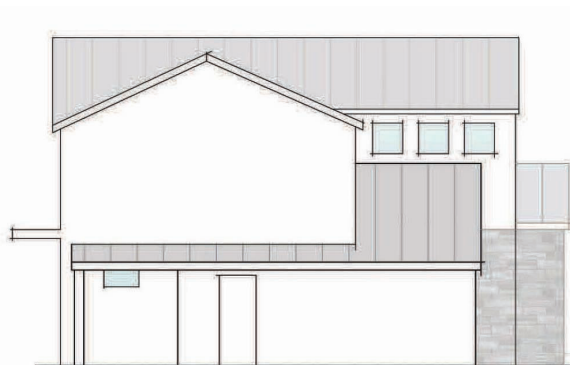
Proposed Front Elevation



Proposed Rear Elevation

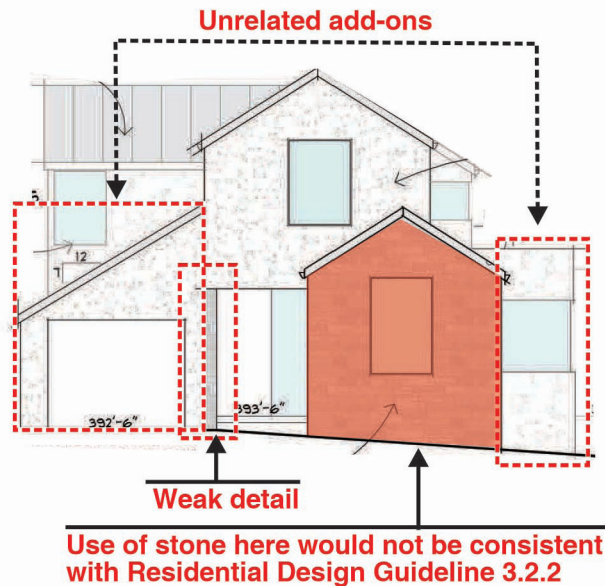


Proposed Right Side Elevation



Proposed Left Side Elevation

The additions seem appropriate, and have the potential to blend well with the existing house and immediate neighborhood. There are, however, a few issues, as follows:



1. The use of stone on the front elevation, while not carrying it around consistently on the other three facades would not be consistent with Residential Design Guideline 3.2.2.

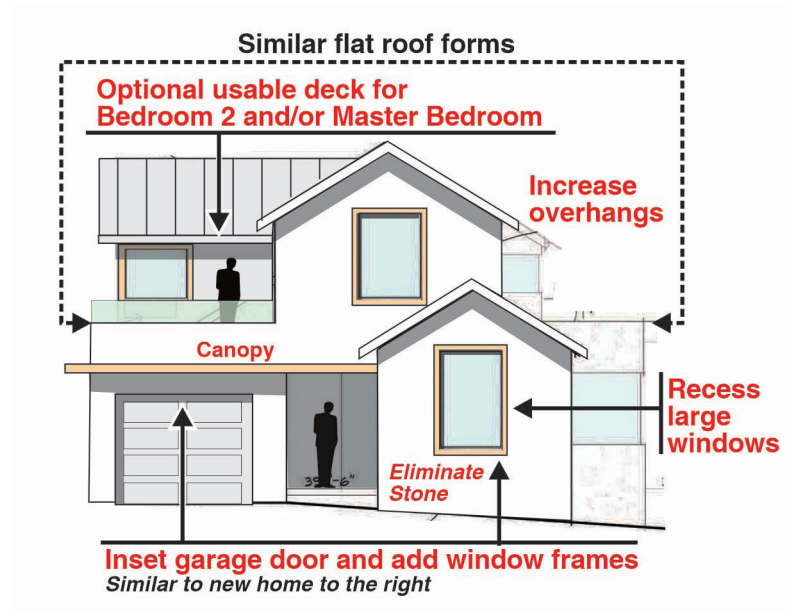
3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*
2. The column detail shown at the entry is not well detailed, and does not look like it is an integral part of the facade,
 3. The existing house is simple in its forms, and the addition should relate to that. However, the garage form and the popout form on the right side elevation at the Family Room/Kitchen are quite foreign to main forms of the house and to each other.
 3. There appears to be no trim at the window, and windows do not appear to be substantially recessed from the face of the wall which would not be consistent with 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.*
4. Gable roof slopes do not match which would not be consistent with Residential Design Guideline 3.5.1.

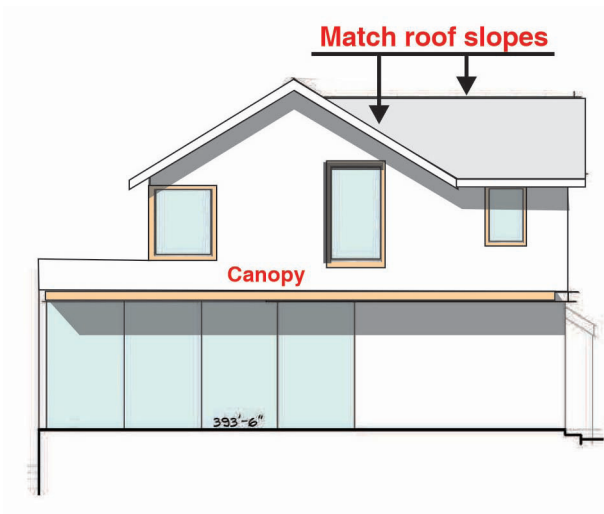
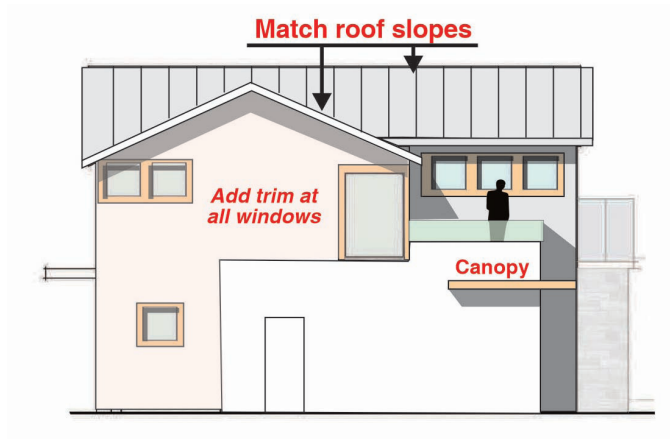
RECOMMENDATIONS



1. Use similar flat roof forms on both the garage and Family room/Kitchen popout. Optional usable roof deck over garage for Bedroom 2 and/or Master Bedroom.
2. Integrate the entry column into the garage wall, and add a canopy over the entry and the garage.



3. Recess the garage door - similar to new home nearby to the right (photo below).
4. Match the gable roof slopes.
5. Add trim to all windows consistent with Residential Design Guideline 3.7.4 and recess large windows- similar to new home nearby to the right (photo above).
6. Eliminate the stone on the front facade.



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

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon



ARCHITECTURE PLANNING URBAN DESIGN

August 4, 2021

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 118 Olive Street

Dear Sean:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood containing a mix of one and two-story homes. Photos of the site and surrounding neighborhood context are shown on the following page.





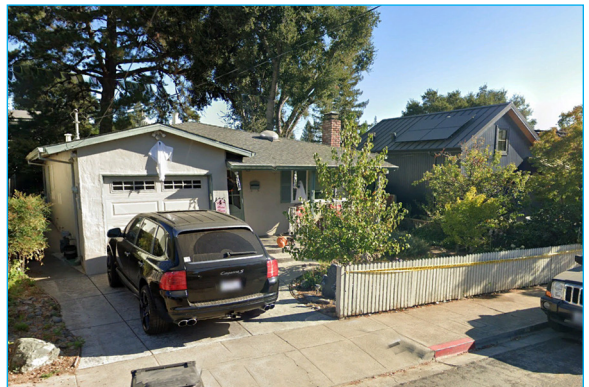
The Site and Existing House



Houses immediately to the left



House to the immediate left



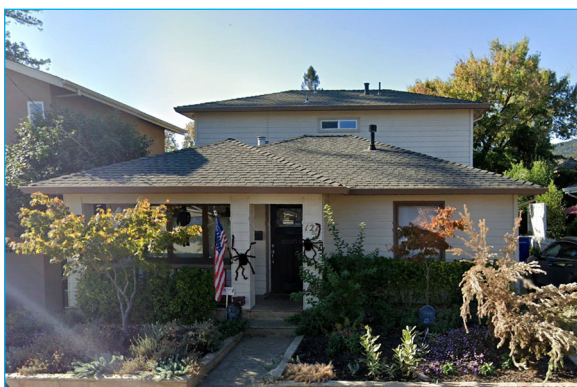
House to the immediate right



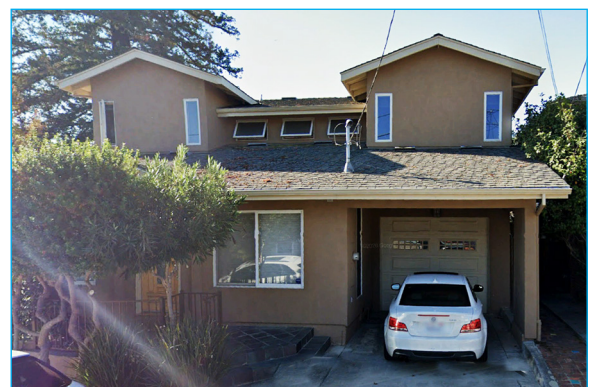
Nearby house immediately across Olive Street



Nearby house to the right



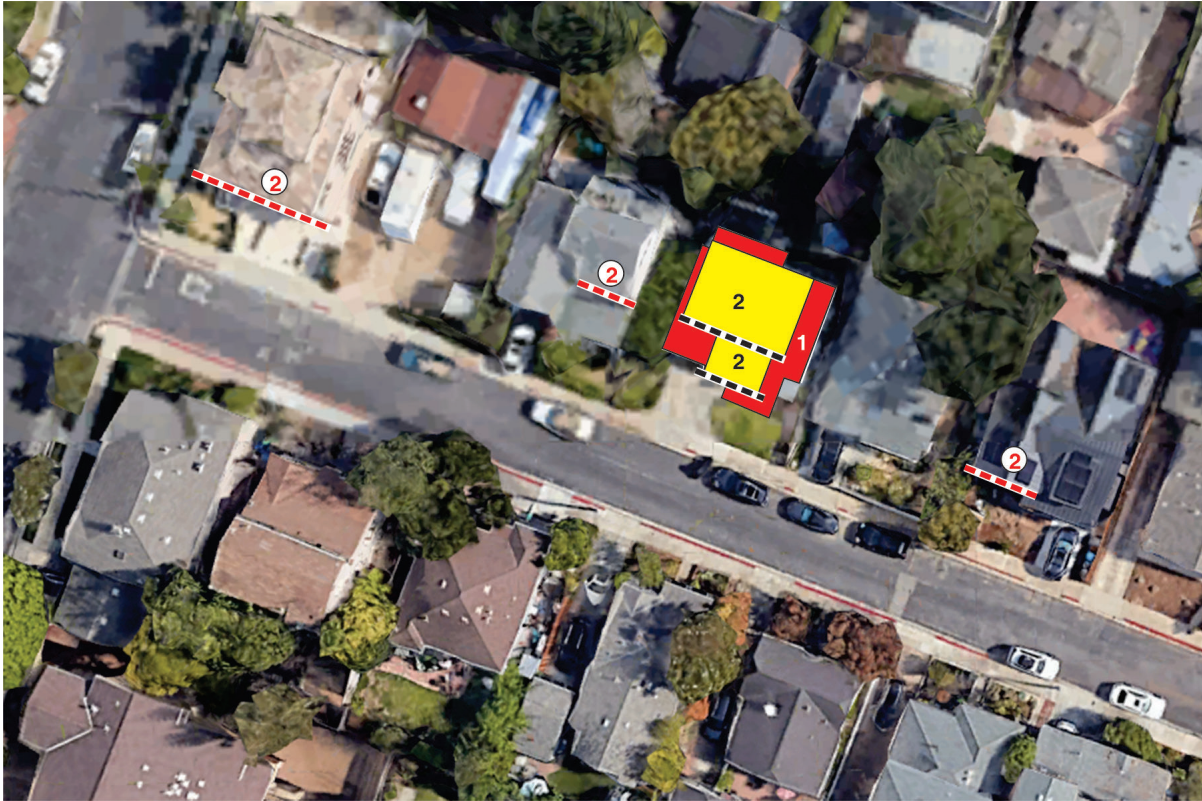
Nearby house across Olive Street



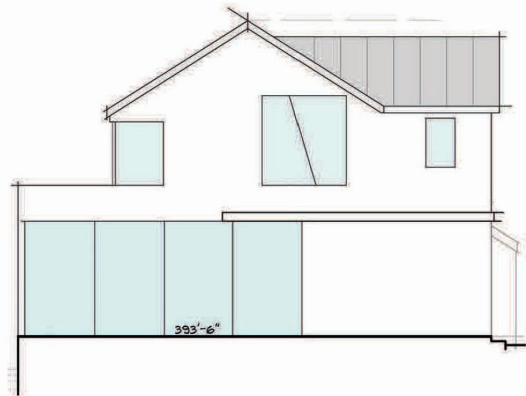
Nearby house across Olive Street

ISSUES AND CONCERNS

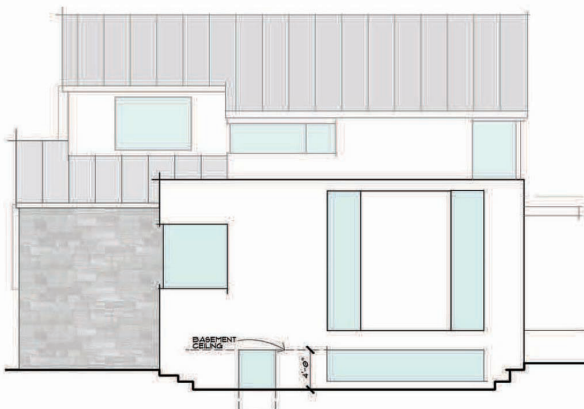
The proposed first and second floor footprints, shown in relationship to other nearby homes, and elevations are shown below.



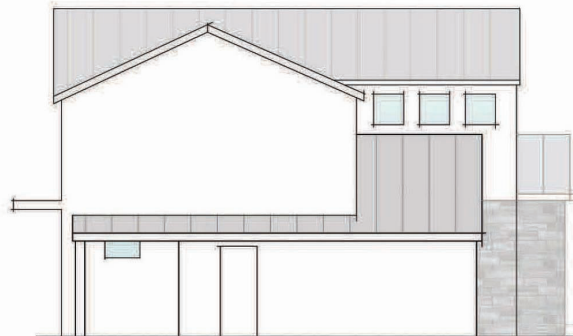
Proposed Front Elevation



Proposed Rear Elevation

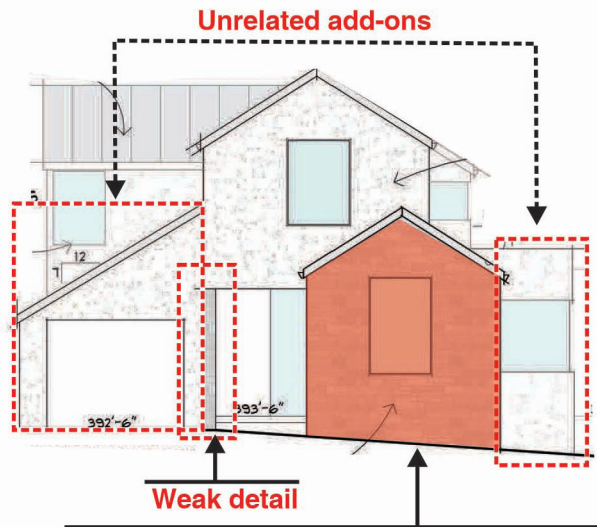


Proposed Right Side Elevation



Proposed Left Side Elevation

The additions seem appropriate, and have the potential to blend well with the existing house and immediate neighborhood. There are, however, a few issues, as follows:



The exterior walls will be 6" thick and the windows will be recessed as far as practical. For this style of architecture, window trim would not be appropriate

The element in question is not a column. It is the end of a wall that extends from the entry to the face of the building. Comment is N/A

The stone wraps around the architectural element @ The front of the house and is distinct. No such elements exist @ sides & rear to create a similar condition. The proposed color of the stone compliments & blends with the color of the roof

1. The use of stone on the front elevation, while not carrying it around consistently on the other three facades would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

2. The column detail shown at the entry is not well detailed, and does not look like it is an integral part of the facade,
3. The existing house is simple in its forms, and the addition should relate to that. However, the garage form and the popout form on the right side elevation at the Family Room/Kitchen are quite foreign to main forms of the house and to each other. **We have created a deck over the garage per Canon suggestion**
3. There appears to be no trim at the window, and windows do not appear to be substantially recessed from the face of the wall which would not be consistent with 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.

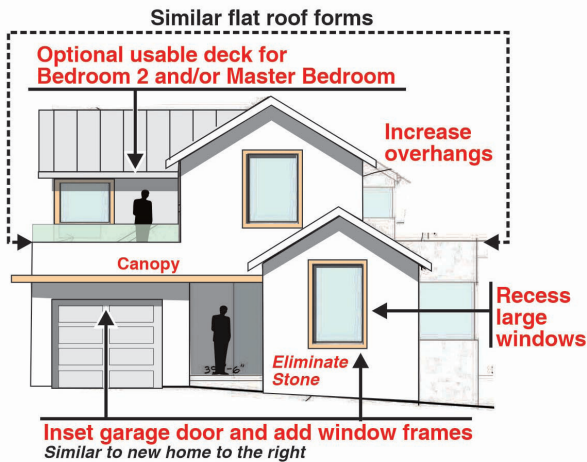
4. Gable roof slopes do not match which would not be consistent with Residential Design Guideline 3.5.1.

unequal slopes
@ a single gable



The roofs in question oppose each other and no contrast between their slope differences will be visually apparent. The roof slopes were chosen to blend the house appropriately and to keep the mass of the house appealing. If the side gable slope were to match the front of the house, mass would be increased. I believe the intent of the code is to prevent unequal slopes on the gable as illustrated in the drawing above, left. Larry Canon just approved a house w/dissimilar roof slopes @ 515 Bachman Ave

RECOMMENDATIONS



We have created a deck over the Garage per our attached revised plan. Our design steps the deck back to the garage face providing a stepped back more attractive street presence

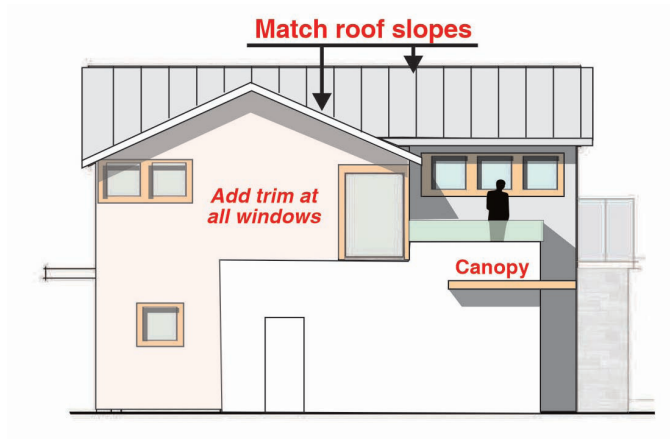
1. Use similar flat roof forms on both the garage and Family room/Kitchen popout. Optional usable roof deck over garage for Bedroom 2 and/or Master Bedroom.
2. Integrate the entry column into the garage wall, and add a canopy over the entry and the garage.



