

**Town of Los Gatos**

PO Box 949  
Los Gatos, California 95030  
-06+66+1-

354-6872

January 2, 1972

Mr. Bradley Honholt  
131 West Main Street  
Los Gatos, California

Re: Subdivision Application M-72-26

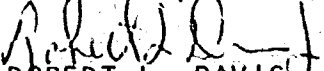
Dear Mr. Honholt:

Please be advised that on December 20, 1972, the Los Gatos Planning Commission approved your Subdivision Application M-72-26 subject to the following conditions:

1. That no approval shall be effectuated until approval of a Variance for reduced lot depth on Parcel "B".
2. That the applicant dedicate right-of-way for a 20 foot property line radius at the intersections of Chestnut with Hernandez and Wissahickon and Hernandez.
3. That the applicant install an underground storm drain along the Wissahickon Avenue frontage of the property to the satisfaction of the Town Engineer, including catch basins and paving.
4. That the applicant pay all fees due the Town of Los Gatos, including storm drainage fees at \$1,000 per acre, and street tree fees at 40¢ per foot.
5. This approval shall expire in one (1) year if the conditions of approval have not been completed.

If we may be of any further assistance to you in this matter, please do not hesitate to call.

Very truly yours,

  
ROBERT L. DAVIS, JR.  
Planning Director

RLD:ss

cc: Town Clerk  
Department of Public Works  
Mr. Joseph H. White

December 20, 1972

REPORT TO: The Planning Commission  
FROM: Donald R. Ross, Assistant Planner  
SUBJECT: Subdivision Application H-72-26  
APPLICANT: Bradley J. Honholt  
LOCATION: 155 Hernandez Avenue  
ZONING: R-1:8,000 (Single Family Residential, 8,000 square foot minimum lot size)  
REQUEST: Approval of a 2-lot subdivision.  
EXISTING USE: Single Family Residential.  
SURROUNDING LAND USE & ZONING: All surrounding properties are zoned for, developed with, or intended for development with single family residential dwellings.

PROPERTY SIZE & SHAPE: Subject property is irregular in shape, and contains 16,699 square feet.

DETAILS OF THE PROPOSAL:

The applicant is requesting approval of a two lot subdivision on this property in order to create an additional building site. While the subject property does contain two legal parcels with an existing property line running east-west across the property, the location of the existing structure over this line prohibits the development of the remainder without a readjustment of property lines.

Parcel "A" will contain the existing residence, have 8,400 square feet, and frontage onto both Chestnut Avenue and Hernandez Avenue. Parcel "B" will contain 8,299 square feet and have frontage onto both Hernandez Avenue and Wissahickon. A Variance Application to allow a reduction in minimum lot depth from 100 feet to 96 feet on Parcel "B" due to its somewhat irregular shape has also been submitted.

Both parcels contain extensive tree cover. The applicant has submitted plans that demonstrate that development of Parcel "B" will not require removal of any significant tree cover.

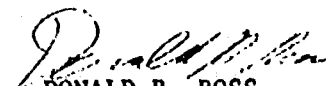
Planning Commission  
December 20, 1972  
Page 2

Because of the irregular shape of the property, Parcel "B" will have an average lot depth of 96 feet when the minimum required is 100 feet. A Variance Application to allow this reduction based on the irregular shape of the subject property was approved by the Committee on December 13, 1972.

RECOMMENDATION:

The Site and Architecture Committee considered this matter at their meeting of December 13, 1972, and voted to forward the subdivision application to the Planning Commission with a recommendation of approval, subject to the following conditions.

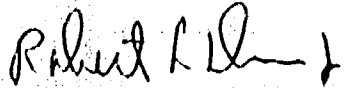
1. That the applicant dedicate right-of-way for a 20-foot property line radius at the intersections of Chestnut with Hernandez and Wissahickon and Hernandez.
2. That the applicant install an underground storm drain along the Wissahickon Avenue frontage of the property to the satisfaction of the Town Engineer, including curb inlet and necessary paving.
3. That the applicant pay all fees due the Town of Los Gatos, including storm drainage fees at \$1,000 per acre and street tree fees at 40¢ per foot.
4. This approval shall expire on one (1) year if the conditions of approval have not been completed.
5. That a Parcel Map be filed satisfactory to the Town Engineer.