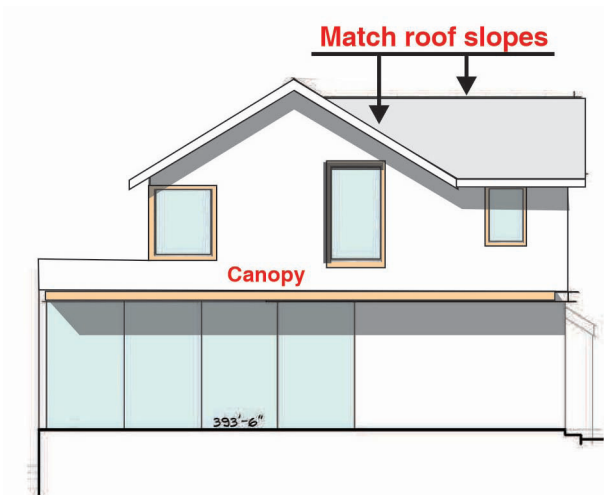
As mentioned earlier on the previous page point number 2., there is no entry column

3. Recess the garage door - similar to new home nearby to the right (photo below). The garage door has been recessed by 1'-0"
4. Match the gable roof slopes.
5. Add trim to all windows consistent with Residential Design Guideline 3.7.4 and recess large windows- similar to new home nearby to the right (photo above). This design calls for trimless, recessed windows per the exception noted @3.7.4, Page 4 of Canon's report
6. Eliminate the stone on the front facade.
Answered on the previous page, point number 1.

Answered on the previous page point number 4., The photo that Larry Canon is using of 114 Olive is my design. Those roof slopes do not match, but since the roof directions oppose each other, the appearance is wholly acceptable and not apparent resulting in reduced mass and bulk



As discussed earlier, the dissimilar roof slopes are acceptable as we have applied them



The canopy as extended per Larry Canon is not desirable. This is a north elevation and we prefer as much solar access as possible here. The canopy as designed, it is purely functional- It sheds the main person door and the future kitchen area from the weather.

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

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon

----- Forwarded Message -----

Subject:118 Olive St project

Date:Thu, 10 Jun 2021 13:04:51 -0700

From:thomas reichert <thomasmichaelreichert@gmail.com>

To:Jay Plett <jay@plett-arc.com>

Hi Jay,

As part of the planning process with the Town, they requested we submit feedback about our communication regarding the project with our neighbors. Feel free to pass this on as part of their request, see below for some feedback from our experience since moving in:

My wife, Meredith, and I moved from San Francisco to Los Gatos to be closer to our family who live in the nearby neighborhood. My wife grew up here and we hope to raise our daughters in our new home on Olive Street. We just settled into the home in early 2021 during the pandemic, but have been able to meet many of our new neighbors already despite the health and safety precautions we are undertaking- seems like such a wonderful community and specifically on our block. With the state of the world it has been particularly difficult to engage in activities that would typically support socializing and sharing, but we have been able to at least open up and introduce ourselves as part of the social fabric as we look to root in town.

- We met Marcus, Celeste and their family just before we bought the home, they live at 114 Olive. They have helped us so much since arriving, daycare/school recommendations, setting up dinner party events, helping us find architects to plan the renovation, introducing us to the other neighbors etc; I would say having these types of neighbors (but them specifically) makes living here amazing. They are in full support of the project and have helped introduce us to many of the processes we will need to navigate since having just completed a project of their own.
- We met Mark, Christie and their family at 114 Olive. More great neighbors and are fully supportive of the project. We trade stories about their ongoing project and our planning process. We have kids around the same age and are excited to watch as the neighborhood kids all grow up together.
- We met Pam at 133 Olive. She is our favorite neighbor. While Jazz on the Plaza is currently not happening, she invites us to the backyard to have a substitute event until the eventual return of the Towns official Jazz parties begin. She is supportive of the project and we are

happy to have her as our friend.

- We were friends with 131 Olive residents when we moved here, but they have moved and its been vacant for quite some time. I assume if someone moves in we will meet them as well and welcome them to the street.
- We met Mark and his son at 129 Olive, recently moved in. Excited to get some bbq parties going and have them join the fun. Not only are they supportive of the project, they might help build it.
-
- We just recently met Andrea who lives in 120 Olive with her family and hope to get to know them better.
- We have met Maria, Haley and their family who live at 116 Olive. They have been very nice and seem glad to have another young family move into town. When we had passing conversations about the proposed project they liked the revitalization of the older style homes as many are being updated and leaving others behind as somewhat dated (like ours is currently),

There are a few other neighbors we are excited to meet, but haven't had a chance to yet with the state of the world. Hoping this information speaks to the nature of our earnest attempts to be part of the neighborhood, picking an architect that advises/responds to the character of the design to fit contextually and align with respecting our neighbors in the build of our home.

Thank you

--

Thomas M. Reichert
858-449-4536

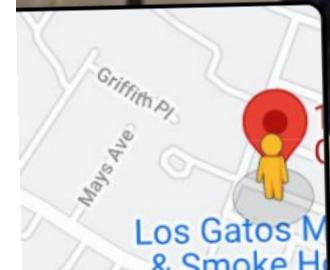


Virus-free. www.avast.com



Project House

EXHIBIT 9



Project House



From: AnnMarie Zimmermann <[REDACTED]>
Sent: Sunday, October 31, 2021 6:58 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Ralph Cell Zimmermann <[REDACTED]>
Subject: Opposing 118 Olive Plans

EXTERNAL SENDER

Hello Sean,

I hope you are doing well.

We oppose the plans at 118 Olive (<https://www.losgatosca.gov/2388/O>) for the same reasons we opposed 114 Olive:

- Parking implications on Ashler, Olive and San Benito by waving the side-by-side parking requirement. Parking and traffic conditions have only gotten worse since we last corresponded.
- Privacy. We've attached a picture of 114 Olive overlooking our backyard and kitchen even after revised plans. It's still very obtrusive and uncomfortable.
- Potential damage to the Oak tree between 114 and 118 Olive. The family at 114 Olive periodically cut the Oak over their house.
- Precedence setting by continuing to look for exceptions for non-conforming lots rather than preserving the cottage like style and history of the neighborhood.

Ralph and AnnMarie Zimmermann

[REDACTED]

Los Gatos, CA

From: Celeste Lam <[REDACTED]>
Sent: Friday, December 17, 2021 1:44 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Marcus Lam [REDACTED]>
Subject: 118 Olive St plans

EXTERNAL SENDER

Hi Sean,

It's been a little while. I hope this finds you well! Marcus and I are writing in support of the plans for 118 Olive St. Similar to us, the Reichert family have two young children and we understand the need to upgrade the once weekend bungalow homes on our street to meet the needs of modern families. Especially when the Bay Area is experiencing an unprecedented housing crunch.

Let us know if we can be of assistance. We would have loved positive support during our building process, so however we can help we'd like to.

Thanks & Happy Holidays!
Celeste & Marcus Lam

From: Christie Boskovich <[REDACTED]>
Sent: Monday, December 20, 2021 7:24 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Mark Boskovich <[REDACTED]>
Subject: Letter of Support for 118 Olive St Project

EXTERNAL SENDER

Hi Sean,

Hope you are well. Unrelated to our project, Mark and I just wanted to let you know we are fully supportive of Meredith and Thomas Reichert's remodel plan. They have reached out to us personally to let us know their plan and we think it will be an excellent upgrade for our neighborhood. It makes a very efficient use of space. We believe they are balancing their family's needs with the needs of the neighborhood very well and we hope their plans get approved. If you have any questions for us, please let us know.

Thank you!

Christie and Mark Boskovich

From: Mark De Mattei <[REDACTED]>

Sent: Monday, December 20, 2021 1:27 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Cc: Jay Plett <[REDACTED]>; Thomas Reichert <[REDACTED]>; Zachary De Mattei <[REDACTED]>

Subject: Reichert residence olive street

EXTERNAL SENDER

Hi Sean ,

We own the home at 129 olive which is directly across the street from the Reichert proposed project. I am e mailing you regarding my support of the Reichert residence project . I have reviewed the design and story poles . I feel this is a positive addition to the Neighborhood .

Kind Regards

Mark

Mark De Mattei
President



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

Town of Los Gatos Planning Department

December 17, 2021

Attention Sean Mullin.

Re: 118 Olive St. Los Gatos, CA 95030

Dear Mr. Mullin

As neighbors of the property at 118 Olive Street, we are very concerned about the following cumulative issues with the proposed project:

Olive Street may be the narrowest street in the town. As such, parking, emergency access and daily traffic is an ongoing challenge. This project does nothing to help the issue as it appears to have a substandard length driveway, a one car garage with the impractical solution for secondary parking via a below grade car lift. Since this is a blank slate there is no arguable reason why an improvement such as a two car garage (detached or attached) is not attainable.

Another distinct character of Olive Street is that it has the smallest lots of any street in Town. The proposed home is 308sf over the allowed floor area ratio of approximately 1,369sf which does not include the garage or below ground living and storage of 1,195sf for a total of 2,872sf. This is a large home by any standard and it is excessively out of proportion to this small lot of only 3,680sf. Additionally, there are requests for reduced setbacks from 15 to 10 feet in the front and from 5 to 3 feet on the west. We see no mitigating circumstances that necessitate such impositions on the neighbors when this will be a newly constructed house without inherent limitations.

The height of this house and the request for reduced setbacks further magnifies the intrusion on a very narrow street and small lots. It will effectively create a wall that is 28 feet tall, only 3 feet from the adjacent neighbor completely blocking out all view and significantly diminishing the natural light from the entry, living room, kitchen, dining, master and backyard (see shadow study) of 120 Olive Street. It will also tower over the home at 116 Olive St. and the balance of the neighbors across the street. Additionally, this may be more noticeable as there is no orange netting depicting the East elevation of the exterior walls for the mid-level.

The street elevations outlining height use 546 San Benito Avenue and 120 Olive Street as comparative examples is deceptive. The home at 546 San Benito Avenue shows a side elevation and was built on a lot that has approximately 9 feet of slope from corner to corner. The door and garage doors are depicted at street level when in fact they are below grade by several feet. The garage door for 120 Olive Street is inaccurately depicted and is also significantly below grade. The height of the proposed house should be proportionate to the neighborhood and consistent with the slope of the street.

Furthermore, the home at 546 San Benito Avenue was built within all (and more stringent corner lot) building setbacks - evidence that there is no need for the requested side and front set-back reductions of the proposed residence.

As with any neighborhood, privacy is a big concern. The proposed terrace off of the third level primary bedroom is an infringement on several neighbor's privacy. This is especially noticeable to the neighbors at 120 Olive Street due to the fact that they are requesting a reduction in setbacks from 5 to 3 feet and

it is located with a bird's eye view of the living areas. The three windows and door serving the terrace further encourage use and thereby affect privacy. Also, several homes across Olive St. will lose privacy as this looks directly into the front of their houses. Another privacy concern is the covered rear deck appears to be a few feet above grade which will allow a view over the good neighbor fences on all three sides.

Special circumstances surround this neighborhood that make construction excessively noisy, congested, inconvenient and potentially dangerous. The narrow street and small lot will make it extremely challenging to build a residence that requires a massive amount of excavation to incorporate a below grade living area of 1195 square feet. Concerns are many and include ground stabilization to the adjoining properties, vibration of heavy equipment use and digging causing damage. The use, delivery and staging of such large machinery preventing access to our residences, emergency vehicles, caretakers, gardeners, housekeepers or even deliveries for extended periods of time is not something any of us should contend with for months at a time.

Several instances of flat tires from construction debris, broken pavers from trucks turning around in driveways, damaged landscaping, daily littering, and constant parking on the sidewalk, in permit only spots or in red zones have occurred during the last two projects on Olive Street. To hopefully deter this from repeating itself during the proposed project, we would suggest that the town implement some sort of parking, staging, and delivery guidelines.

The majority of the homes on Olive Street are comprised of very distinctive, thoughtful styles. None of which are very vertical, modern, stucco homes with metal roofs. The sole home that the architect claims this home resembles has wood siding, a composition roof, and was originally a cottage style home with an open front porch. The style, mass, area and scale certainly do not match the adjacent neighbors as the architect's summary states. A more conforming home would suit the neighborhood. Thereby keeping it a neighborhood rather than a bunch of houses on the same street.

While it is understood that neighborhood input is not a requisite for applying to build a home in the Town of Los Gatos, it is encouraged by the Town Planning Department and is usually very productive. Unfortunately, this step was not implemented by the property owners and as such, the story poles were quite a surprise. Had an invitation to discuss the project been initiated, this letter would certainly be a lot briefer or maybe even unnecessary.

Sincerely,

The following neighbors:

1. Shelli Baker
Signature

12/17/21
Date

[REDACTED]
Address

2. [Signature]
Signature

12/19/21
Date

[REDACTED]
Address

3. [Signature]
Signature

12/19/21
Date

[REDACTED]
Address

4. James W. Cooper
Signature

12/22/21
Date

[REDACTED]
Address

5. Daniel J. Hunt
Signature

12/23/21
Date

[REDACTED]
Address

6. Lyn Woodford 12/27/21


Address

7. D. Rosenst 12/29/2021
Signature Date



Address

8. Annette McNeil 1/1/22
Signature Date



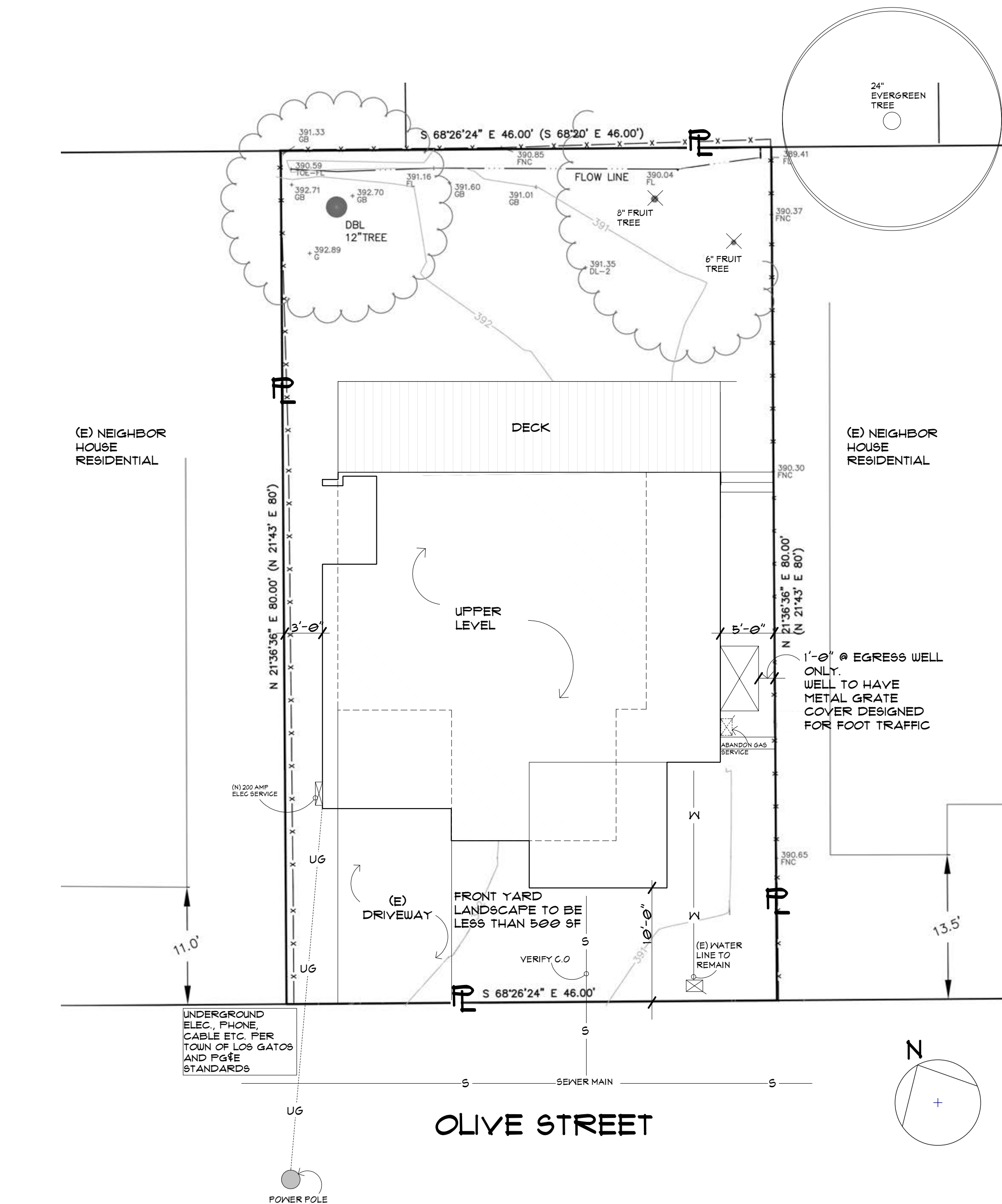
Address

9. _____
Signature Date

Address

10. _____
Signature Date

Address



SITE PLAN

1/8" = 1'-0"

ABBREVIATION & SYMBOL LEGEND

- (E) EXISTING
- (P) PROPOSED
- FY9B FRONT YARD SET BACK
- RY9B REAR YARD SET BACK
- SY9B SIDE YARD SET BACK
- G— GAS LINE
- P— PROPERTY LINE
- PP— POWER POLE
- OH— OVERHEAD ELEC LINE
- S— SEWER LINE
- W— WATER LINE

THE HOUSE IS TO BE EQUIPPED WITH FIRE SPRINKLERS

SITE NOTES:

- NO GRADING PROPOSED
- (E) SITE DRAINAGE PATTERNS TO REMAIN UNCHANGED
- (N) DOWNSPOUTS W/ SPLASH BLOCKS TO DIVERT RUNOFF ONTO VEGETATED AREAS

TREE PROTECTION MEASURES WILL BE INSTALLED AROUND ALL PROTECTED TREES AS REQ'D BY SECTION 23.10.1005

NOTE: NO UTILITIES VISIBLE FROM STREET INCLUDING HB'S

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

THIS RESIDENCE WILL COMPLY WITH THE TOWNS ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.020 AND 6.120.020.

PROJECT DESCRIPTION

THE NEIGHBORHOOD IS IN A TRANSITION OF RENEWAL AND COMPRISED OF VARYING ARCHITECTURAL STYLES. THE PROJECT WILL BE A NEW DWELLING COMPOSED OF TRADITIONAL AMERICAN FORMS BLENDING AMICABLY INTO IT'S ECLECTIC NEIGHBORHOOD. THIS HOME DESIGN IS APPROPRIATE FOR THE NEIGHBORHOOD- IN MANY WAYS ITS FORM RESEMBLING THE 2 STOREY RIGHT NEXT TO IT AT 120 OLIVE.

SITE PARTICULARS

SITE IS NON-CONFORMING IN BOTH AREA AND DIMENSION
APN: 410 15 022
ZONING: RI-D
AVG SLOPE: 4%
SITE AREA: 3680 SF
FAR HOUSE: 0.372
ALLOWED FLOOR AREA: 1369 SF
REQUIRED SETBACKS: FRONT= 15', REAR= 20', SIDE'S= 5'

OWNERS

THOMAS & MEREDITH REICHERT
118 OLIVE STREET, LOS GATOS, CA 95030
PH: 858 449 4536
EMAIL: THOMASMICHAELREICHERT@GMAIL.COM

AREA SUMMARY

MAIN LEVEL	896 SF
UPSTAIRS LEVEL	781 SF
TOTAL FLOOR AREA	1677 SF
BELOW GROUND LIVING	896 SF
BELOW GROUND STORAGE	299 SF
GARAGE	299 SF

TABLE OF CONTENTS

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CA-1 TOWN AND FIRE CONDITIONS OF PROJECT APPROVAL
A-1.1 NEIGHBORHOOD PLAN
A-2 FLOOR PLANS / ROOF PLAN
A-3 SECTION / ALT. BASEMENT PLAN
A-4 ELEVATIONS
A-5 SHADOW STUDY
C1.0 thru C4.0- CIVIL

Print date :

09.23.21
09.01.21
06.15.21
04.26.21

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

REICHERT HOME
REMODEL & ADDITION
118 OLIVE
APN: 410 15 022

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Revisions :

PRELIM
PLAN CK
PRICING SET
CONST. SET

Scale :

Date :

Sheet

A-1
EXHIBIT 11

TOWN OF LOS GATOS PARKS AND PUBLIC WORKS COMMISSIONS	
	STAFF TECHNICAL REVIEW Engineering Department Request # 16_0021 Date 16_01_2021
ITEM 2:	118 Olive Street; APN: 410-152-023 Architecture and Site Application S-21-013 Request for a Conditional Use Permit for a second story addition to an existing SF 900 to exceed FAR with reduced setbacks in project zoned R-10. PROPERTY CONTACT: Rachel Krasner McNeel/ADA APPLICANT: Jay Pelt
PROJECT PLANNER:	Sean Mullin
LAST REVIEWED:	August 17, 2021
<u>POTENTIAL COMMENTS:</u>	
1)	Relocate the existing water meter outside of the Olive Street right-of-way per Condition 1 of the title plan.
<u>DEBATE CONSIDERATIONS:</u>	
TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS: (Engineering Division)	
1)	GENERAL: All public improvements shall be made according to the latest adopted Town of Los Gatos Parks, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The applicant public right-of-way shall be kept clear of all debris, 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 debris 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 jobsite 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 work. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in full compliance with the latest reviewed and approved design standards. Any changes or modifications to the approved plans or conditions of approval shall be approved by the Engineering Division of the Parks and Public Works Department.
2)	CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (CONSTRUCTION PLAN REQUIREMENTS) of the Town's Engineering Design Standards, which are approved for download from the Town's website.
Parks and Public Works Department 2000 Appleton Circle 414 Mills Ave., Los Gatos, CA 95030 95071 www.losgatos.org www.facebook.com/losgatos	

[illegible]

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS COMMENTS

a) PRECONSTRUCTION MEETING: Prior to issuance of any building permits or construction of any site work, the general contractor shall:

- Along with the Town Engineer, meet with the Town Engineer to coordinate the project conditions of approval, working hours, site maintenance and other project conditions.
- acknowledge in writing that they have read and understand the project conditions of approval and agree to comply with the project conditions of approval. The project conditions of approval will self permit to commencing any work, and that a copy of the project conditions of approval will be posted to the site at all times during the project.

b) DEMOLITION: Within 60 days of the Development Review Committee approval action being final (i.e. after the 30 day appeal period and no requested appeals being submitted to the Town and Property Owner shall be required to demolish any existing structures and/or structures which prohibits the recording of a Certificate of Compliance until the end of the two year period. The Town Engineer shall be required to inspect and approve all demolition structures which cross lot/property lines in the 2nd Property Owner successfully obtaining a Certificate of Compliance. The Town Engineer shall be required to inspect and approve all existing house and construction of a replacement house.

c) WATER: The existing water meter, currently located on the Old Coast Right-of-Way, shall be removed and replaced with a new meter, directly behind the public right-of-way line. The Owner shall repair and replace to existing Town standards any portion of the water line that is damaged or replaced by the Town Engineer. The Town Engineer to the issuance of a Certificate

d) SLOPE: The Town Engineer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent sidewalks shall be replaced to existing Town standards. The Town Engineer shall design and install, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, lines, graffiti, etc. Any concrete identified that is displaying a crack, spalling, or other structural damage shall be replaced to existing Town standards, additional compensation shall be allowed therefor. 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.

e) CURB AND GUTTER REPAIR: The Owner 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 curbs and gutters shall be replaced to existing Town standards. The Town Engineer shall design and install, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, lines, graffiti, etc. Any concrete identified that is displaying a crack, spalling, or other structural damage shall be replaced to existing Town standards, additional compensation shall be allowed therefor. 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.

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TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS COMMISSION

Improvements must be completed and accepted by the Town before a Certificate of Completion is issued.

CONSTRUCTION VEHICLE PARKING: Construction vehicles 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.

ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be provided at least 72 hours prior to the start of construction. The notification shall include dates and hours of operation, the location of the project, and the anticipated duration of the project.

CONSTRUCTION SCHEDULE: Construction shall not occur during the morning or evening peak periods (between 7:00 A.M. and 9:30 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 start of construction, the contractor shall submit a written schedule to the Town Building Department and Engineering Division Inspectors to advise a traffic control plan for the project. The schedule shall include the start and end times of construction activities on the project site. This may include, but is not limited to provisions for the Town to place signs, cones, and other traffic control devices in the area. The contractor shall be responsible for all activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover of trucks loading soil, sand and other materials shall be required.

CONSTRUCTION HOURS: All site improvements or construction activities, including the delivery of construction materials, laborers, waste equipment, loading and unloading of materials shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 4:00 p.m. Saturdays. The contractor shall submit a written schedule to the Town Building Department. The schedule shall provide written notice twenty-four (24) hours in advance of modified construction hours. Construction hours shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 4:00 p.m. Saturdays. Construction, alteration or repair activities shall be allowed. Construction hours shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 4:00 p.m. Saturdays. Construction, alteration or repair activities shall be allowed. Construction hours shall be limited to the hours of 8:00 a.m. to 6:00 p.m. and 9:00 a.m. to 4:00 p.m. Saturdays. Construction, alteration or repair activities shall be allowed.

CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any building permits, the Owner's design consultant shall submit a construction management plan sheet to the Town Building Department. The plan sheet shall include a site map, a site plan, a Project Schedule, site security fencing, construction staging area, materials storage area, and a list of construction activities. The plan sheet shall be submitted to the Town's Construction Management Plan Guidelines document for additional review.

MAINTENANCE ACCESS: Prior to the issuance of any building permits, the Owner shall provide maintenance access improvements for the Town of Los Gatos to ensure, continuous access,

and approve. The Engineering Division of the Parks and Public Works Department shall prepare the final plans and specifications for the project.

BEST MANAGEMENT PRACTICES (BMPs). The Engineer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are followed during construction activities. BMPs shall include:

- a) All areas that have been graded or disturbed and for all material, equipment and vehicles entering or exiting the site;
- b) Construction activities shall be planned at the end of each working day. Failure to comply with this requirement BMP will result in the issuance of correction notices, citations, or stop work orders.

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 surfaces.
- c) Direct road runoff to vegetated areas.
- d) Avoid grading or soil preparation on the driveway, at a minimum.
- e) Use landscaping to best management.

UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater or cause hazardous materials to be discharged from any facility in any manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to, oil, paint, solvents, acids, alkalies, petroleum products, cooling systems, boilers, grease, cleaning, equipment cleaning or vehicle washing fluids.

LANDSCAPING: In finalizing the landscape plan for the bioretention area(s), it is required that the landscape plan include a planting schedule. Planting schedules for plants similar to those of the plants listed to use in bioretention areas in Appendix A of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVUPPP) C.3 Stormwater Management Plan shall be included.

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 used and/or the use of the construction site. All portions of the job site where the ground is exposed to wind-blown dust shall be watered or covered as deemed necessary by the Town, at a minimum of three times daily, or apply from 100 to 200 gallons per acre on all unpaved access roads, parking areas, and staging areas. Watering shall be done on-site or off-site.

The project's watering schedule shall be based on the amount of blowing dust that is expected to occur. Watering shall be cleaned by street sweeping and watering. The watering schedule shall be based on the amount of blowing dust that is expected to occur. Watering associated with on-site construction activity shall take place between the start and end of the construction activity. Watering shall be applied to the surface to minimize the effects of blowing dust. All public streets closed or littered due to this construction activity shall be cleaned and swept within a 48-hour time frame following the workweek to

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TOWN OF LOS ANGELES
PARKS AND PUBLIC WORKS COMMENTS

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 sand, aggregate, or other loose debris shall be covered.

29) **IRREGULARITY:** To limit the project's construction-related dust and criteria pollutant emissions, the use of dry earthwork activities is prohibited. The contractor shall be recommended basic construction measures to limit the project's grading plan, and proposed activities shall be limited to the following:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be covered with a minimum of 1/4 inch of dry, otherwise wet, soil.
- b) All haul trucks designated for removal of excavated soil and demolition debris from the site shall be staged off-site until materials are ready for immediate loading and removal from the site.
- c) All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
- d) As practicable, all haul trucks and larger construction equipment shall be staged in areas that are not adjacent to the public right-of-way.
- e) All vehicle mud or dirt track-out onto adjacent public roads shall be removed using wet sweep or vacuum street sweepers at least once per day, or as deemed appropriate by Town staff.
- f) The use of dry earthwork activities is prohibited. A portable water pump and track-out device is also recommended to minimize mud and dirt track-out onto adjacent public roads.
- g) All vehicle speeds on unpaved roads must be limited to 15 miles per hour.
- h) All vehicles shall be equipped with a minimum of 1500 lbs of water in their tanks. If a building grass pad is laid out as soon as possible after grading unless contact or soil binders are applied.
- i) Post a publicly visible sign with the telephone number and person to contact for all grading regarding dust complaints. This person shall respond and take corrective action within 24 hours of the complaint. The sign shall include the phone number and name to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 1-800-441-1515 after the 1:00 PM, 10/20/2018 deadline.
- j) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
- k) Vegetative ground cover (e.g., fast germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

30) **CONSTRUCTION ACTIVITIES:** All construction shall conform to the latest requirements of the California Building Code, the California Fire Code, the California Electrical Code, and New Development and Redevelopment, the Town's grading and erosion control manual, and the Town's erosion control manual. The contractor shall be responsible for obtaining all permits required by the Town Engineer when undertaking construction activities.

TOWN OF LOS ANGELES

Parks and Public Works Department * Engineering Division * 2100 Main Ave., Los Angeles, CA 90020

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS COMMISSIONS

31 SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains shall be allowed. Any storm drain (public or private) directly discharged to public storm systems shall be lined/enclosed with appropriate "NO DISCHARGE TO PUBLIC" NPSID required language. Use the (discharge) system for all projects that include one of the alternatives included in section 2.3 of the Municipal Regional Stormwater NPSID. These include storm water water use as cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are used, they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility may be located off the adjacent property 5 and 10 feet from the adjacent property and/or right-way (line) if the responsible engineer in charge provide a stamped and signed letter that addresses infiltration and erosion control, stormwater improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be affected by the stormwater treatment facility. The responsibility of Contractor to maintain adjacent, downstream or down slope property shall be 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. No silt, concrete and other construction debris SHALL NOT be washed into the Town's stormwater.

32 GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently maintained to ensure that personnel do not do at all times during working hours. The Owner's representative shall be responsible for ensuring that all personnel are trained in good housekeeping practices according to this condition may result in penalties and/or the Town performing the work.

33 NEIGHBORHOOD COMMUNICATIONS/COMMUNICATION PLAN: Immediately upon approval of an encroachment permit, the Owner shall initiate a weekly neighborhood email notification to all property owners within the project status address. The email shall include a map of a bulletin board placed in a prominent location along the project perimeter.

COVERED TIE-INS: All tie-ins (connecting materials) to and from the shall be covered.

Consent:

Antistill Civil Engineer
Consent City Engineer
City of Los Gatos
408.395.3430

Parks and Public Works Commission | Engineering Department | 414 Main Ave., Los Gatos, CA 95030



CITY OF LOS ANGELES
STAFF TECHNICAL
REVIEW COMMITTEE

STAFF TECHNICAL REVIEW
PLANNING DIVISION
September 23, 2021

ITEM:

110 Hill Street
Architecture and Site Application 5-21-013

Requesting Approval for Demolition of an Existing Single-family residence and Construction of a New Single-family Residence to Exceed Floor Area Ratio Standards with Reduced Front and Side Yard Setbacks on Nonconforming: Property Zoned R-1D. APN 410-15-002.

PROPERTY OWNER: Thomas and Meredith Reichert
APPLICANT: Jay Pielt, Architect

PROJECT PLAN:

Sean Mullin
 Third Review

LAST REVIEWED: This Architecture and Site Application submittal is **INCOMPLETE** and requires resubmittal of plans and application materials to address deficiencies noted.

ENVIRONMENTAL: The project appears to be Categoricaly Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

MODIFICATIONS TO PLANS:

- 1) Sheet A-1.1. Update the floor area/FAR comparisons table to reflect the revised size of the project (see annotations).
- 2) Sheet A-2.
 - a) Dimension the depth of the proposed parking space within the garage.
 - b) The bay window at the office bedroom is not depicted on the front elevation on Sheet A-4.

GENERAL COMMENTS

- 1) This Architectural and Site Application is required to follow the Town's Height Pole and Netting Policy. Height poles and project identification signs will be required prior to the public notice of any pending approval.
- 2) Please resubmit plans per the above comments and resubmit to Planning with a compliance memorandum following the Town's online portal. As part of the resubmittal materials,

**TOWN OF LOS COTOS
STAFF TECHNICAL
REVIEW COMMENT**

please provide a transmittal sheet. The transmittal sheet must list number of items and the name of each of the item(s) that are being resubmitted.

5) **WILDO BEES (adjacent):** If new rippled landscape areas of 500 square feet or more are proposed with this or future Building Permits, the project will require submittal of a Landscape Documentation Package pursuant to the State's Water Efficient Landscape Ordinance (WELQ) prior to issuance of a Building Permit. This is a separate submittal from your Building Permit. A review deposit based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.

6) **Pursuant to the adopted fee schedule, in the event additional processing services by the Town are required due to changes, modifications, additions, omissions, or discrepancies caused by the applicant or his/her agents or representatives, the applicant shall pay an additional fee as determined by the Director of Community Development for each actual cost.**

7) **Pursuant to the adopted fee schedule, if the requested information from any of the Tech Review Staff is not submitted within 180 days of this meeting, the applicant will be required to pay a fee of 10% of the current application fee at the time the requested information is provided.** Any resubmittal after one year will be processed as a new application and subject to new fees.

8) **Pursuant to the adopted fee schedule, after three meetings, any additional review is required by the Technical Review Committee and/or DMC, there will not be an additional fee based on time and material cost.**

Please resubmit and provide a compliance memorandum showing how all of the deficiencies and general comments have been addressed. PLEASE NOTE THAT COMMENTS/DIFFERENCES LISTED ABOVE MAY NOT BE AN EXHAUSTIVE LIST OF ALL STAFF TECHNICAL REVIEW COMMENTS OR CONDITIONS

Seam R. Mullin, AICP
Associate Planner
5840 S. Los Arroyos Avenue
404-354-4823

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TOWN OF LOS GATOS
BUILDING DIVISION CONDITIONS OF APPROVAL

Page 2 of 3

ITEM 11

Live Above Street
Architecture and Engineering Station 5-213
11th Street Garage, August 9, 2021

START TECHNICAL REVIEW
Building Division
11th Street Garage

BUILDING DIVISION CONDITIONS OF APPROVAL

Requesting Approval for Demolition of an Existing Single-Sided Detached and Construction of a new two-story detached garage with a 10' x 10' attached garage, located at 11th Street and Side Yard Backsets on Nonconforming Property Zoned R-1D. APN 041-55-002-021

PROPERTY OWNER:
APPLICANT:
PROJECT MANAGER:

Thomas M. Meredith & Reichen
 Jay Pelt
 Sam Mullin

GENERAL COMMENTS:

1. A preliminary plan review has not been completed for this project under consideration by the Planning Commission or Town Council. Advisory Comments may be provided by the Building Division as part of a currency review. This preliminary Plan review will be part of the separate building permit application process. The Planning Commission and Advisory Planning Commission meetings have been obtained and the required approval has been issued. Items identified on the conditions of approval are for the applicant's information. The construction work can be commenced without an appropriate building permit.
2. One of the requirements of the code is to provide fencing for the property that all new homes and existing homes, including those with detached garages, shall have including pools and spas, and equestrian, clothes drying appliances, and other features for both interior and exterior applications. Please remove all references to gas appliances and add a note to the cover sheet of the plans stating that this requirement. This residence will comply with the town's all electric appliance, electric vehicle and energy storage system requirements in accordance with Town Planning Code 6.7.0.0.0 and 6.2.0.0.0.2.

DRAFT CONDITIONS:

1. TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:
 (Building Division)

2. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing single-family residence. A separate Building Division construction of the new single-family residence and attached garage. An additional Building Permit will be required for the PV system and solar panels on the existing detached garage.

3. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of 11/1/2020, including the California Building Standards Code, California Code of Regulations Title 24, Parts 1-2, including locally adopted Energy Codes.

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3. **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 permit application detailing how the Conditions of Approval will be addressed.
4. **BUILDING SITE NUMBERING:** Submit request for new building address to the Building Division prior to submitting for the building permit application process.
5. **SET OF PLANS:** Minimum 17" x 11" sheets.
6. **REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE:** Obtain a Building Department Demolition Permit. Demolition of the existing structure must be completed, all utilities obtained, and written confirmation from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Center with the Air District. In accordance with the Building Department Code, the applicant shall remove all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done until a written permit is obtained from the Town.
7. **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.
8. **SHOULDER:** Shoulder 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. A geotechnical engineer shall be retained and a geotechnical engineer licensed engineer shall be submitted to the CA/DNR/regulator.
9. **FOUNDATION INSPECTIONS:** A Foundation Inspection Report shall be prepared by a licensed or licensed engineer and shall conform to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and certified by a Licensed Engineer or Licensed Civil Engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - c. Foundation corner or corners
 - d. Retaining walls/locations and elevations
10. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance forms must be blue-lined in full on the construction plans, is directly printed.
11. **TOWN RESIDENTIAL ACCESSIBILITY STANDARDS:** New residential units shall be designed with accessibility features for single family residences per Town Resolution 1994-41.
 - a. Wood ramps (2" if permanent) shall be provided on all bathrooms and on water closets, showers, and bathrooms, include 3/4 inches from the floor to the center of the landing, including for the installation of grab bars if needed in the bath.
 - b. All passage doors shall be at least 32-inch wide over the accessible floor level.
 - c. The primary entrance to the building shall be a minimum of 36 inches wide including a 30 x 72 inch landing, no more than 1 inch of slope with the immediate interior floor level and with an 18-inch clearance at exterior entry.
12. **A door buzzer, bell or chime shall be hard-wired at primary entrance.**
13. **BACKSPLASH VALVE:** The new installation of a backsplash valve on the sanitary sewer backwater valve per Town Resolution 5.0.0.0.2. Provide information on the plans of a backwater valve is required and the location of the installation. The Town of Los Gatos

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Page 2

BUILDING DIVISION CONDITIONS OF APPROVAL

Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on the drainage piping serving fixtures that have floor level rises less than 12 inches above the existing floor level upstream manholes.

13. HAZARDOUS FIRE DUE: All projects in the Town of Los Gatos require Class A and assembly.

14. SPECIAL INSPECTIONS: When a special inspection is required by CAC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Division for approval prior to issuance of the Building Form. The Town special inspection forms must be completely filled-out and signed by all required parties prior to permit issuance. Special inspection forms are available from the Building Division Service Counter or online at www.legisinfo.ca.gov/building.

15. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page 10) is same as submitted drawings) shall be part of the permit application. A copy of the permit specification sheet is available at the Building Division Service Counter for a fee of \$2 or an eAC Blueprint for a fee or online at www.legisinfo.ca.gov/building.

16. APPROVALS REQUIRED: The project owner requires the following department and agencies approval before issuing a building permit:

- a. Community Development – Planning Division (408) 354-6874
- b. Engineering/Parks & Public Works Division (408) 359-5773
- c. Santa Clara County Fire Department (408) 378-6100
- d. West Valley Sanitation District (WVSD) (408) 402
- e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid record is required prior to permit issuance.