  
DONALD R. ROSS  
Assistant Planner

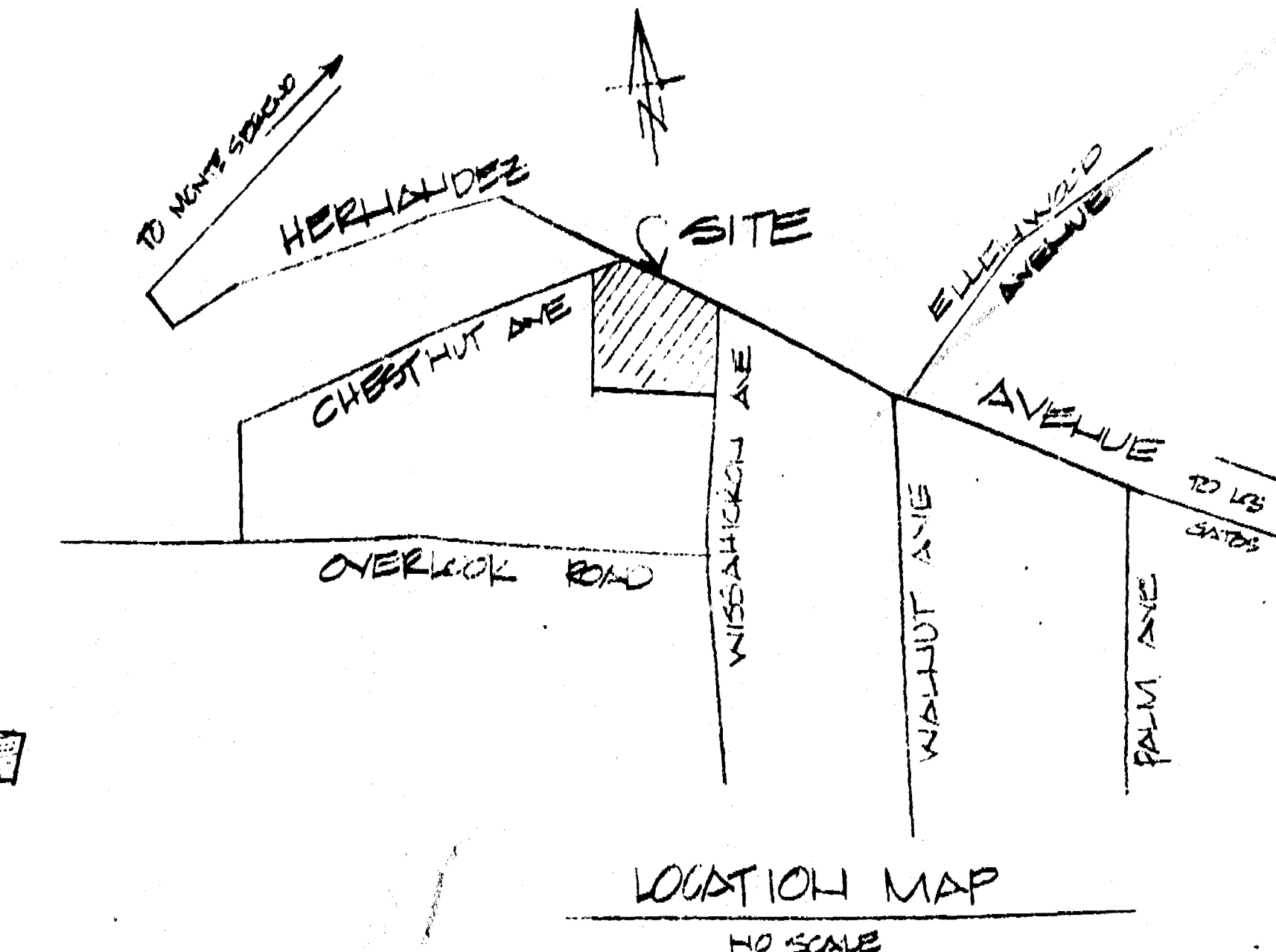
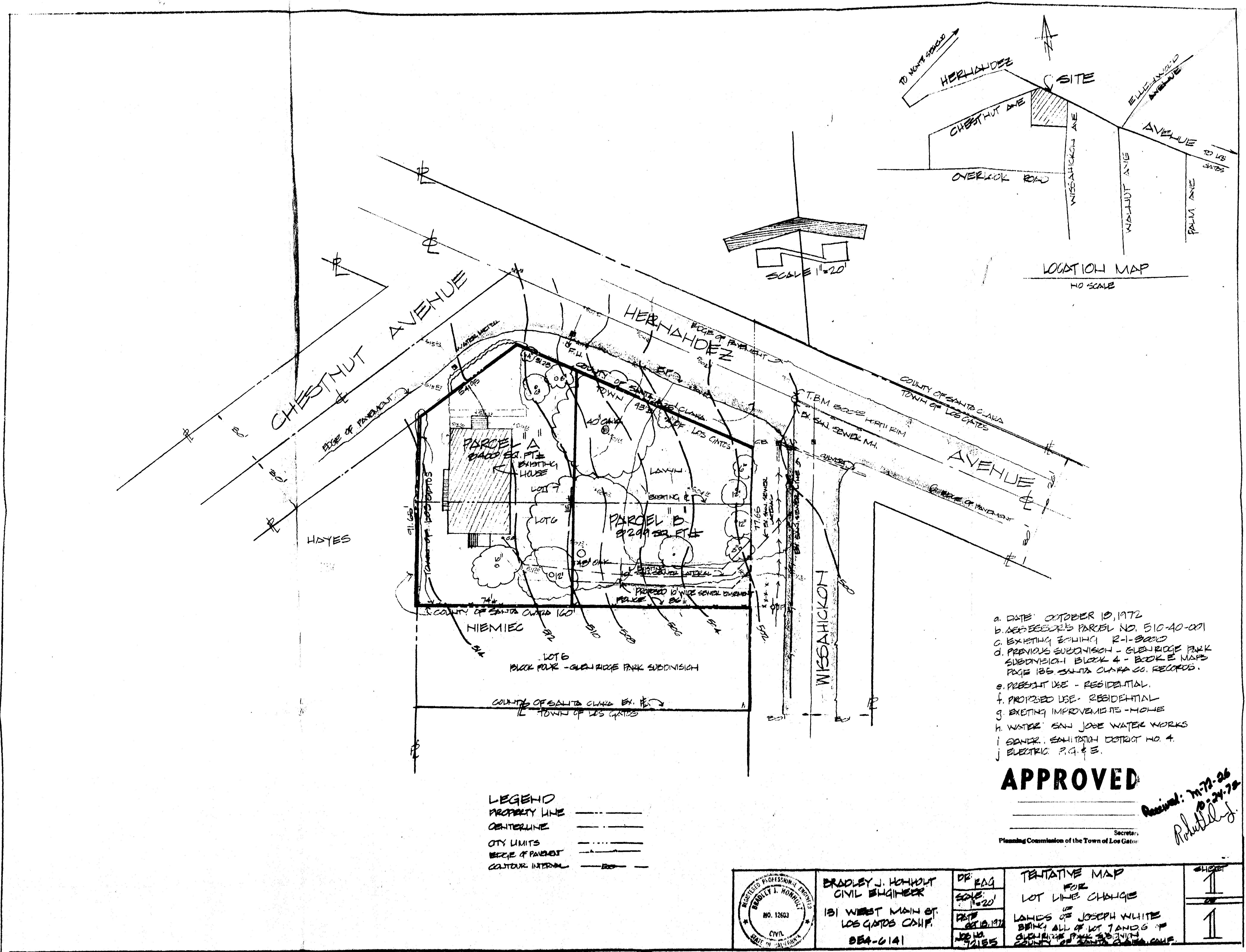
DRR:ss

July 5, 1972

REPORT TO: The Planning Commission  
FROM: Robert L. Davis, Jr., Planning Director  
SUBJECT: Zone Change Z-72-7  
APPLICANT: Town of Los Gatos  
LOCATION: 155 Hernandez Avenue  
REQUEST: Approval of R-1:8,000 (Single Family Residential, 8,000 square foot minimum lot size) zoning for recently annexed property.  
REMARKS: This subject property contains .4 acres, is situated on Hernandez Avenue between Chestnut Avenue and Wissahickon Avenue, and was annexed to the Town effective April 27, 1972. Pursuant to Section 2.4 of the Ordinance, an area annexed immediately is classified as R-1 until a zoning plan for said area has been adopted. This application is then to retain the R-1:8,000 zone classification which existed on the property prior to annexation, and which is consistent with zoning on adjacent properties both within and outside the Town.  
RECOMMENDATION: The staff would recommend Zone Change Application Z-72-6 be forwarded to the Town Council with a recommendation for approval

  
ROBERT L. DAVIS, JR.  
Planning Director

RLD:jk



- a. DATE OCTOBER 10, 1972
- b. NECESSARY PARCEL NO. 510-40-001
- c. EXISTING ZONING R-1-3000
- d. PREVIOUS SUBDIVISION - GLEN RIDGE PARK SUBDIVISION BLOCK 4 - BOOK E MAPS PAGE 135 SANTA CLARA CO. RECORDS.
- e. PRESENT USE - RESIDENTIAL.
- f. PROPOSED USE - RESIDENTIAL
- g. EXISTING IMPROVEMENTS - HOME
- h. WATER - SAN JOSE WATER WORKS
- i. SEWER - SANITATION DISTRICT NO. 4.
- j. ELECTRIC P.G. & E.