Robert Gray, CIO
Chief Building Official
Robert.Gray@cityoflosgatos.org

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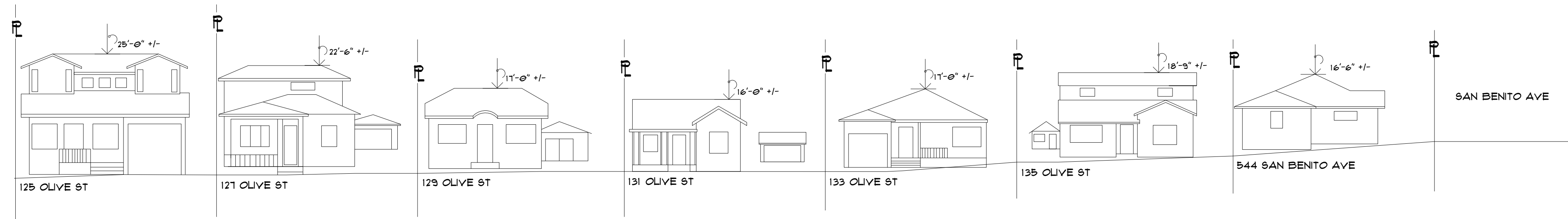
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This project shall comply with the following:																																																																																									
The California Fire Code (CFC), Building (CBFC), 2019 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.																																																																																									
The scope of this project includes the following:																																																																																									
Proposed new 3,177 SF two-story single-family residence with basement and attached garage.																																																																																									
Plan Status																																																																																									
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Plan Review Comments:																																																																																									
1. Review of the development proposal is limited to acceptability of the access, water supply and may include any additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review and department compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department applicable construction requirements. 2. Fire Sprinklers Required: As noted on the attached A-1, fire automatic residential fire sprinkler system shall be installed on all dwellings as follows: (1) In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,000 SF of building area, or when a new residence or by creation of an attached accessory dwelling unit, or in all new replacements and in existing buildings that are expanded by more than 50%, in all, to more than 10,000 square feet of building area; and one- and two-family dwellings are existing fire sprinkler systems. (2) One or more additions made to a building after January 1, 2011 that do not increase the building area to more than 10,000 square feet of building area and meet all access and water supply requirements of the California Fire Code. This project is categorized as a new dwelling according to the scope.																																																																																									
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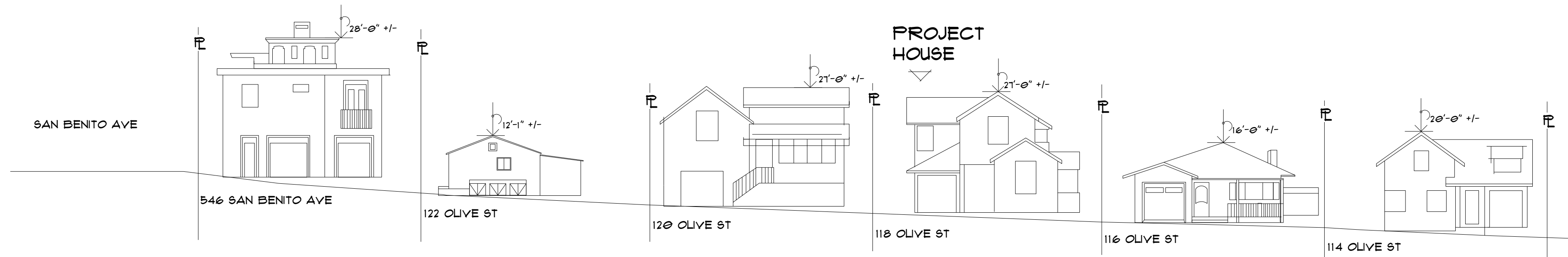
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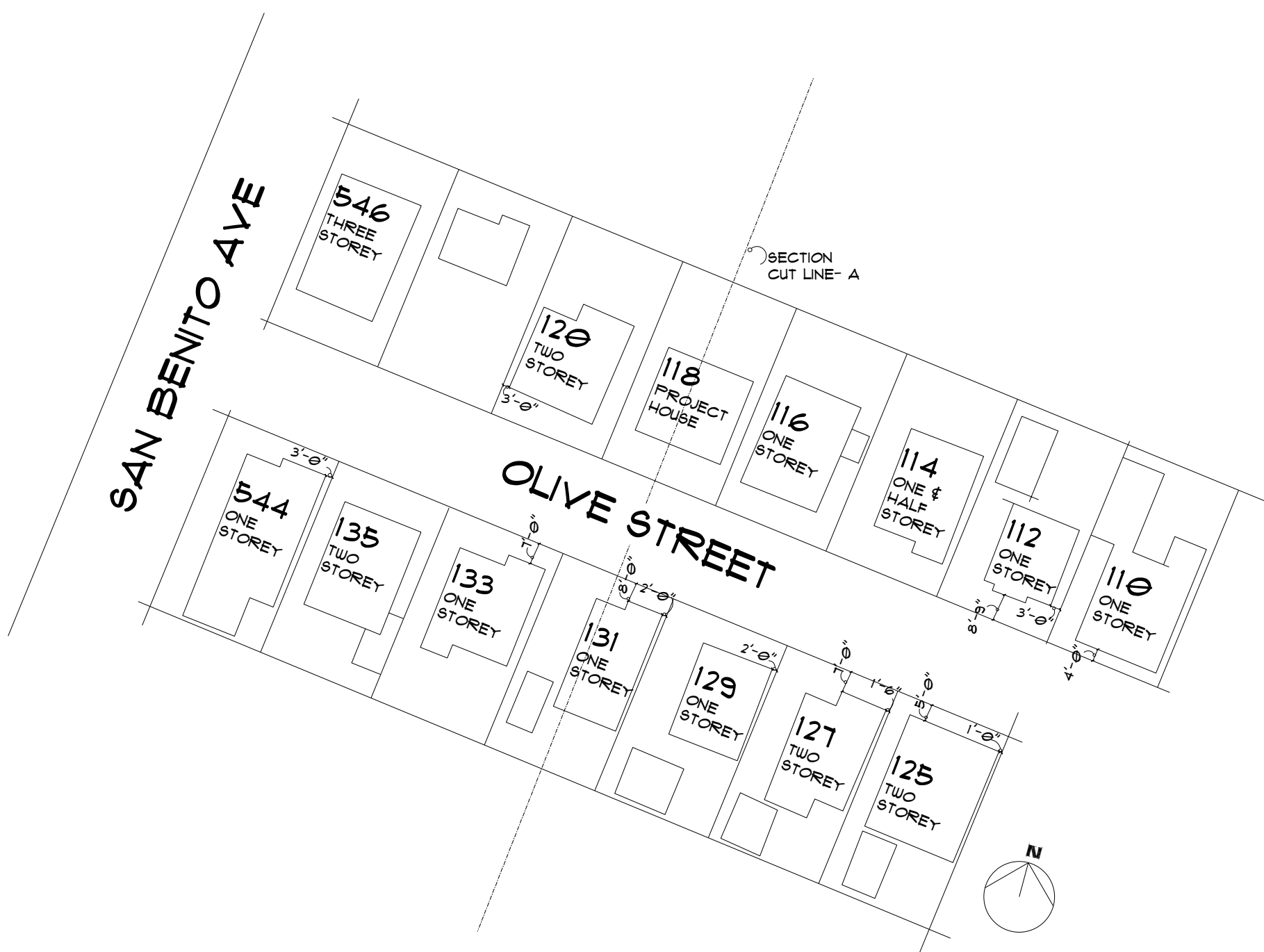
OLIVE STREET LOOKING ACROSS FROM PROJECT

1/16" = 1'-0"



OLIVE STREET LOOKING AT PROJECT

1/16" = 1'-0"



NEIGHBORHOOD PLAN

1" = 50'

FLOOR AREA/FAR COMPARISONS

ADDRESS	LOT SIZE	FLR AREA	ALLOWED/OVER FLR AREA	FAR HOUSE	GARAGE (SF)
114 OLIVE ST	3680	1311		0.356	220
116 OLIVE ST	3680	969		0.263	220
120 OLIVE ST	3680	1429	1369/60 SF	0.388	300
135 OLIVE ST	3542	*1699	1326/373 SF	**0.479	0
133 OLIVE ST	3542	975		0.375	190
131 OLIVE ST	3624	1125		0.310	215
129 OLIVE ST	3588	916		0.255	162
127 OLIVE ST	3588	1518	1340/178 SF	0.423(COMP. FAR)	300
546 SAN BENITO AVE	3680	*1767	1369/398 SF	**0.480	360

PROJECT HOUSE

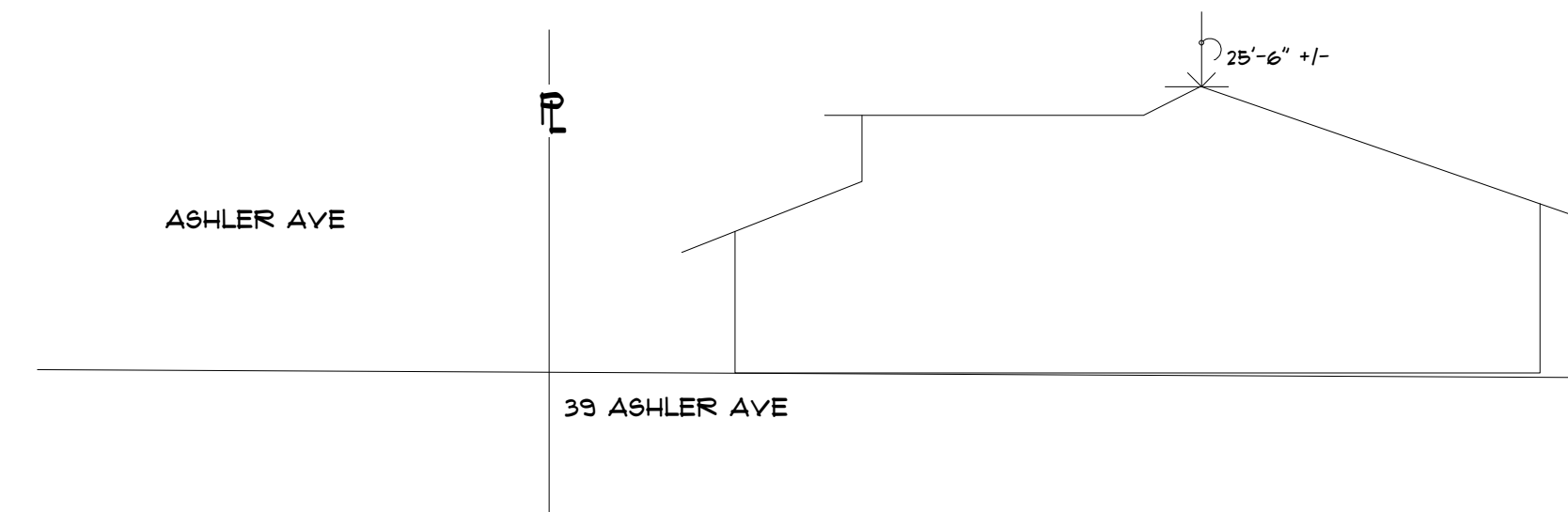
118 OLIVE ST	3680	1677	1369/308 SF	0.456	242
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ANALYSIS

*2 NEIGHBOR HOMES HAVE GREATER FLOOR AREA

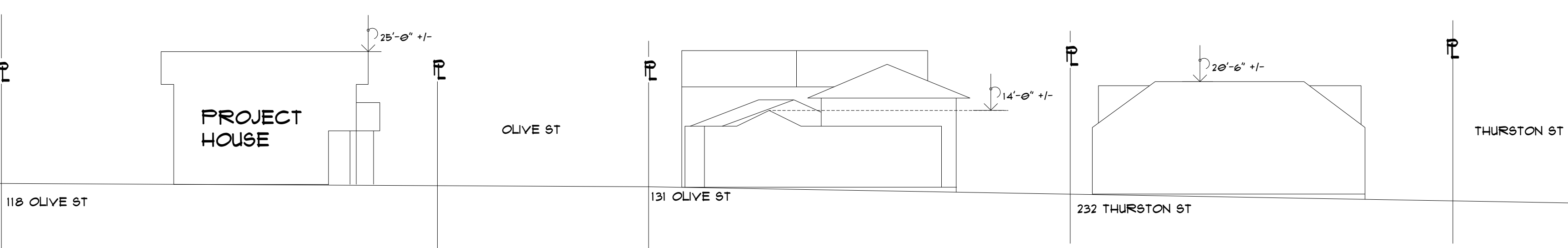
** 2 NEIGHBOR HOMES HAVE GREATER FAR

AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD



NEIGHBORHOOD SECTION-A

1/16" = 1'-0"



Print date :

09.23.21
06.15.21
04.26.21

JAY PLETT
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REICHERT HOME
REMODEL & ADDITION
118 OLIVE
APN: 410 15 022

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Revisions :

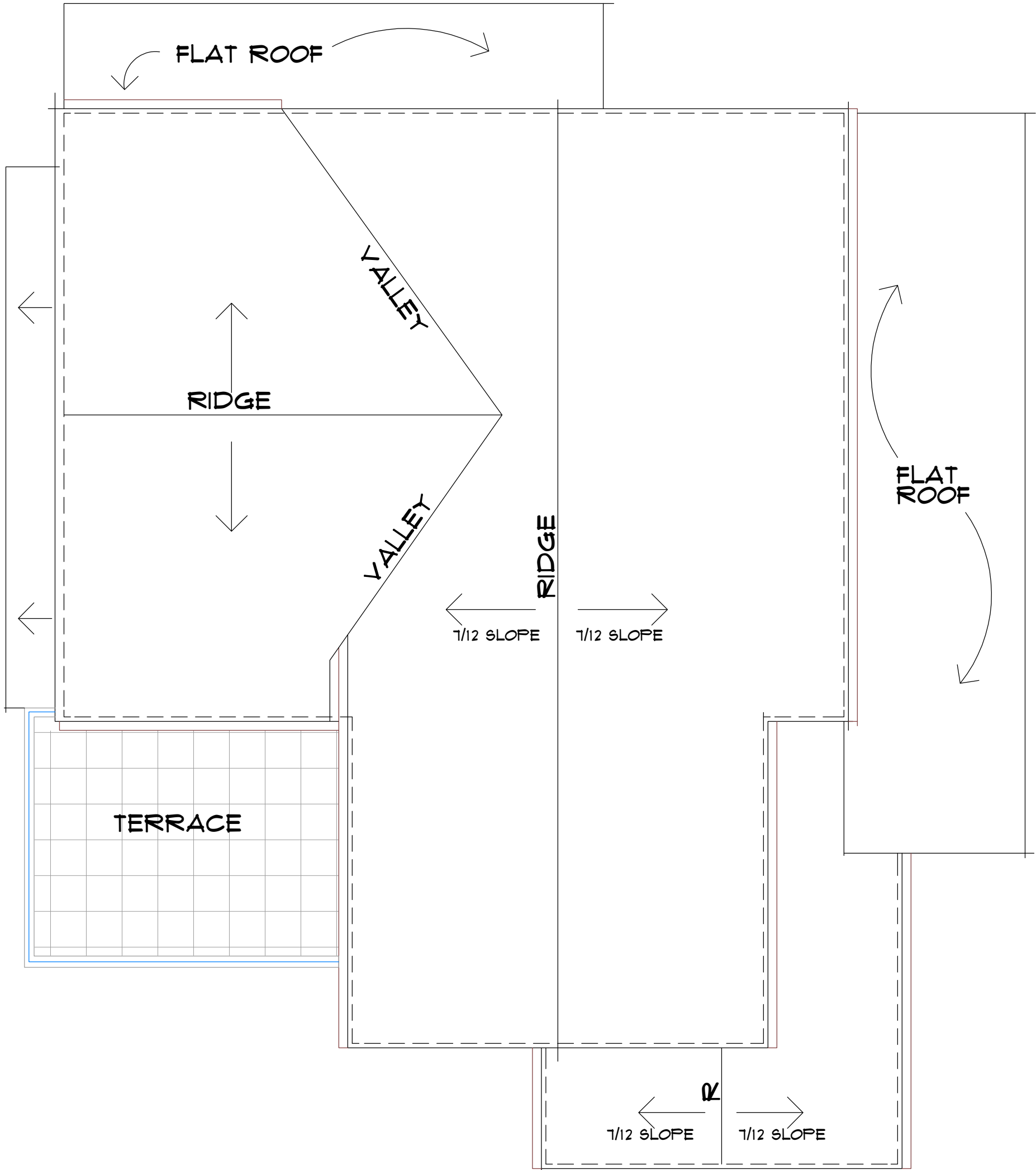
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Date :

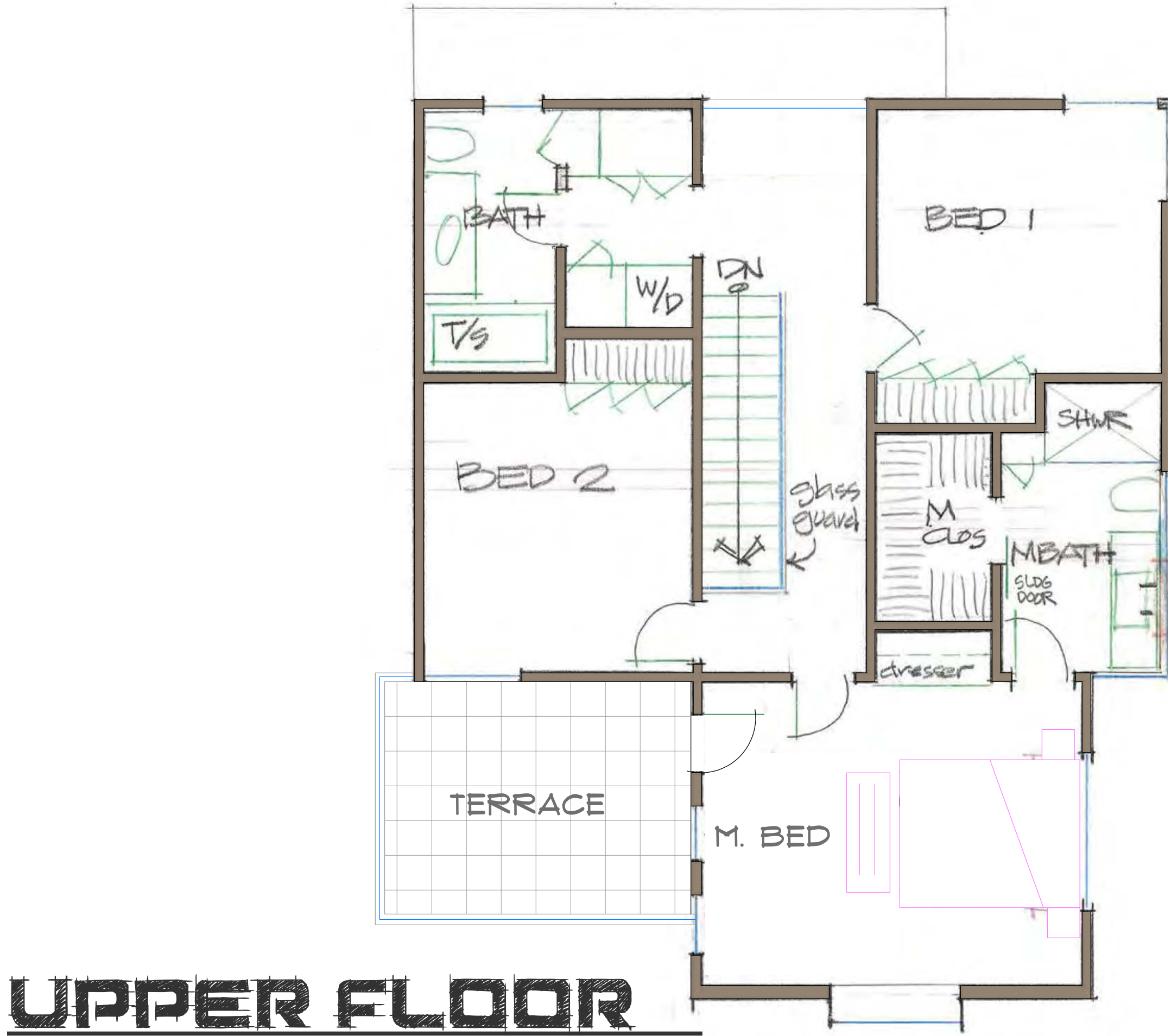
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A-1.1