LEGEND  
 PROPERTY LINE ————  
 CENTERLINE ————  
 CITY LIMITS - - - - -  
 EDGE OF PAVEMENT ————  
 CONTOUR INTERNAL ————

**APPROVED**  
 Planning Commission of the Town of Los Gatos  
 Received: 7-72-26  
 10-24-72  
*Robert J. ...*

	BRADLEY J. HOHOLT CIVIL ENGINEER	DR. EAG	TENTATIVE MAP	
	151 WEST MAIN ST. LOS GATOS CALIF. 054-0141	SCALE 1"=20'	FOR LOT LINE CHANGE	
		DATE 10/10/72	LANDS OF JOSEPH WHITE	
		JOB NO. 72155	BRING ALL OF LOT 7 AND 8 TO GLEN RIDGE PARK SUBDIVISION	

TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT

Permit Number: B97-000942

Work Description: REMOVE (E) BASEMENT AND RECONSTRUCT (N) BASEMENT

Building Address: 155 HERNANDEZ AV	Status: ISSUED
Owner: [REDACTED]	Applied: 10/06/1997
Address: 155 HERNANDEZ AV	Approved: 03/18/1998
City: LOS GATOS CA	Issued: 03/18/1998
Contractor: SUMMIT REMODELING CO. INC.	Expires: 09/18/1998
License: 361551	
Address: 381 MCOLINCEY LANE	
City: CAMPBELL, CA	
Business Lic: 97020048	
Arch\Eng\Design:	
License:	
Address:	
City:	

Valuation: 81,292.82  
 Total Sq.Ft.: 1,568 Livable Sq.Ft.: 806  
 Class Code: 434 Bldg Count: 001 Unit Count: 000

***** PERMIT FEES *****			
Permit Issuance	25.00	Park Tax	32.24
Building Permit	780.00	Planning Plan/Ck.	156.00
Title-24	390.00	Micro Planning	.00
Seismic Tax	8.13	Storm Drain Eng.	.00
Plan Check	507.00	Road Impact Fee	163.20
Micro Building	24.00	Computer Services	31.20
Construction Tax	145.08	Electrical Fee	
Utility Tax	145.08	Plumbing Fee	
Gen Pln Updt	383.36	Mechanical Fee	
*****			
Total Calculated Fees:		2,790.29	
Total Additional Fees:		.00	
Total Fees Due:		2,790.29	
Total Payments:		334.10	
BALANCE DUE:		2,456.19	

**CONTRACTORS DECLARATION**  
 I certify that I am properly licensed under the State of California's Contractors License Law.  
 Signature: *[Signature]*

**EMPLOYER'S COMPENSATION DECLARATION**  
 A. I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.  
 Signature: *[Signature]*

**CERTIFICATE OF EXEMPTION FROM EMPLOYER'S COMPENSATION INSURANCE**  
 B. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.  
 Signature: \_\_\_\_\_

**CERTIFICATION OF PERMIT ISSUANCE**  
 I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for the purposes.  
 Signature: *[Signature]*





# TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030  
 BUILDING INSPECTION DEPARTMENT • PHONE 384-6878

INSPECTION REQUESTS PHONE 384-6877

B 23995

1

**BUILDING ADDRESS:** 115 HERNDON DR  
**STREET, AVE, BLVD, ETC:** 115 HERNDON DR  
**SUITE OR APT. NO.:** [REDACTED]  
**LINE # OF EXISTING BUILDING:** Single Family Residence  
**DATE:** 10-2-92  
**OWNER:** HEROLD  
**PH:** [REDACTED]  
**ADDRESS:** 115 Herndon Dr  
**SUITE OR APT NO.:** [REDACTED]  
**CITY:** Los Gatos  
**ZIP:** 95030  
**ARCHITECT / ENGINEER / DESIGNER:** [REDACTED]  
**PH:** [REDACTED]  
**ADDRESS:** [REDACTED]  
**SUITE OR APT NO.:** [REDACTED]  
**CITY:** [REDACTED]  
**ZIP:** [REDACTED]  
**CONTRACTOR:** WAGNER  
**ADDRESS:** 465 N. SANTA CARMY AVE  
**SUITE OR APT NO.:** [REDACTED]  
**CITY:** Los Gatos  
**ZIP:** 95030  
**STATE LICENSE:** 481299  
**TOWN LICENSE:** 901759  
**CONTRACT FOOTAGE:** [REDACTED]  
**ESTATE SPILLAGE:** \$700  
**DESCRIPTION OF WORK:** Remove Existing Roofs West Streets  
 Install New 140 yr. Roofs  
 94 sq. ft. 20' x 20'  
**ESTIMATED VALUE:** 2705  
**LEVELS TO BE CONSTRUCTED:** None  
**HAZARDOUS MATERIALS DECLARATION:** [REDACTED]  
**CONTRACTOR'S DECLARATION:** I CERTIFY THAT I AM DIRECTLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR LICENSE # [REDACTED]  
**SIGNATURE:** [REDACTED]  
**COMPLETE AND WORKMAN'S COMPENSATION DECLARATION:** I HEREBY CERTIFY THAT I HAVE A WORKMAN'S COMPENSATION POLICY IN EFFECT AND I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS AND I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS AND I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS.  
**SIGNATURE:** [REDACTED]  
**CERTIFICATE OF ESTIMATE AND WORKMAN'S COMPENSATION DECLARATION:** I HEREBY CERTIFY THAT I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS AND I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS AND I HAVE PROVIDED A COPY OF THIS POLICY TO THE TOWN OF LOS GATOS.  
**SIGNATURE:** [REDACTED]

**PERMIT APPROVALS:** [REDACTED]  
**DATE:** 10/2/92  
**FEES AND TAXES:**  

PERMIT ISSUANCE	10-4230	\$ 20.00
BUILDING PERMIT	10-4230	57.00
TITLE - 04	10-4231	
SEismic TAX	58-4810	102
PLAN CHECK		47
INSURANCE	10-4592	110
CONSTRUCTION TAX	33-4110	
UTILITY TAX	34-4110	
PARKING	35-4110	
VIDEO PLAN CH	10-4591	
ADDEND	10-4593	
SIGNATURES		
<b>TOTAL \$</b>		<b>18.00</b>

**INSPECTION RECORD:**  
 Smoke Detector Required  
 10-2-92 TH INSPECTION  
 10-12-92 ROOFING COMPLETED  
 FINAL PERMITS CHECK REPROCESSED  
**TOWN OF LOS GATOS:**  
**VALIDATION:** PAID 10/02/1992 \$1781  
 \$27860  
**SIGNATURES:** [REDACTED]



**TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT**

Permit Number: B95-000119

Work Description: FOUNDATION FOR FUTURE CARPORT & NEW DRIVEWAY SLAB

Building Address: 155 HERNANDEZ AV  
 Owner: [REDACTED]  
 Address: 155 HERNANDEZ AV  
 City: LOS GATOS CA  
 Contractor: [REDACTED]  
 License: [REDACTED]  
 Address: 155 HERNANDEZ AV  
 City: LOS GATOS CA  
 Business Lic.: [REDACTED]  
 Arch\Eng\Design: [REDACTED]  
 License: [REDACTED]  
 Address: [REDACTED]  
 City: [REDACTED]

Status...: ISSUED  
 Applied...: 03/14/1995  
 Approved: 04/10/1995  
 Issued...: 04/10/1995  
 Expires...: 10/07/1995

Valuation: 5,000.00

Total Sq.Ft.: [REDACTED] Livable Sq.Ft.: [REDACTED]  
 Class Code: 434 Bldg Count: 000 Unit Count: 000

***** PERMIT FEES *****			
Permit Issuance:	22.00	Park Tax:	.00
Building Permit:	100.50	Planning Plan Ck:	20.10
Title-24:	.00	Micro Planning:	.00
Seismic Tax:	.50	Storm Drain Eng.:	.00
Plan Check:	65.33	Hauling Fee:	.00
Micro Building:	13.20	Computer Services:	4.02
Construction Tax:	.00	Electrical Fee:	
Utility Tax:	.00	Plumbing Fee:	
Gen Pln Updt:	.00	Mechanical Fee:	
*****			
Total Calculated Fees:	225.65		
Total Additional Fees:	.00		
Total Fees Due:	225.65		
Total Payments:	65.33		
BALANCE DUE:	160.32		

**CONTRACTORS DECLARATION**

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X \_\_\_\_\_

COMPLETE A or B

**WORKER'S COMPENSATION DECLARATION**

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X \_\_\_\_\_

**CERTIFICATE OF PROTECTION FROM WORKER'S COMPENSATION INSURANCE**

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to be subject to the Worker's Compensation Laws of the State of California.

Signature X *Albert Reed*

**CERTIFICATE OF PERMIT ISSUANCE**

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X *Albert Reed*

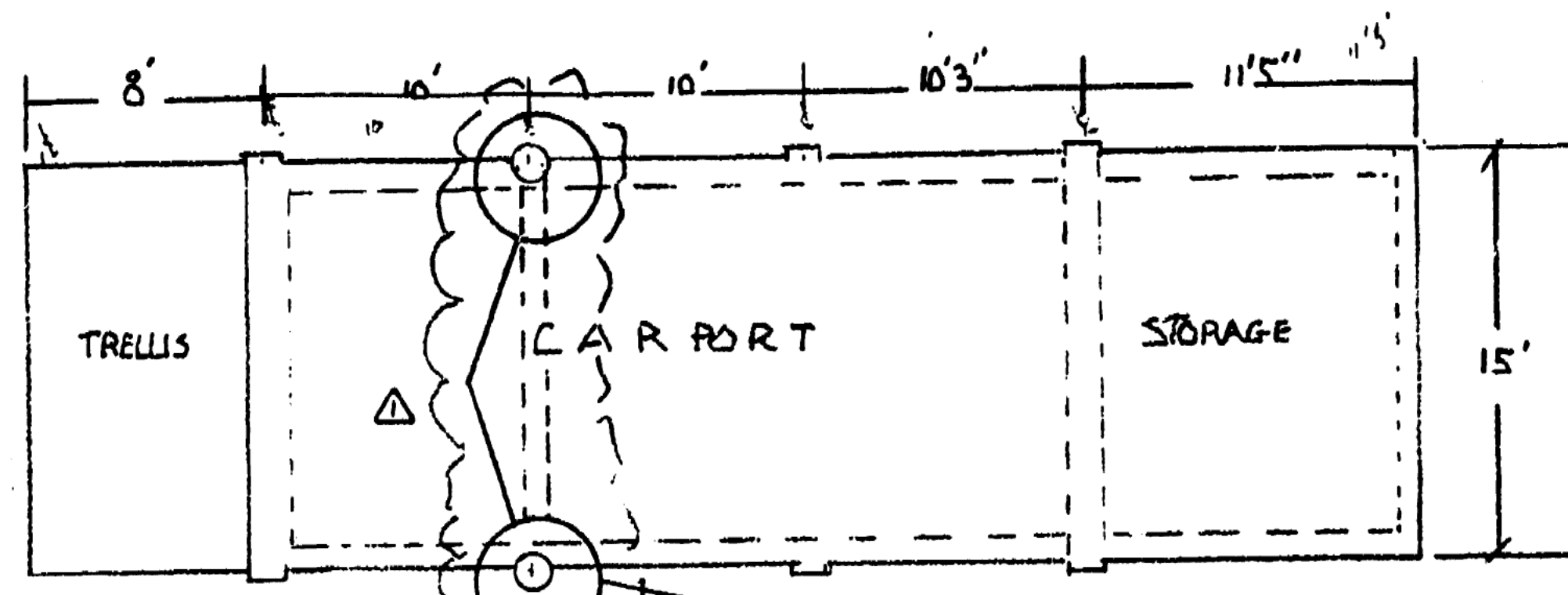
B98-001287

PLANNING DEPARTMENT

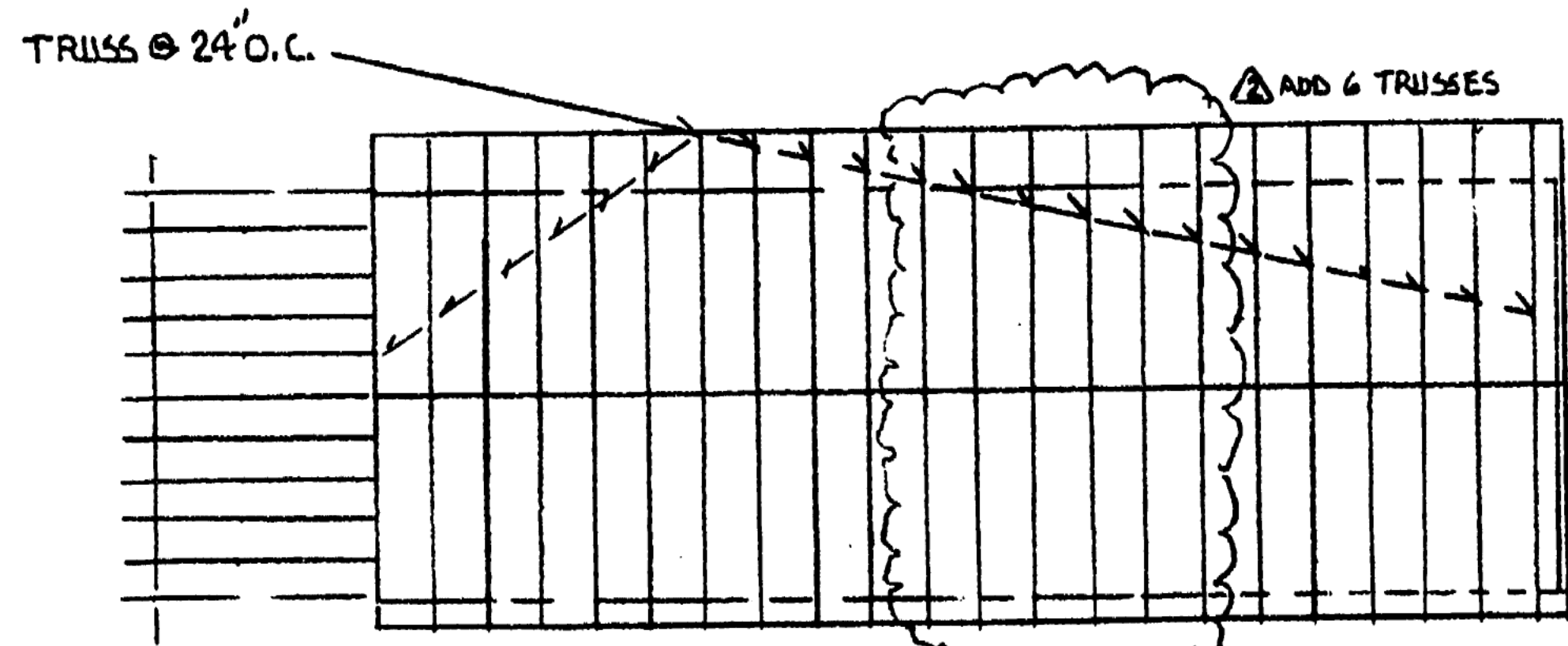
THIS PLAN HAS BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN EXISTING, MAY REQUIRE A SEPARATE APPROVAL.