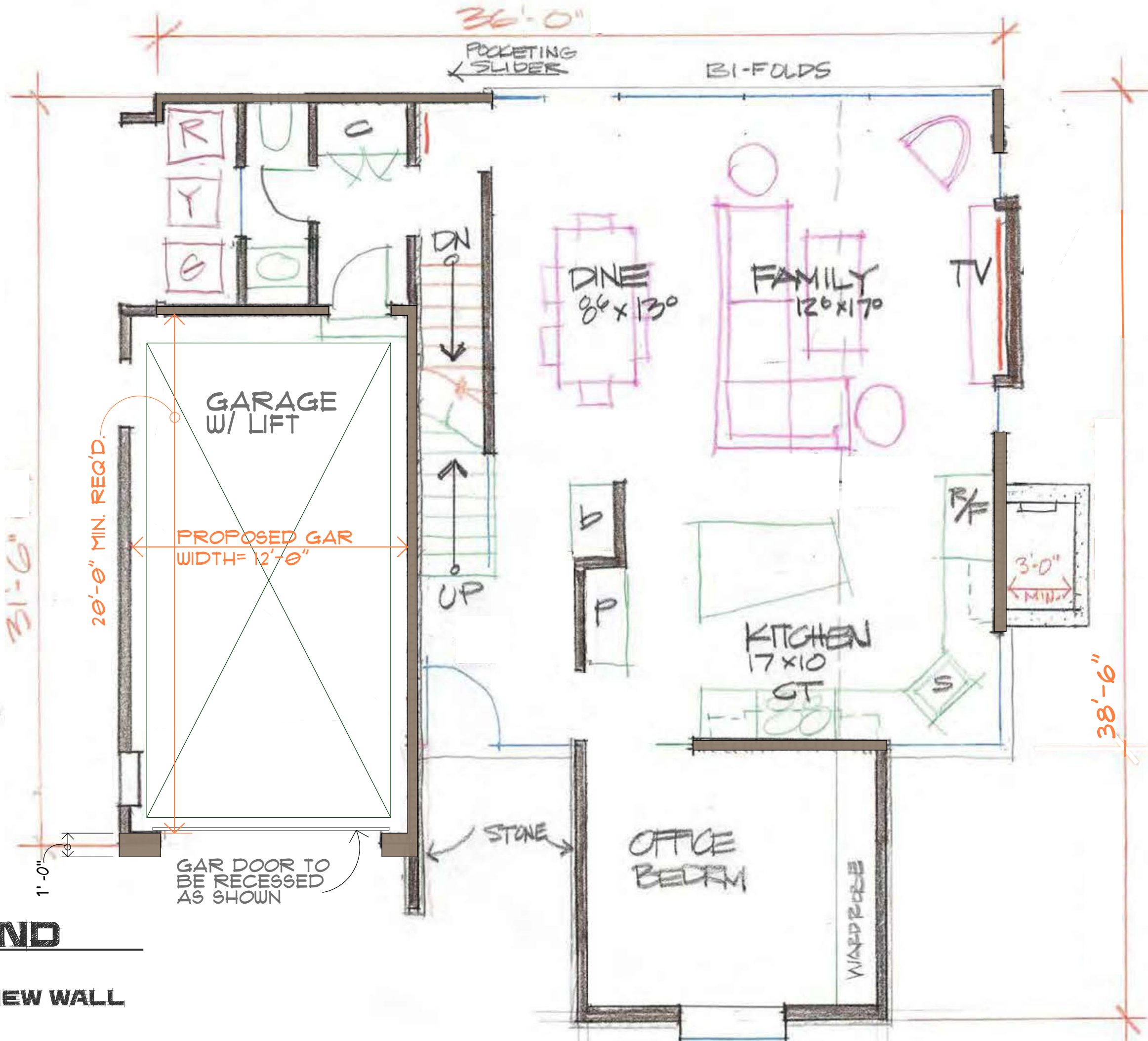
ROOF PLAN

1/4" = 1'-0"



UPPER FLOOR

1/4" = 1'-0"



LEGEND

NEW WALL

GROUND FLOOR

1/4" = 1'-0"

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09.01.21
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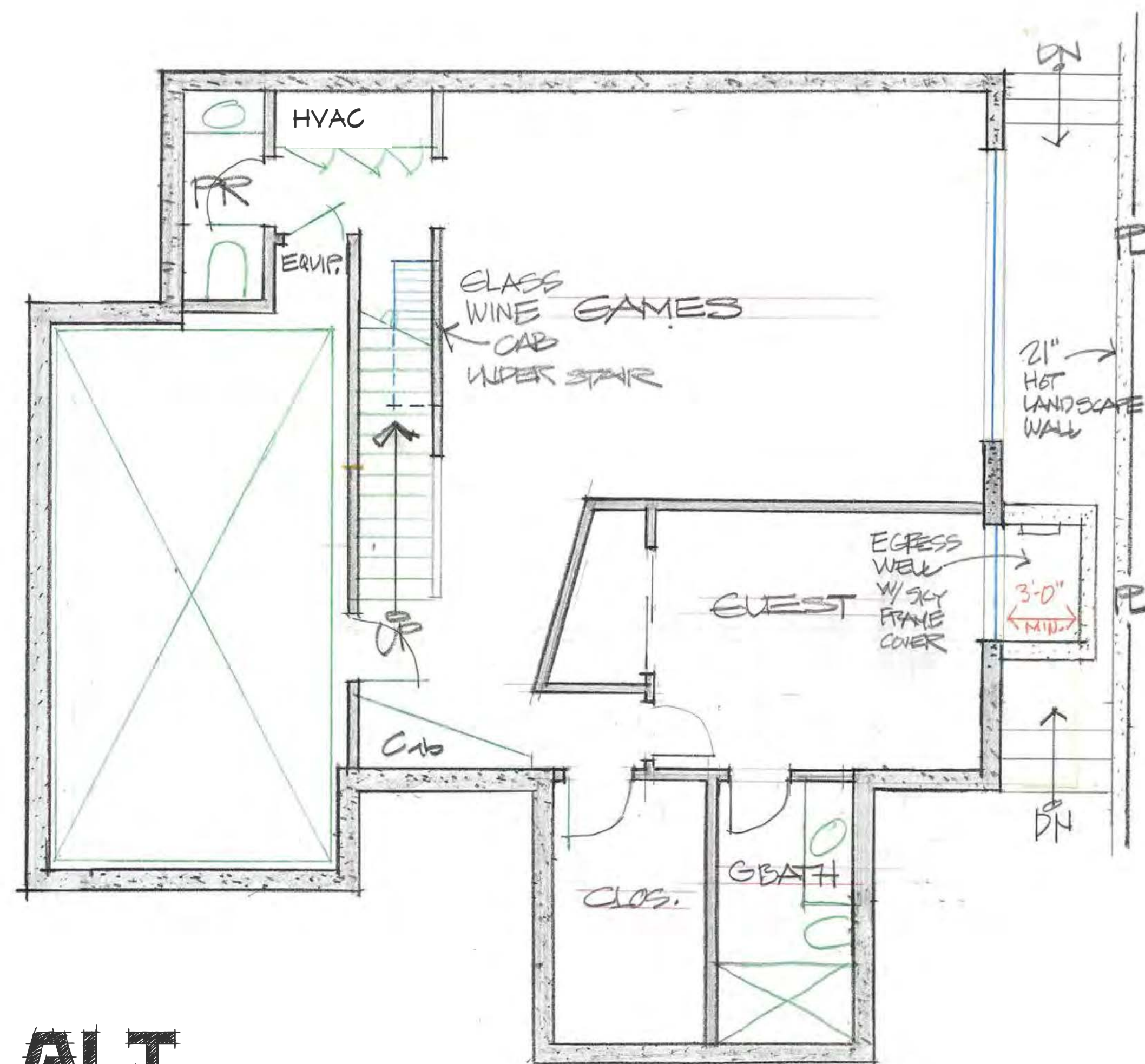
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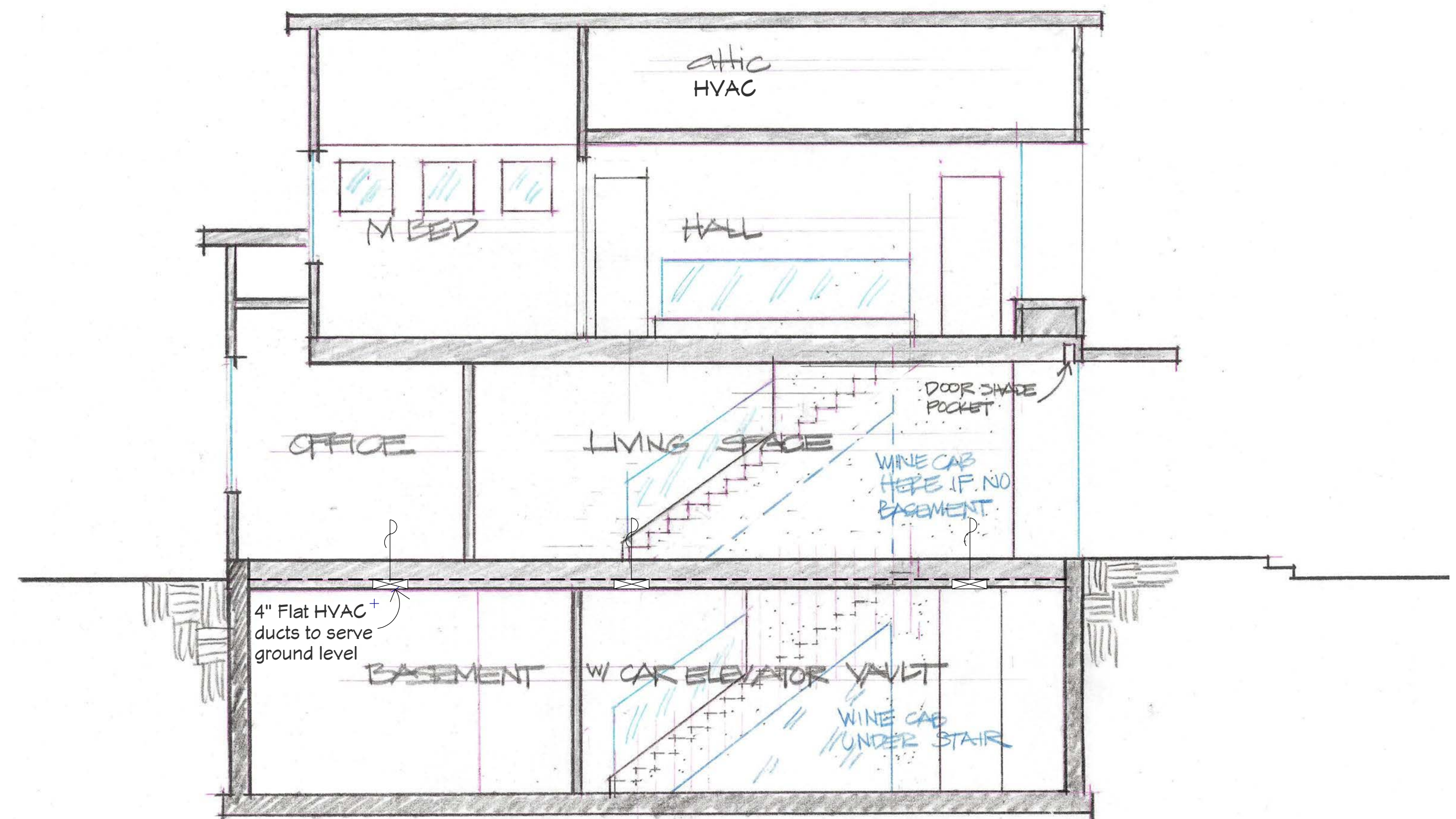
Date :

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A-2



**ALT.
BASEMENT**
1/4" = 1'-0"



SECTION
1/4" = 1'-0"

Print date :

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09.01.21
06.15.21
04.26.21

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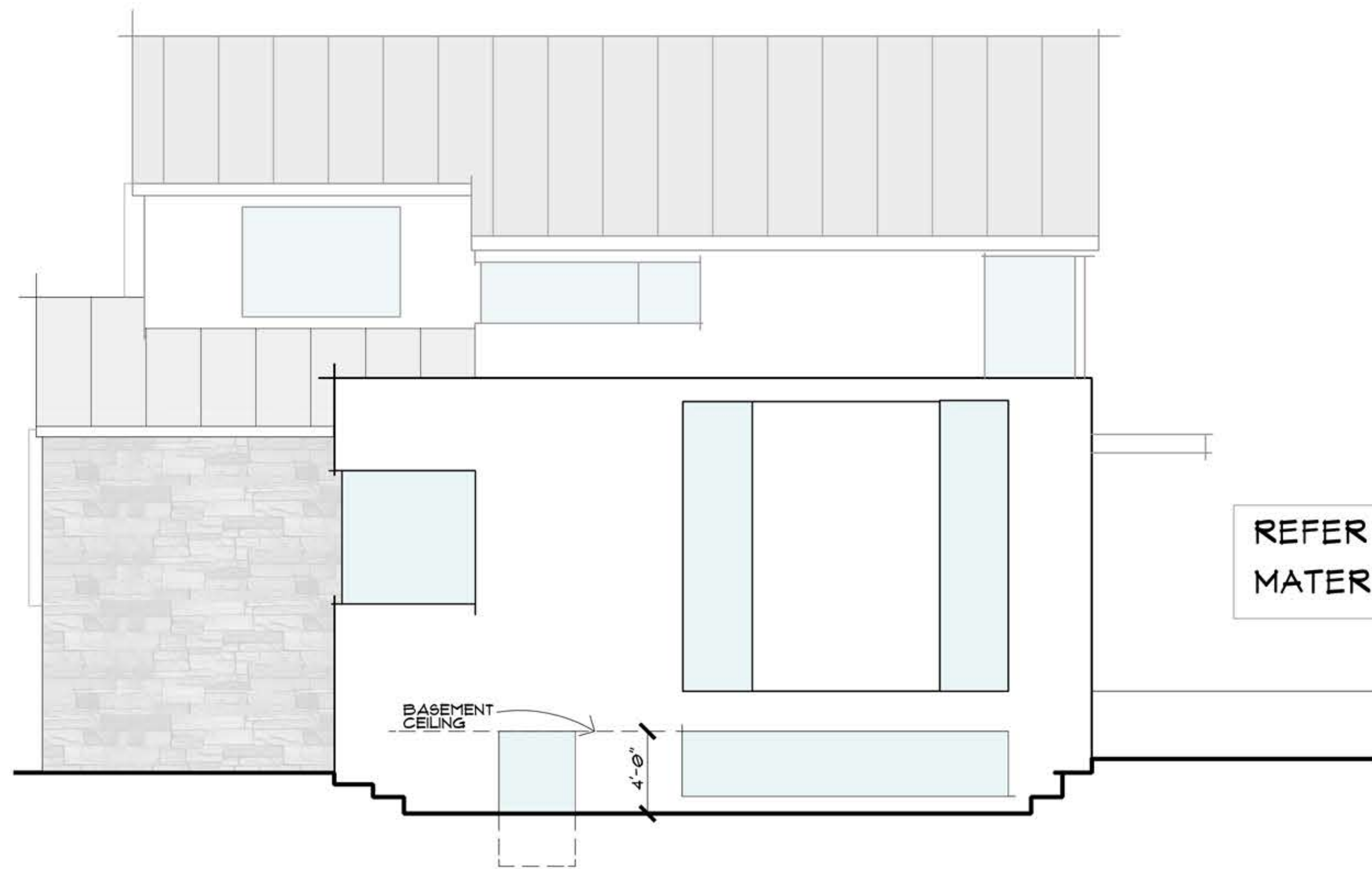
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PRICING SET ☐
CONST. SET ☐