*ma 12/16/98*  
 \*SHALL REMAIN OPEN ON 3 SIDES

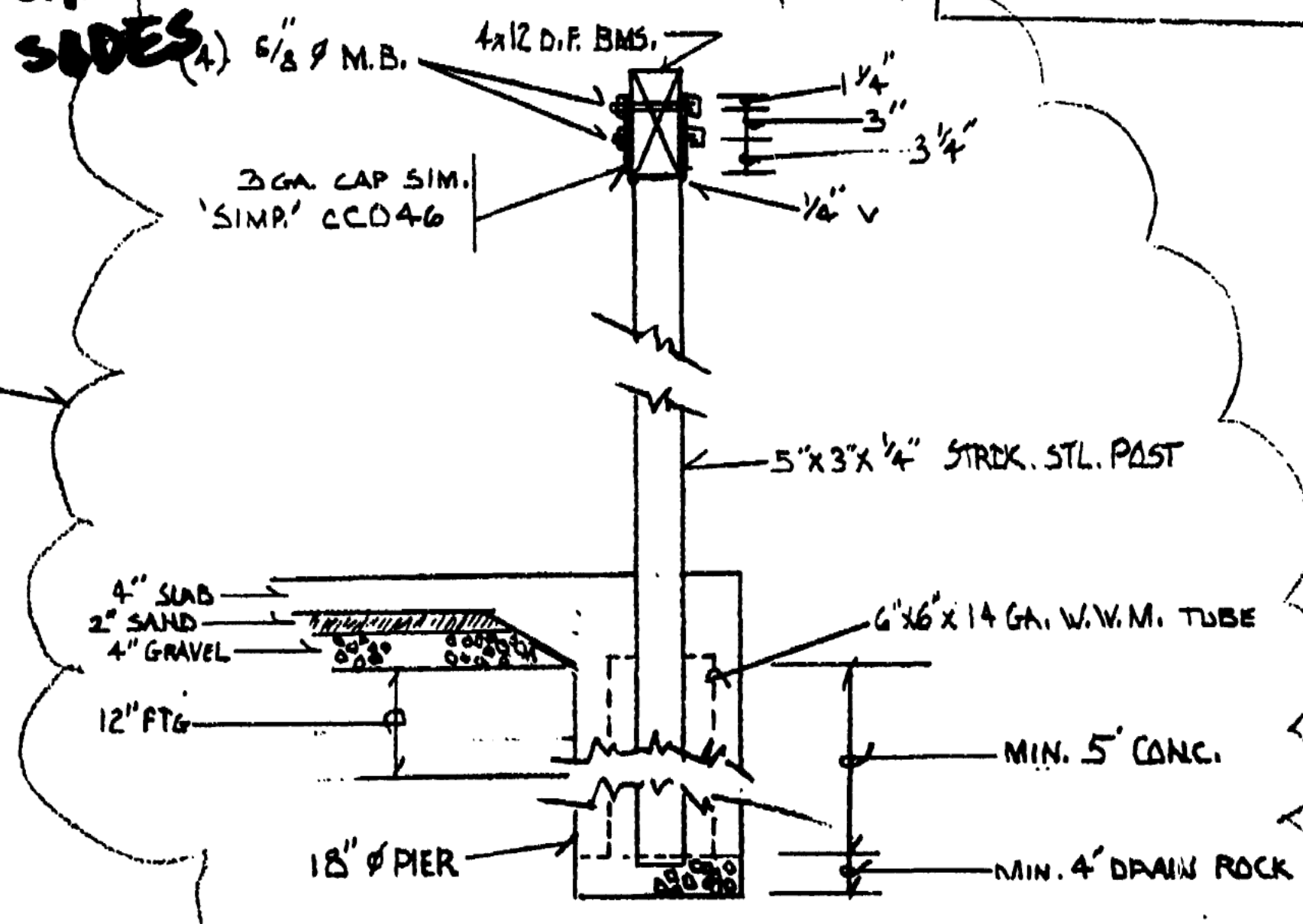
Town of Los Gatos  
 BUILDING DEPARTMENT  
**PLAN APPROVED**  
 BY *Bill B* DATE *12-10-98*  
 THE STATING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN AFFIDAVIT OF VALIDATION OF ANY TOWN OR STATE LAW.



FOUNDATION PLAN



REV. ROOF FRAMING PLAN



DET. @ STEEL COLS. 2 PLACES

RECEIVED

DEC 1 1998

TOWN OF LOS GATOS  
 BUILDING/ENGINEERING SERVICES

11-17-98

EXISTING WALL	SWINGING DOOR	WATER HEATER	HOSE BIB	FAN	LIGHT	AD. ROOM OPENING	CARPENT 185 HERNANDEZ AVE. LOS GATOS, CA.	<b>SUMMIT</b> CONSTRUCTION CO., INC. 381 McClellan Lane Campbell, CA 95008 (408) 377-8282 Lic. # 361891	SHEET 1 of 2 OF
NEW WALL	FRENCH DOOR	FA FURNACE	TUB VALVE	FAN LIGHT	WALL LIGHT	FIN. FINISH FIN. FLOOR FIN. CEILING FIN. WALL FIN. DOOR FIN. WINDOW FIN. POCKET DOOR			
REMOVED WALL	BYPASS DOOR	HEAT REGISTER	GAS VALVE	FAN LIGHT HEAT	THERMOSTAT	FIN. SECTION OF ROOM FIN. FLOOR FIN. CEILING FIN. WALL FIN. DOOR FIN. WINDOW FIN. POCKET DOOR	I have read and fully understand and approve the use of plans. _____ DATE _____		
CLOSED OPENING	WIFOLD DOOR	RETURN AIR	RECEPTACLE	DOWN LIGHT	SMOKE DETECTOR				
WINDOW	POCKET DOOR	WALL FURNACE	GROUND FAULT	SWITCH					
			200 VOLT OUTLET	3-WAY SWITCH					
				4-WAY SWITCH					

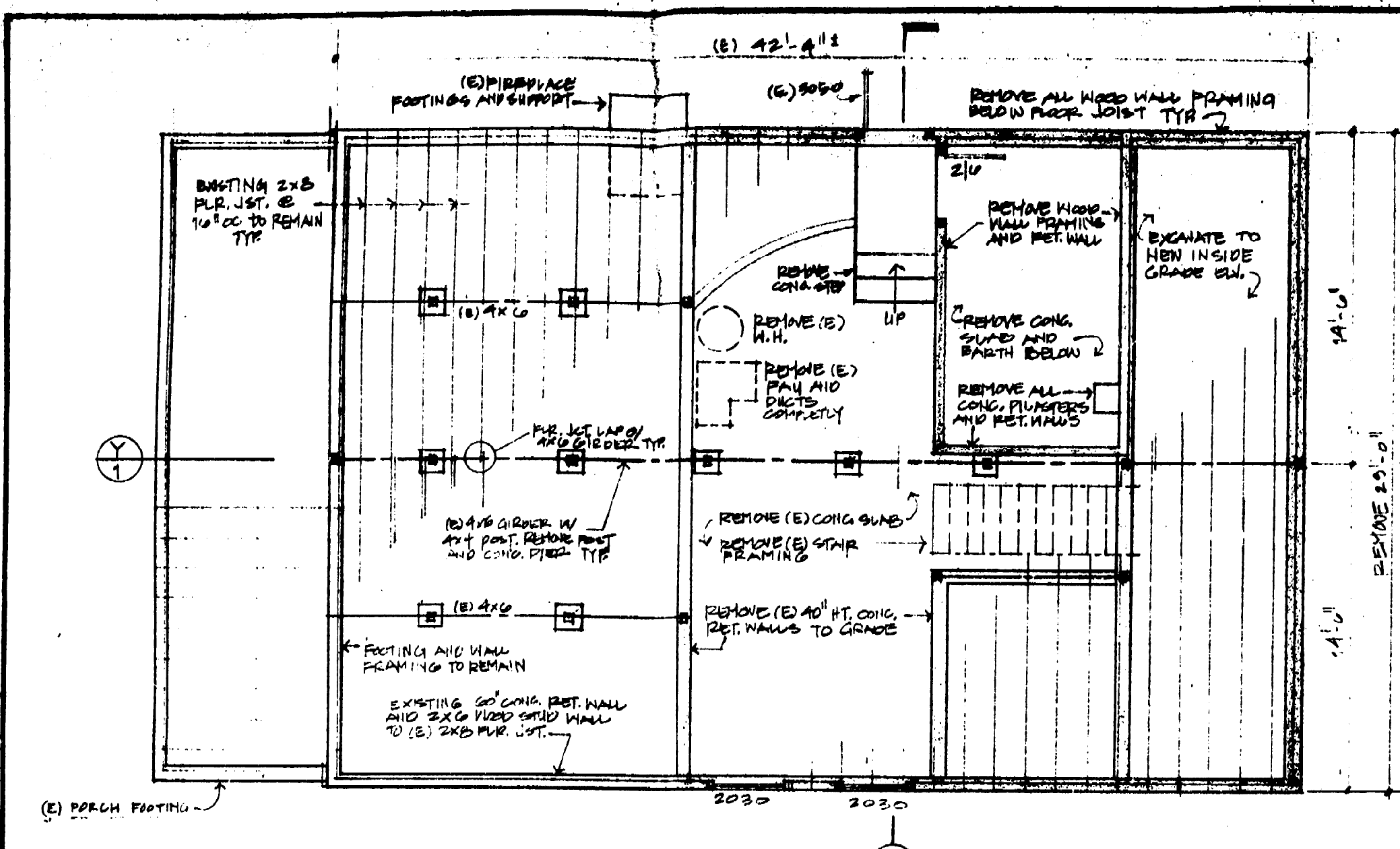
SAN JOSE BLUEPRINT CO.  
 PRINTED ON 1000H-4