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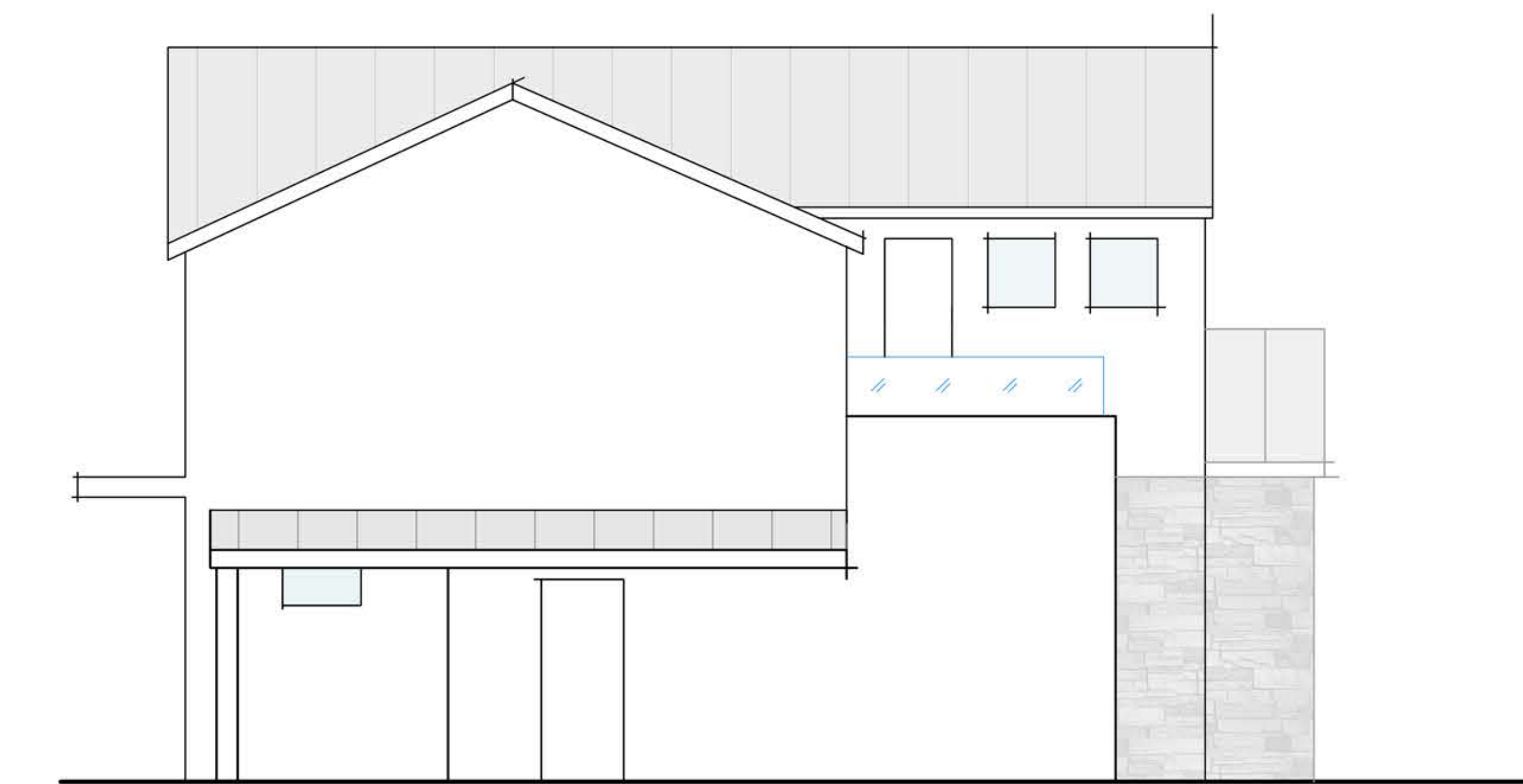
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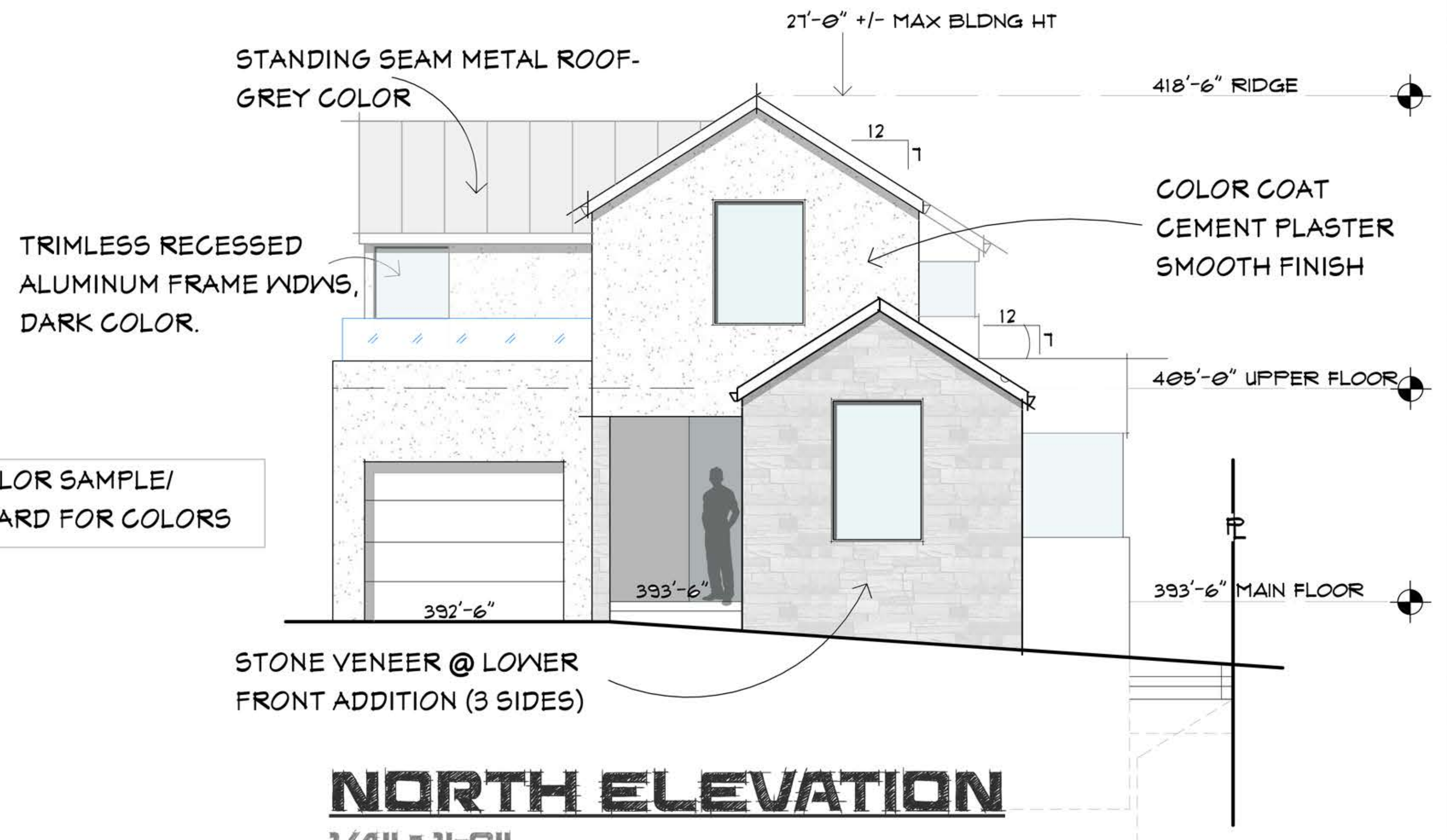
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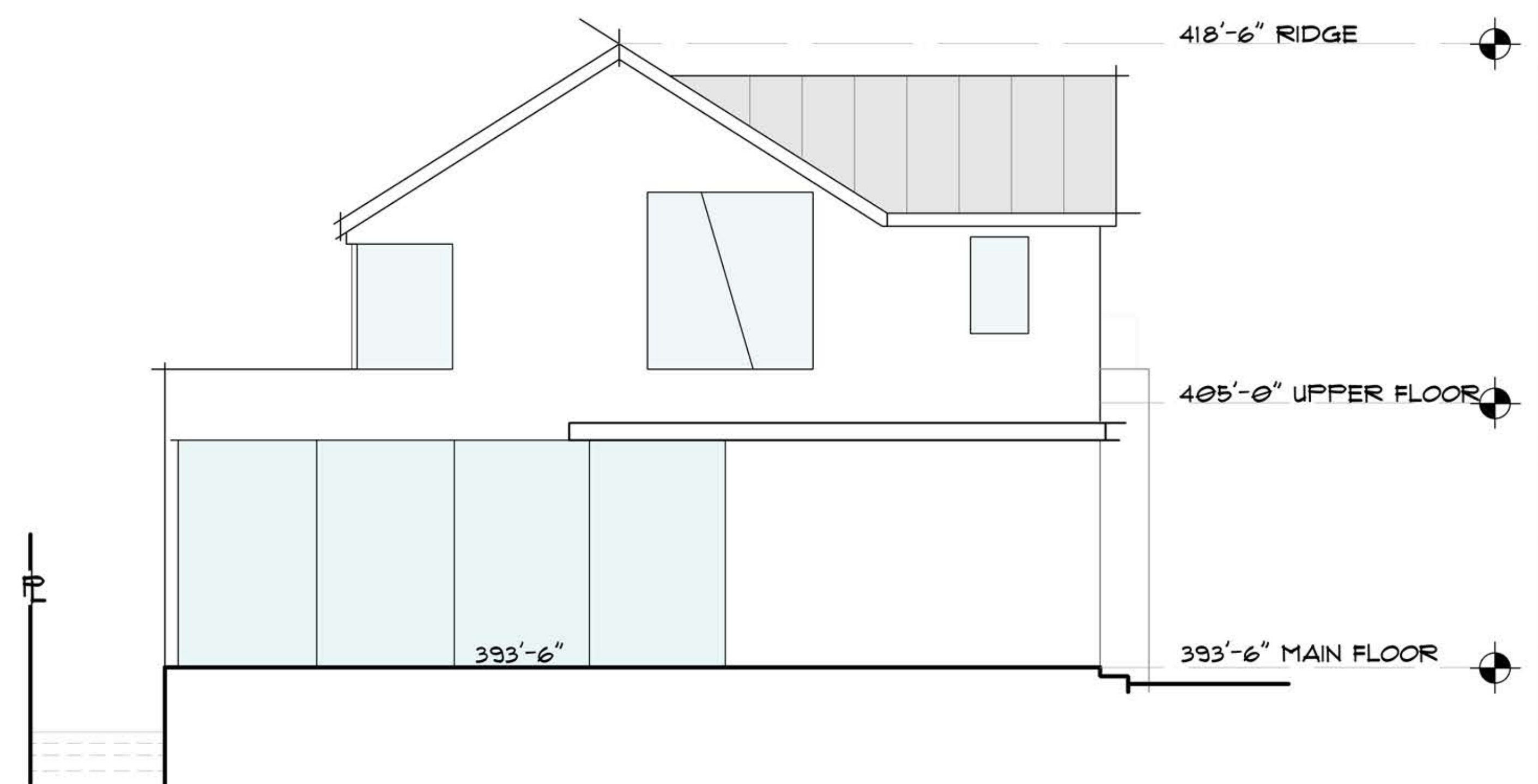
WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

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06.15.21
04.26.21

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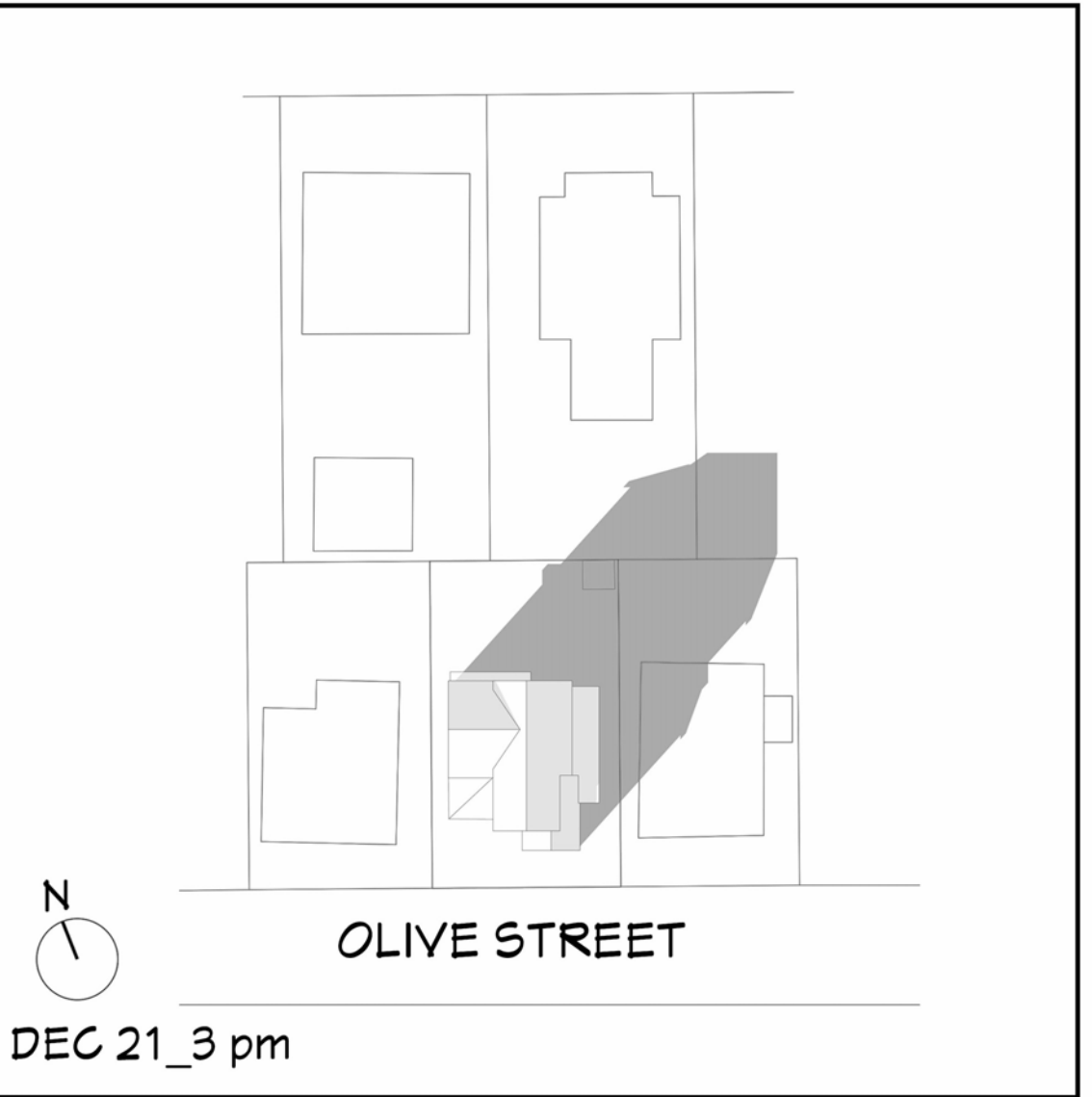
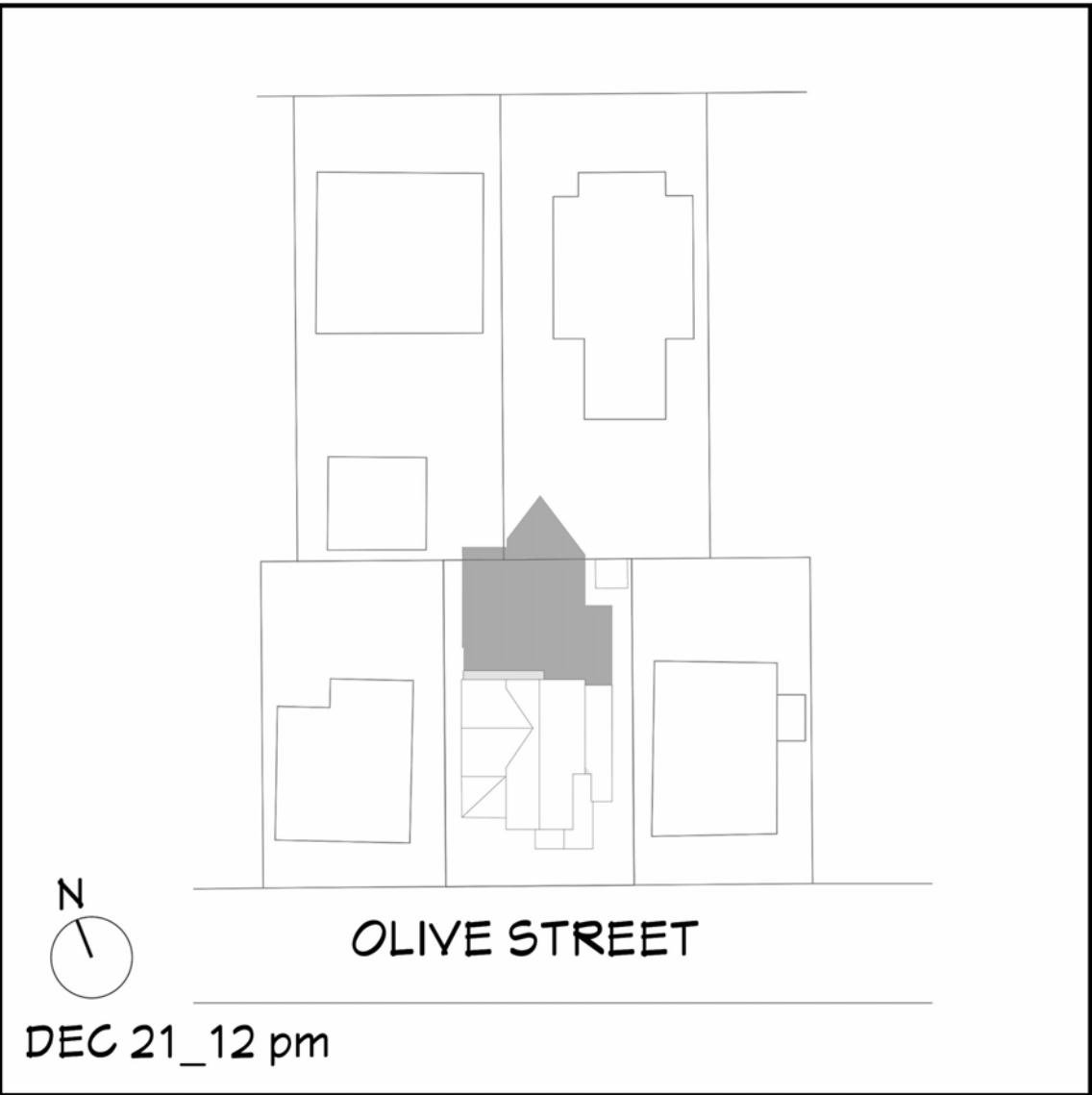
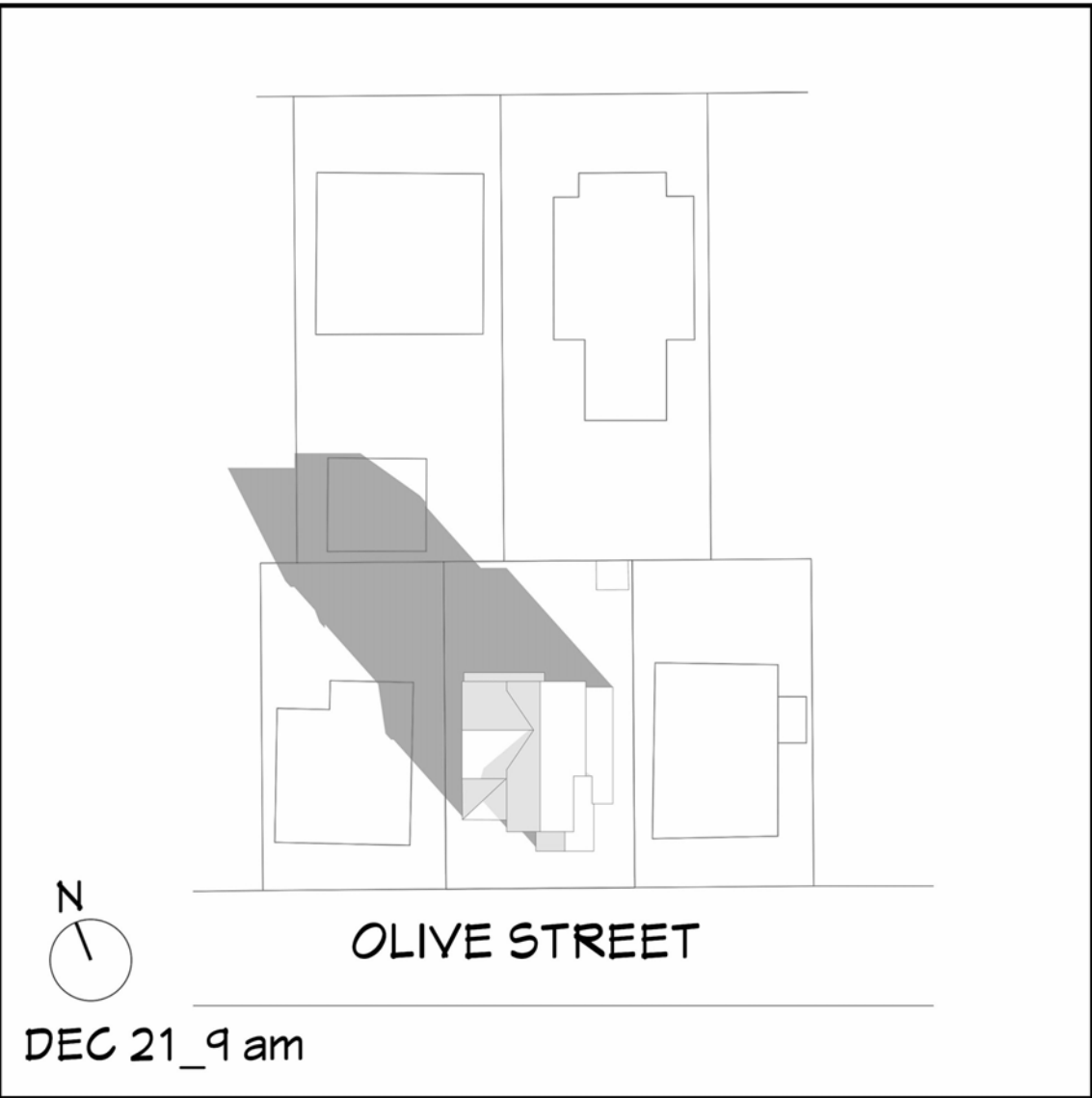
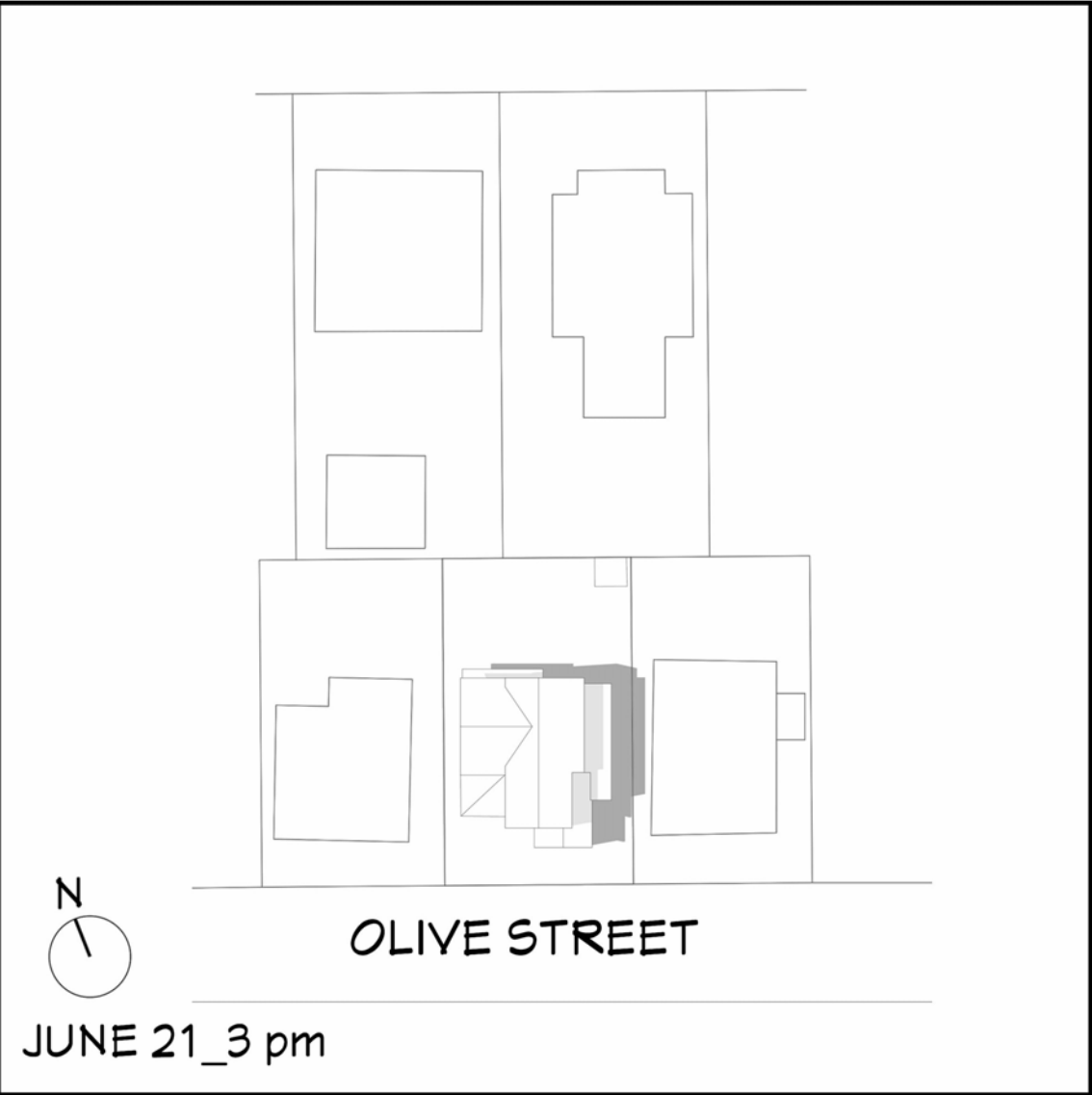
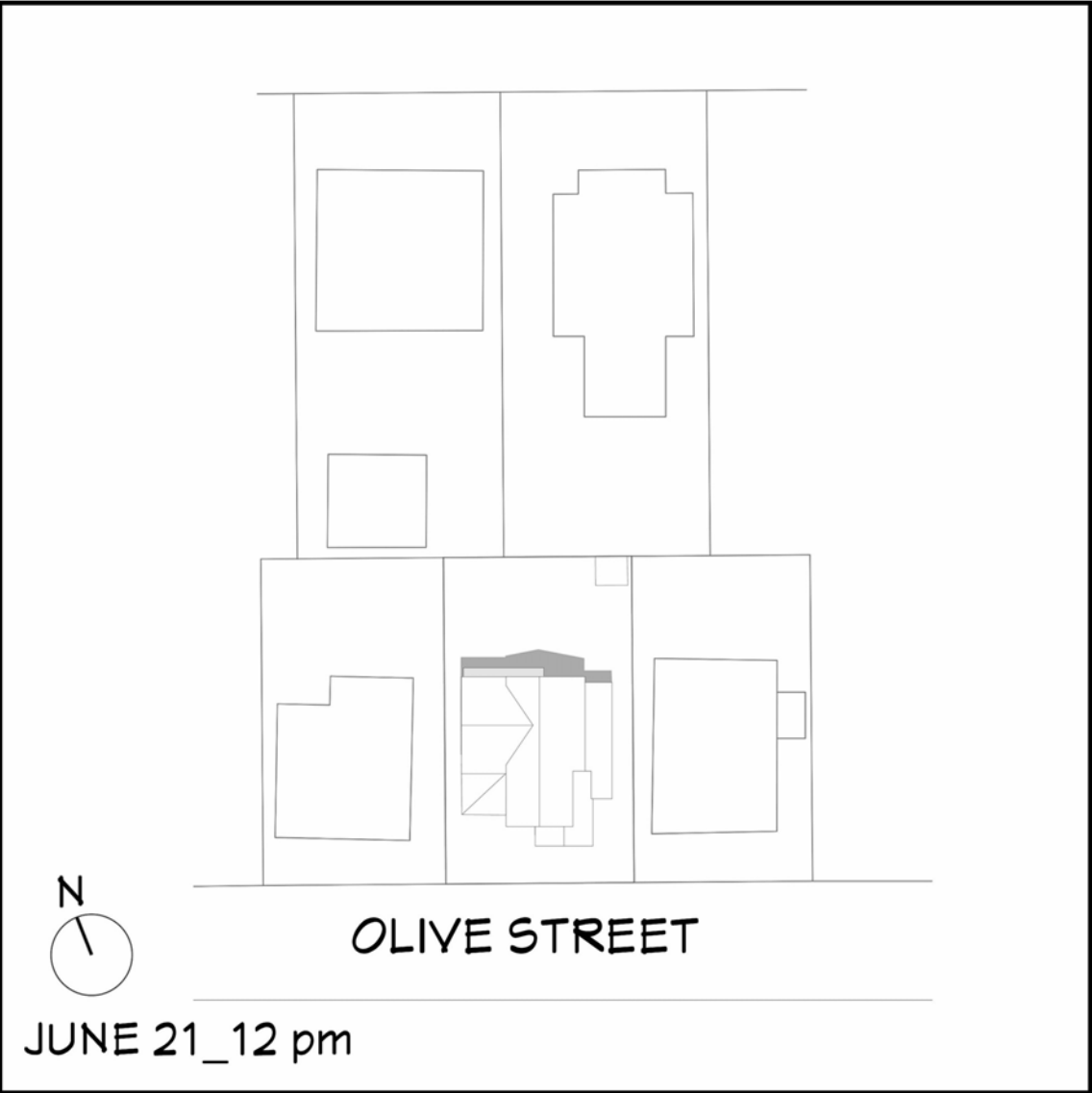
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Date :