© Summit Construction, 1997

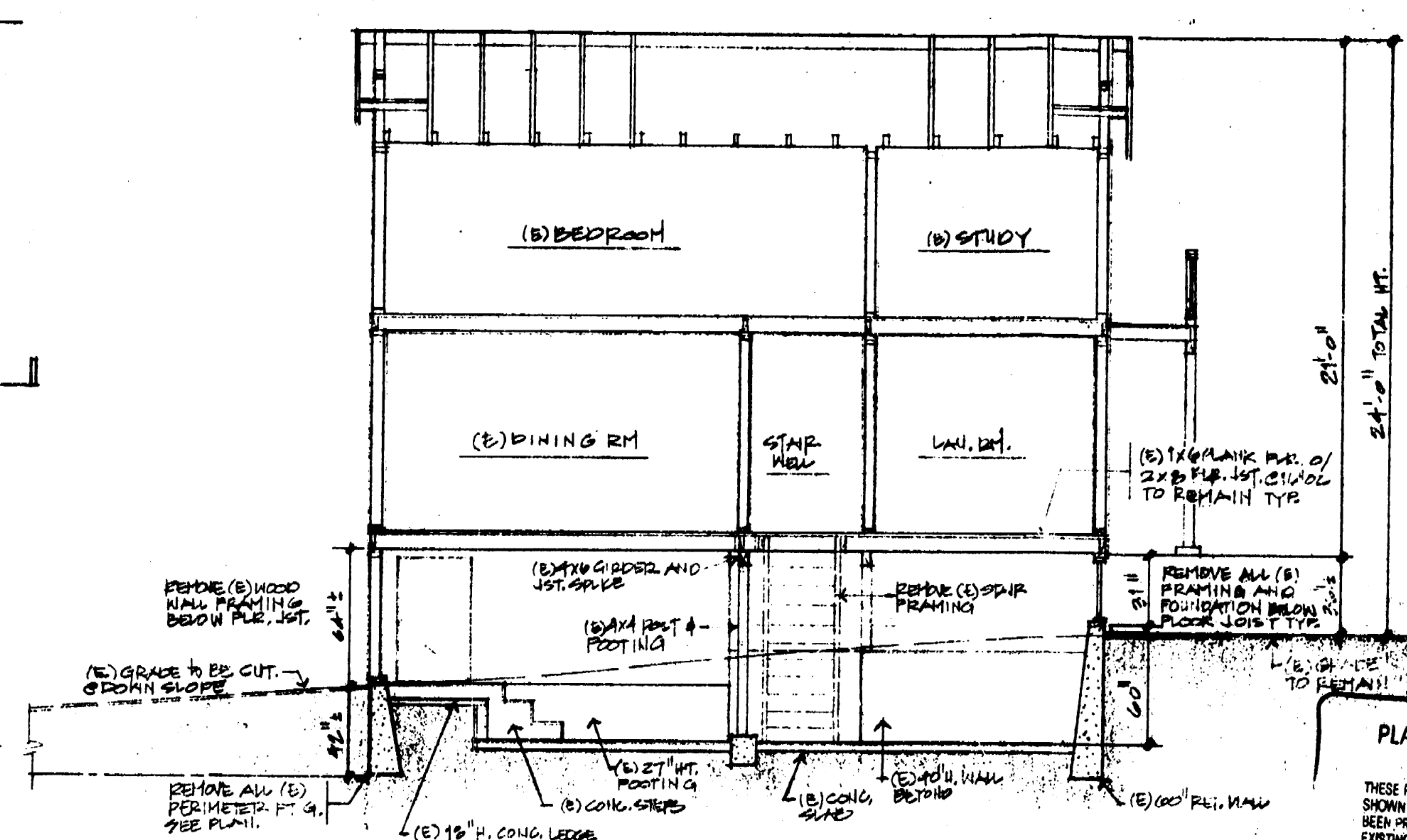








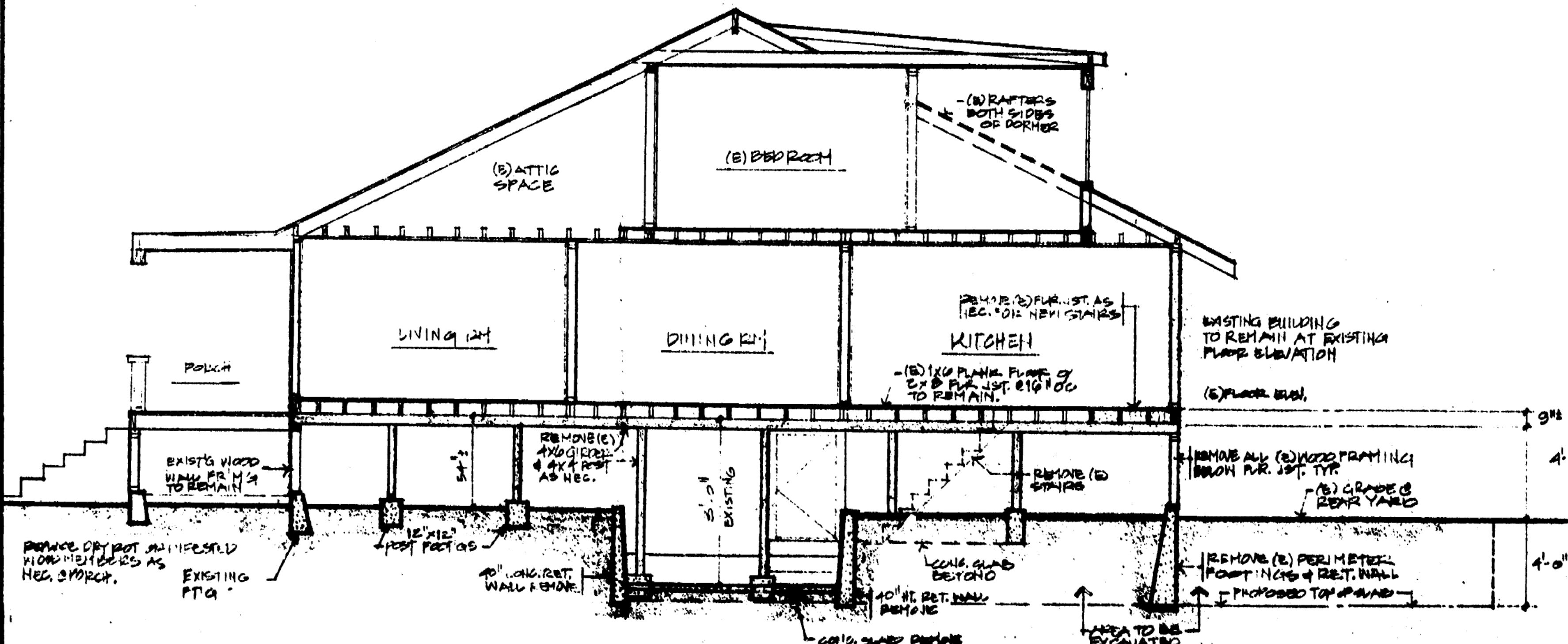
EXISTING FLOOR PLAN AND FOUNDATION PLAN 1/4" = 1'-0"  
 TYPE "E" LOSS FROM "I" TO ABOVE, AND "S" 2" B.P. JOIST TO REMAIN (J.O.I.I.)



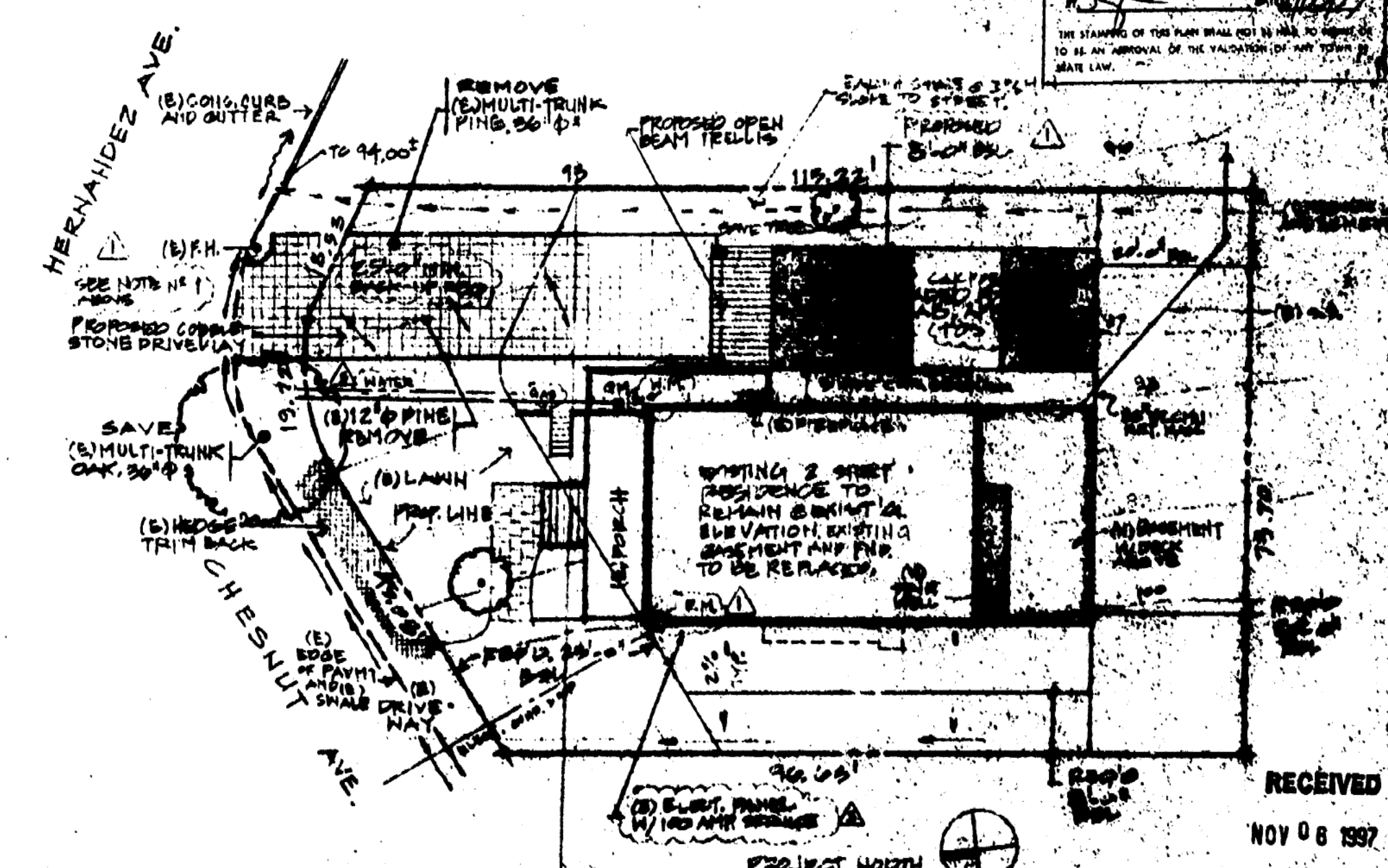
CROSS SECTION 1/4" = 1'-0"  
 @ EXISTING