Sheet

A-4



SHADOW STUDY
NOT TO SCALE

Print date :

09.23.21
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Revisions :

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CONST. SET ☐

Scale :

Date :

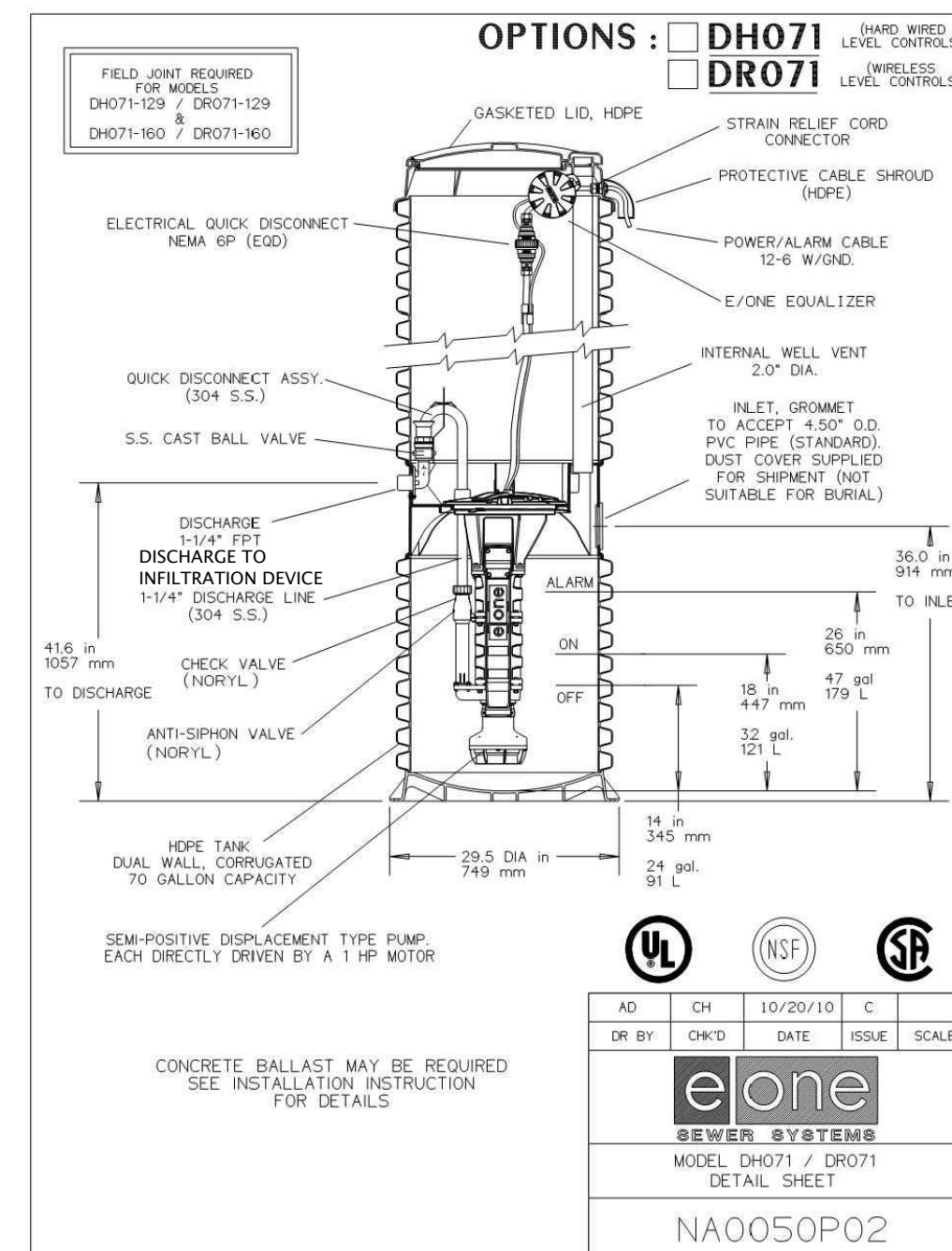
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A-5

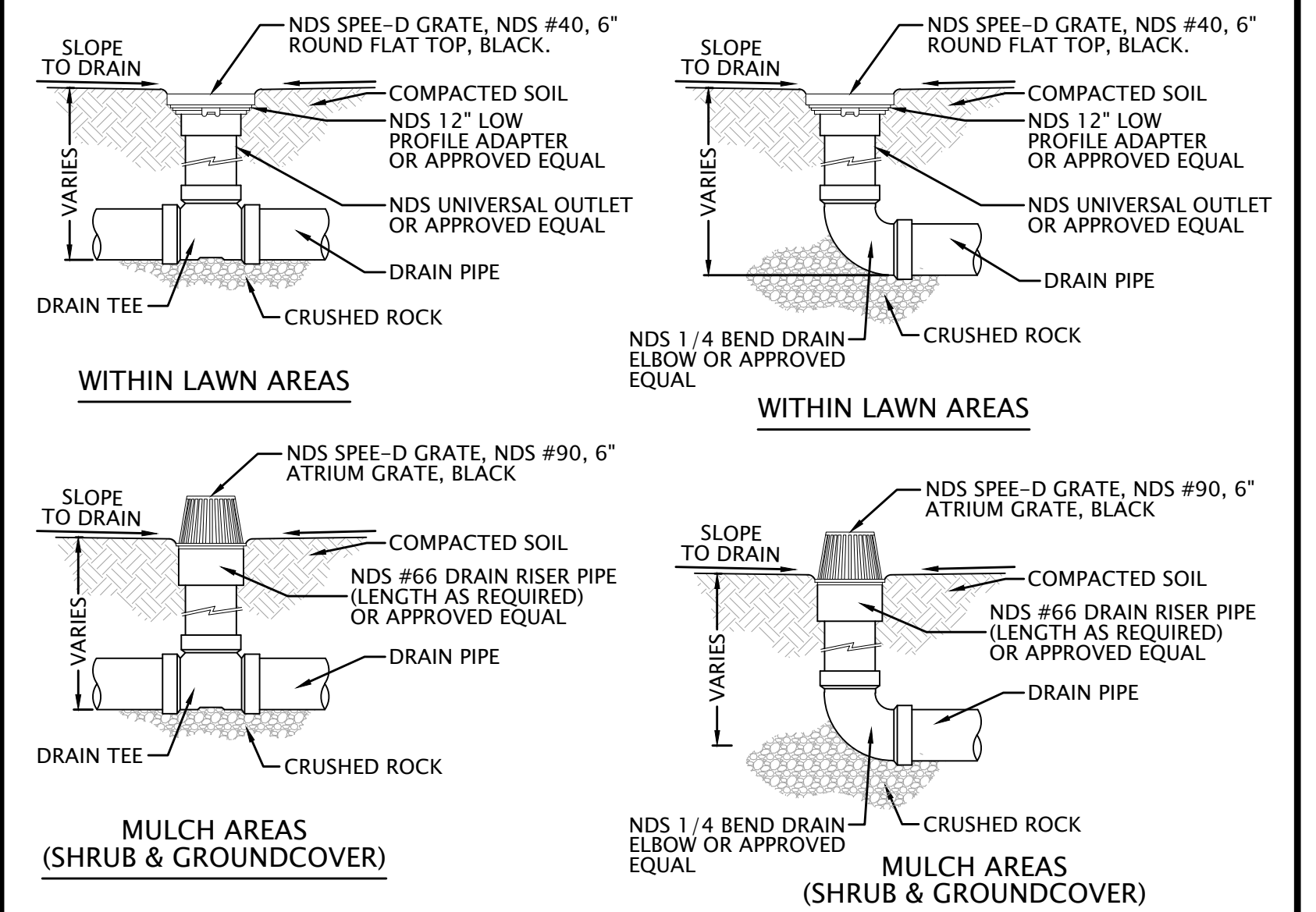
GENERAL NOTES

-

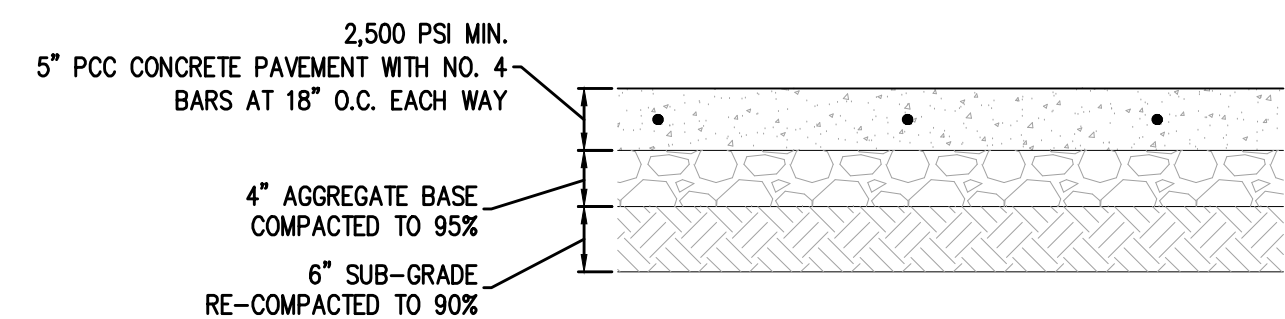
INFILTRATION DEVICE



PUMP STATION



6 AREA DRAIN

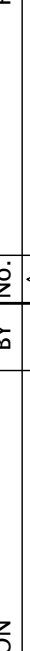


CONCRETE PAVEMENT SECTION

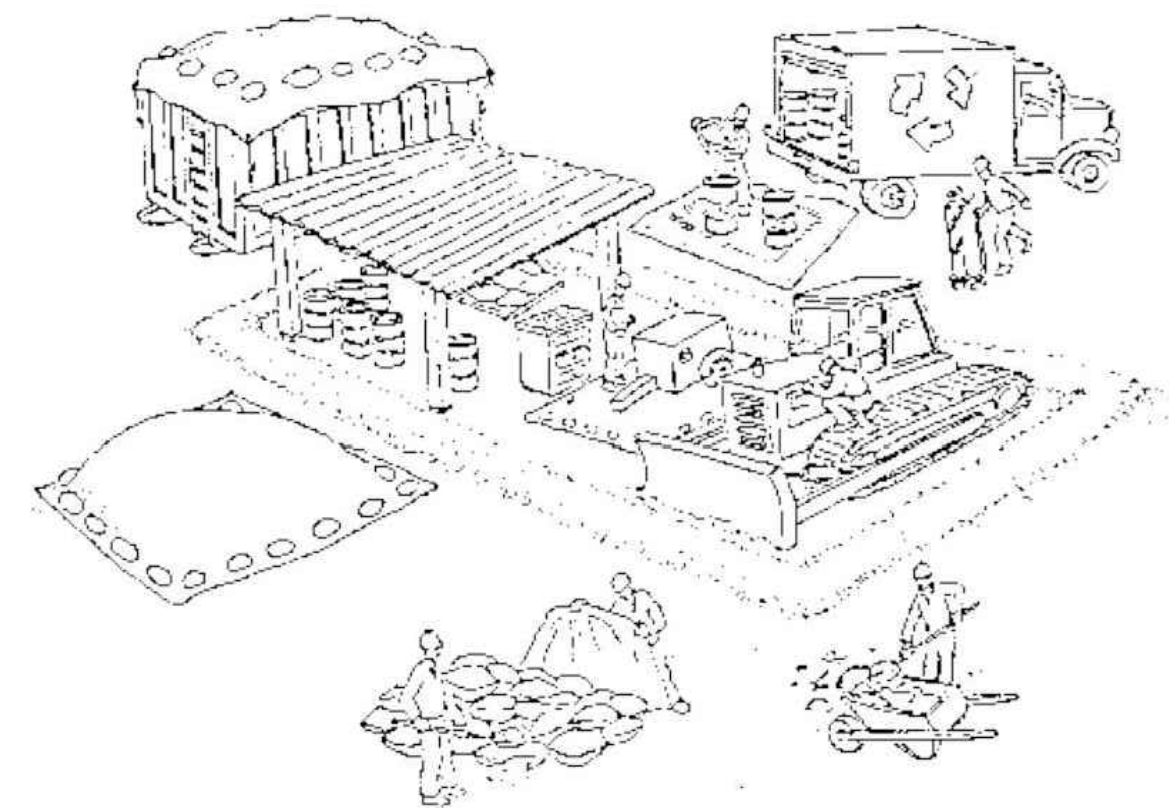


C1.0	COVER SHEET, DETAILS, & GENERAL NOTES	
C1.1	BEST MANAGEMENT PRACTICES	
C2.0	GRADING AND DRAINAGE PLAN	F
C3.0	EROSION CONTROL PLAN	
C4.0	TOPOGRAPHIC SITE SURVEY	D



COVER SHEET, DETAILS AND GENERAL NOTES				No. ☐ BY ☐ REVISION	
REICHERT ADDITION & REMODEL		CIVIL ENGINEERING • SURVEYING • LAND PLANNING		RESPONSE TO ENG. COMMENTS - 6/08/2021	
APN: 410-15-022		(408) 656 5917		RESPONSE TO ENG. COMMENTS - 9/14/2021	
118 OLIVE AVENUE		16185 Los Gatos Blvd., Suite 205			
LOS GATOS		Los Gatos, Ca 95032			
CALIFORNIA		GKMengineering.com			
DATE	9/23/2021				
SCALE	AS SHOWN				
DESIGNER	CM				
DRAFTER	GM				
JOB	A210614				
SHEET	C1.0				
OF	5	SHEETS			

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

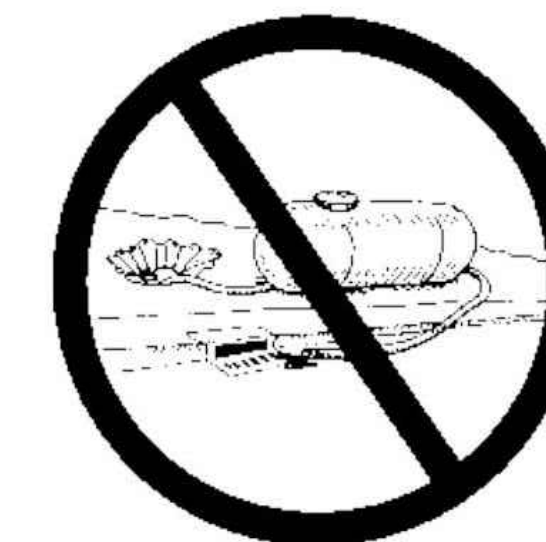
Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



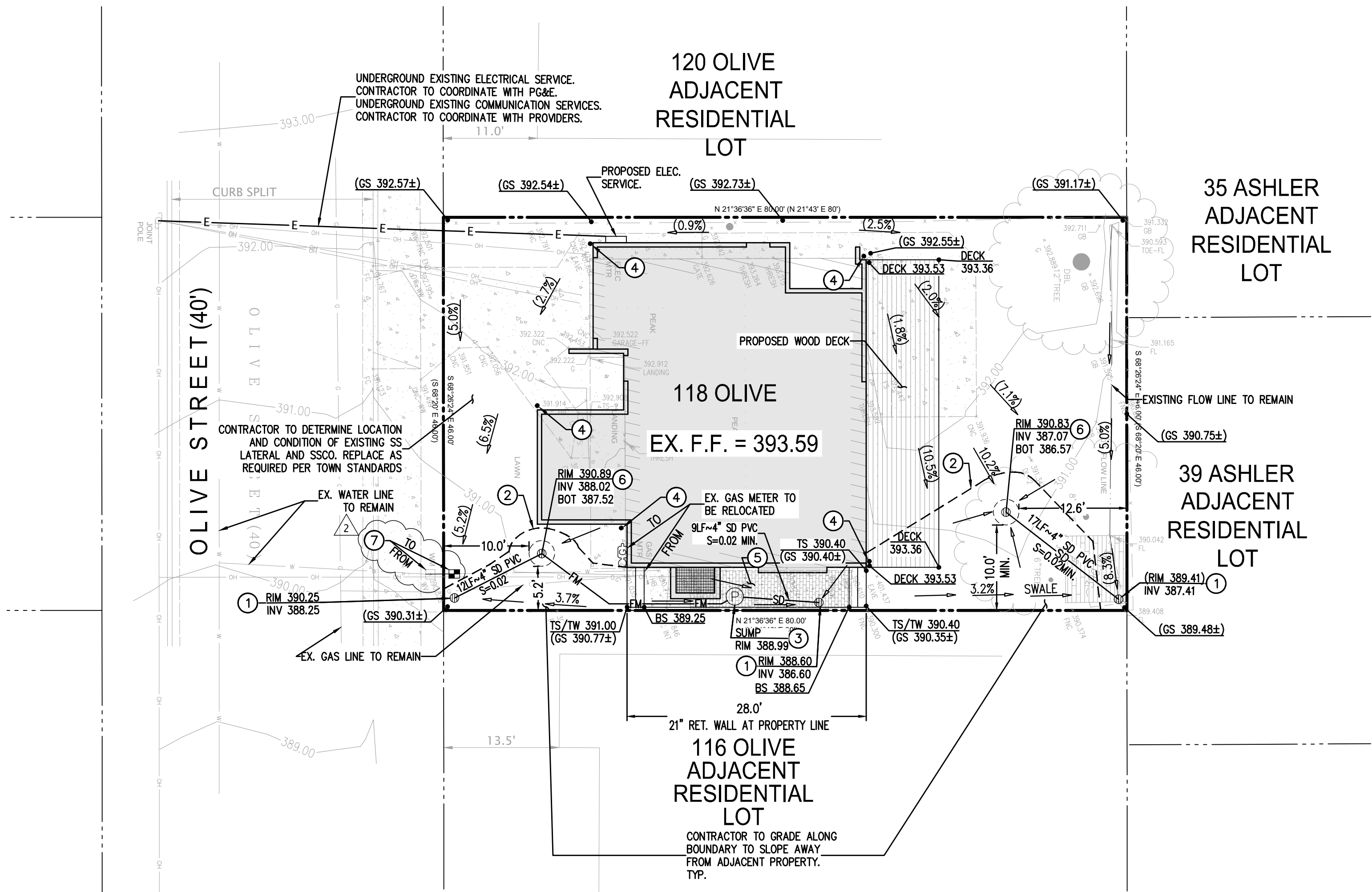
Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Storm drain polluters may be liable for fines of up to \$10,000 per day!





LEGEND

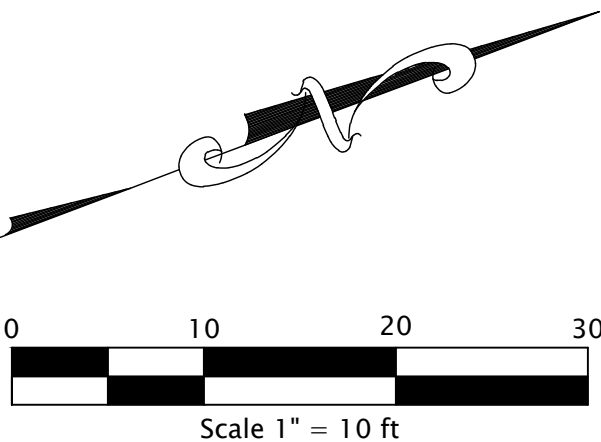
---	LIMITS OF GRADING
SD	STORM DRAIN LINE
FM	STORM DRAIN FORCE MAIN LINE
E	UNDERGROUND ELECTRIC
GS 102.18	SPOT GRADE
OR (GS 102.18)	EX GRADE
2%	DIRECTION OF FLOW
(2%)	EXISTING DIRECTION OF FLOW

ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION
AC	ASPHALTIC CONCRETE	L/S	LANDSCAPE
AD	AREA DRAIN	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
BS	BOTTOM OF STEP	MIN.	MINIMUM
C	CONCRETE	NO.	NUMBER
C&G	CURB AND GUTTER	O.C.	ON CENTER
CL	CENTERLINE	PV	PAVEMENT
CLR	CLEAR	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RIM	RIM ELEVATION
DWY	DRIVEWAY	RWL	RAIN WATER LEADER
EX.	EXISTING	RYSB	REAR YARD SETBACK
F.F.	FINISH FLOOR	SD	STORM DRAIN
FF	FINISH FLOOR	SDCB	STORM DRAIN CATCH BASIN
FL	FLOW LINE	SDCO	STORM DRAIN CLEAN OUT
FS	FIRE SERVICE or FINISH SURFACE	STD.	STANDARD
FYSB	FRONT YARD SETBACK	SYSB	SIDE YARD SETBACK
GB	GRADE BREAK	TS	TOP OF SLAB
GS	GROUND SURFACE	TYP.	TYPICAL
HP	HIGH POINT	W/	WITH
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT ELEVATION		

EARTHWORK QUANTITIES

ROUGH GRADING CUT:	0.9 CUYDS
ROUGH GRADING FILL:	0.0 CUYDS
IMPORT:	0 CUYDS
EXPORT:	0.9 CUYDS



CONSTRUCTION NOTES

- 1 PROVIDE AREA DRAIN PER DETAIL 1/C1.0.
- 2 LIMITS OF GRADING
- 3 PROVIDE STORM DRAIN PUMP PER DETAIL 3/C1.0
- 4 ALL ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS THAT ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPE AREAS AS SHEET FLOW
- 5 CONSTRUCT CONCRETE WALK PER DETAIL 5/C1.0.
- 6 PROVIDE INFILTRATION DEVICE PER DETAIL 6/C1.0.
- 7 RELOCATE EXISTING WATER METER OUTSIDE OF PUBLIC RIGHT-OF-WAY.

RAINWATER LEADER NOTE

All roof rainwater leaders are to be discharged onto splash blocks that are designed to spread out the rain water so that it enters the landscape areas as sheet flow

SURVEY NOTE

THIS SURVEY WAS PREPARED BY:
ALPHA LAND SURVEYS, INC.
4444 SCOTT'S VALLEY DR #7
SCOTT'S VALLEY, CA 95066
DATED 3/1/21 JOB#: 2020-065

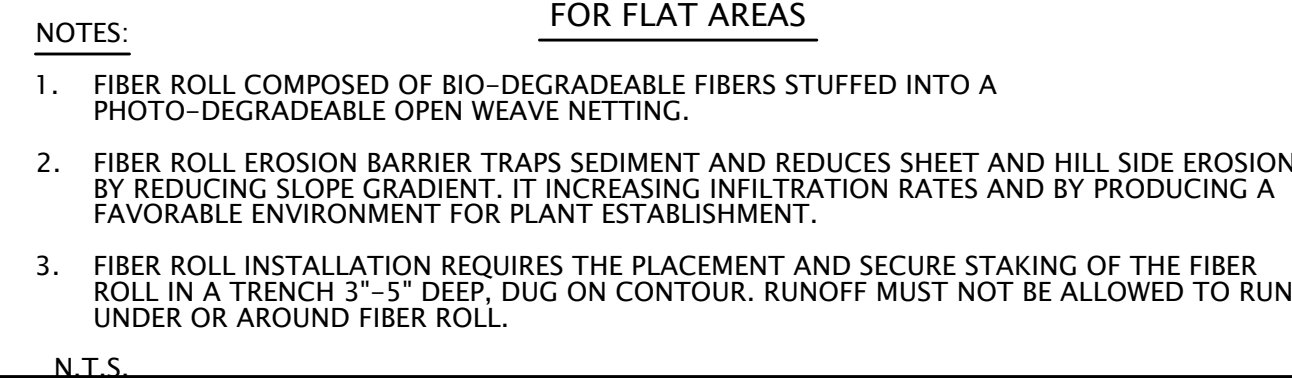
GKM ENGINEERING IS NOT LIABLE TO THE ACCURACY OF ANY OF THE EXISTING TOPOGRAPHIC, FIXED WORKS, BOUNDARY, AND/OR ENCUMBRANCE INFORMATION SHOWN ON THESE PLANS



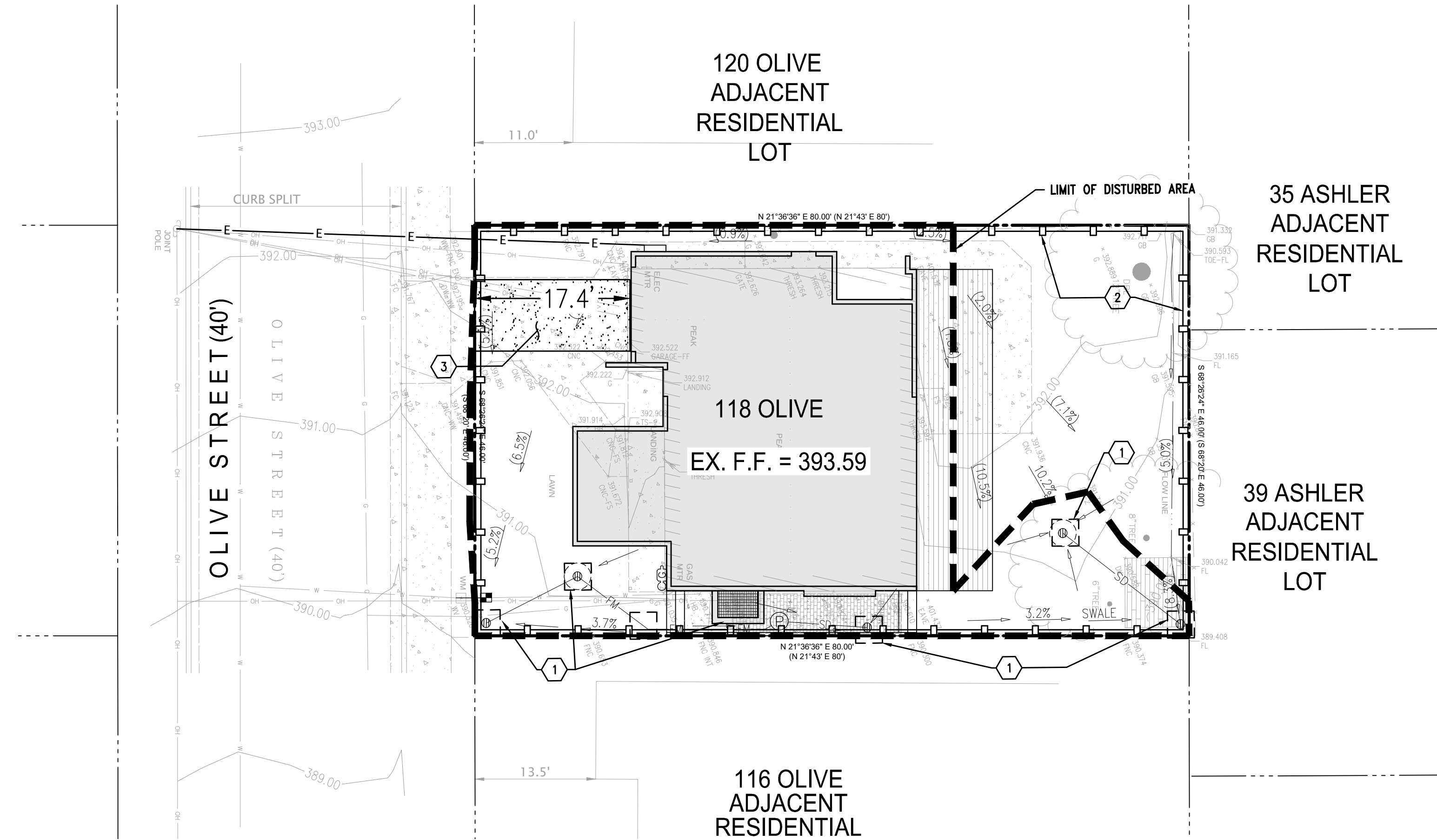
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4444 SCOTTS VALLEY DR #7
SCOTTS VALLEY, CA 95066
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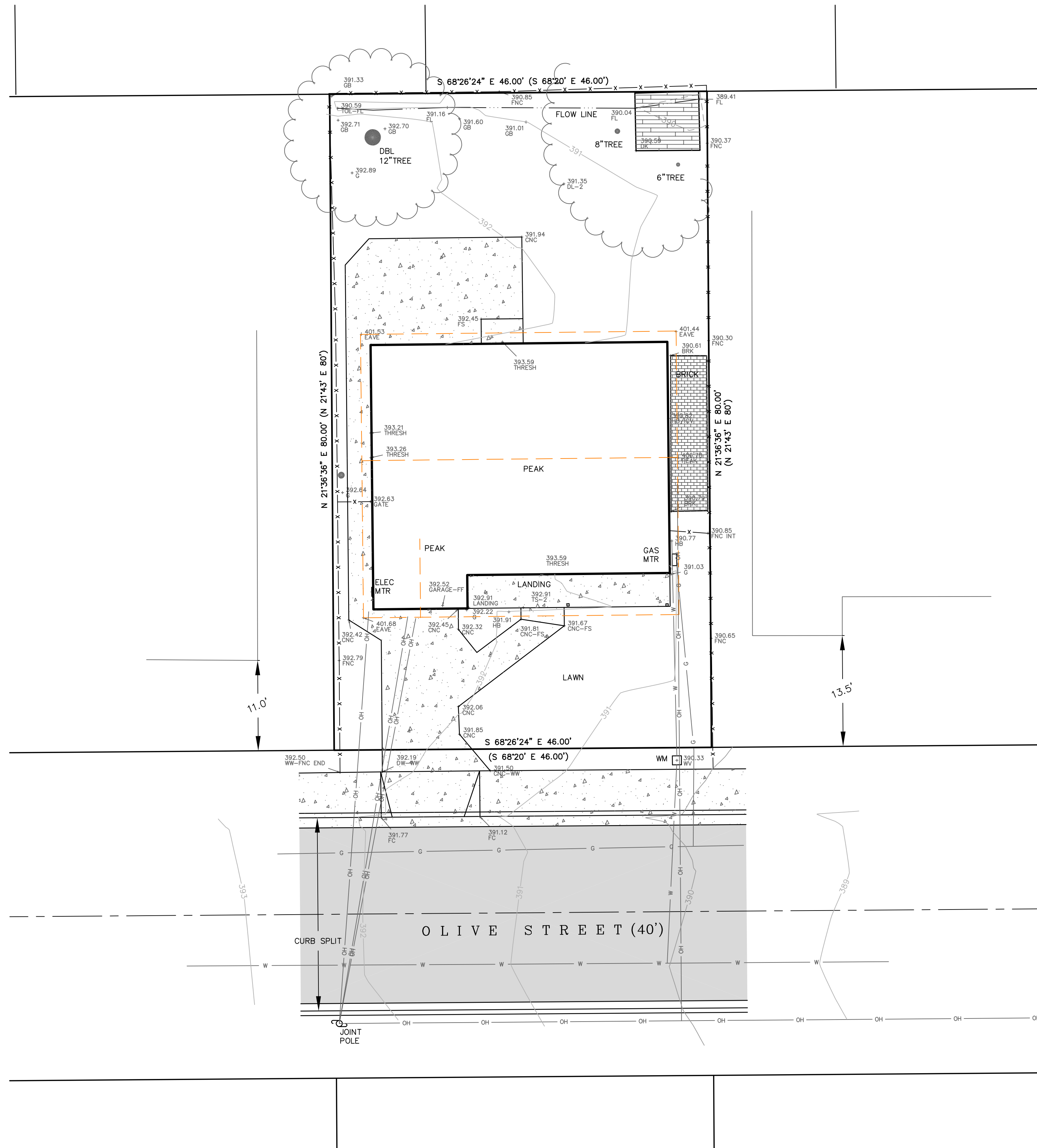
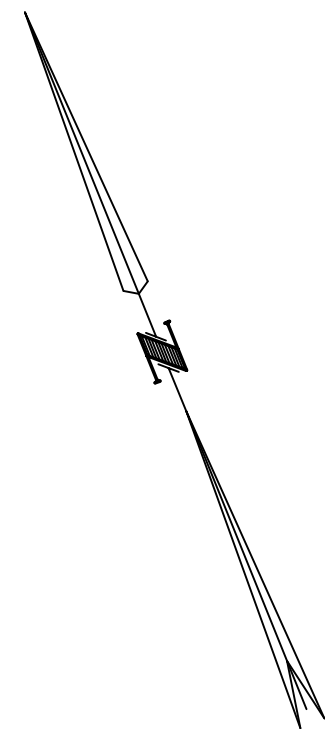
GKM ENGINEERING IS NOT LIABLE TO THE ACCURACY OF
ANY OF THE EXISTING TOPOGRAPHIC, FIXED WORKS,
BOUNDARY, AND/OR ENCUMBRANCE INFORMATION
SHOWN ON THESE PLANS

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE BY OCTOBER 15 AND SHALL CONTINUE IN EFFECT UNTIL APRIL 15, OR UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
3. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (GREATER THAN 3" BUT SMALLER THAN 6" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
4. SEDIMENT TRAPS SHALL BE CONSTRUCTED AND MAINTAINED IN PLACE AROUND EACH STORM INLET AS INDICATED ON THE DEMOLITION PLAN. SEE THE "DRAIN INLET PROTECTION" DETAIL ON THIS SHEET. ALL INLETS WHICH ARE NOT PROTECTED BY SEDIMENT TRAPS SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM OR ADJACENT PROPERTIES.
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
7. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET TO SEDIMENT TRAP TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
8. AS SOON AS PRACTICABLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAP BASIN AND SHALL CLEAR THE OUTLET PIPE OF ANY BLOCKAGE.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.



FIBER ROLL EROSION BARRIER





PARCEL DATA:
APN: 410-15-022
AREA: 3,680 SF +/-

ABBREVIATIONS
PUE - PUBLIC UTILITY EASEMENT
WCE - WIRE CLEARANCE EASEMENT
SDE - STORM DRAIN EASEMENT
ICV - IRRIGATION CONTROL VALVE
AE - ANCHOR EASEMENT
OH - OVERHEAD UTILITY LINES
FS - FACE OF STEPS
TS - TOP OF STEPS
GB - GRADE BREAK
HB - HOSE BIB

ELEVATION DATUM

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

REFERENCES

- (A) U-M-49
(B) 328-M-42
(C) DOC# 24808153

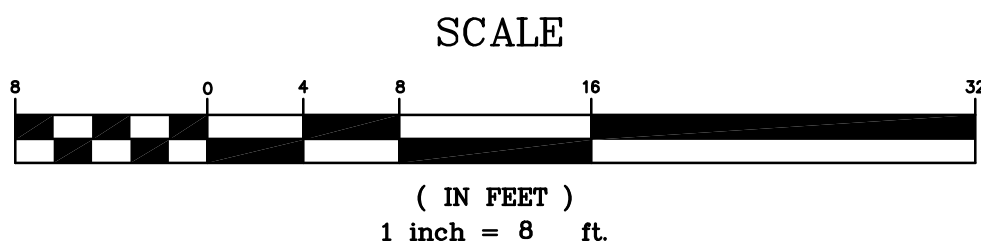
BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTER LINE OF FANCHER COURT AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 328 OF MAPS AT PAGE 42, SANTA CLARA COUNTY RECORDS

NORTH 60° 56' 16" WEST

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.



Jean-Paul Happee
JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.				
4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453		P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453		SHEET C4.0 OF ONE
1" = 8'		DATE: 3/1/21		
JOB#:		2020-065		
		TOPOGRAPHIC MAP OF 118 OLIVE STREET TOWN OF LOS GATOS SANTA CLARA COUNTY		

TOPOGRAPHIC MAP OF
118 OLIVE STREET
TOWN OF LOS GATOS
SANTA CLARA COUNTY