PLANNING DEPARTMENT APPROVED  
 THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.

- NOTES:
1. ALL WORK IN THE PUBLIC RIGHT OF WAY, REQUIRES A SEPARATE ENCROACHMENT PERMIT.
  2. PROPOSED GARAGE REQUIRES SEPARATE PERMIT.



CROSS SECTION 1/4" = 1'-0"  
 @ EXISTING BASEMENT



SITE PLAN 1/2" = 1'-0"  
 ALL WORK SHALL CONFORM TO:  
 1984 U. B. C.  
 1984 U. P. C.  
 1984 U. M. C.  
 1993 N. B. C.  
 TITLE 24 SUB EMT. 14.5

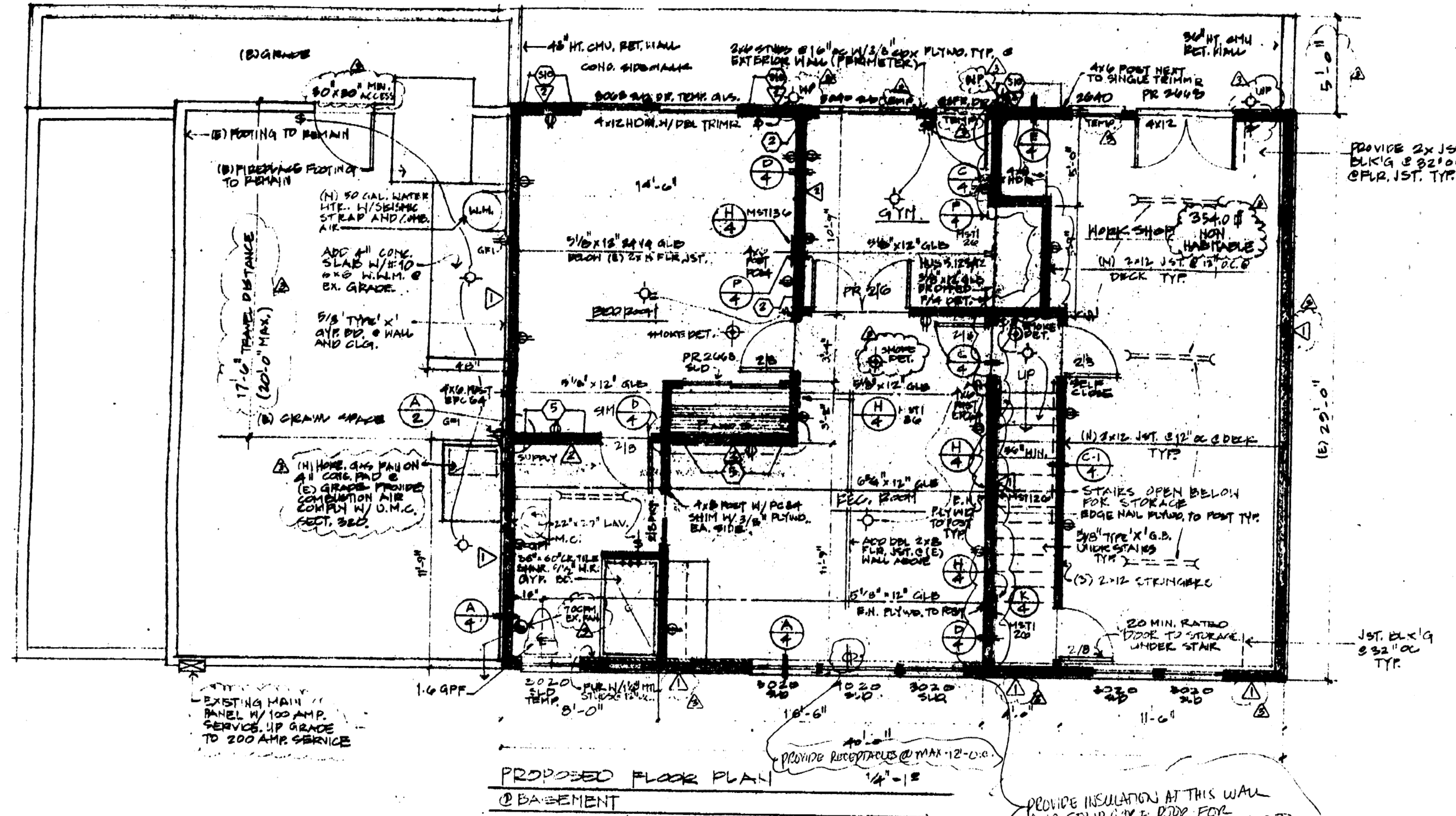
150 BERNANDEZ AVE. LOS GATOS, CALIF. 95028  
 APR 310-40-152 / RM. 521-M-40 / ZONING: R-4-S  
 PAR. 36 4287 8700.00 ACFTS  
 EXISTING FLOOR AREA: BASEMENT: 475.00 SQ. FT. (TO BE REMOVED)  
 1ST FLOOR: 1225.00 SQ. FT.  
 2ND FLOOR: 562.00 SQ. FT.  
 TOTAL: 2062.00 SQ. FT.

PROPOSED NEW FOUNDATION/BASEMENT: 1100 SQ. FT. (1775 SQ. FT. TOTAL)  
 TOTAL PROPOSED FLOOR AREA: 2762.00 SQ. FT. (1775 SQ. FT. + 987.00 SQ. FT.)  
 AVAILABLE FLOOR AREA: 2762.00 SQ. FT. (1775 SQ. FT. + 987.00 SQ. FT.)  
 PROPOSED GARAGE: 1775 SQ. FT.

RECEIVED  
 NOV 06 1997

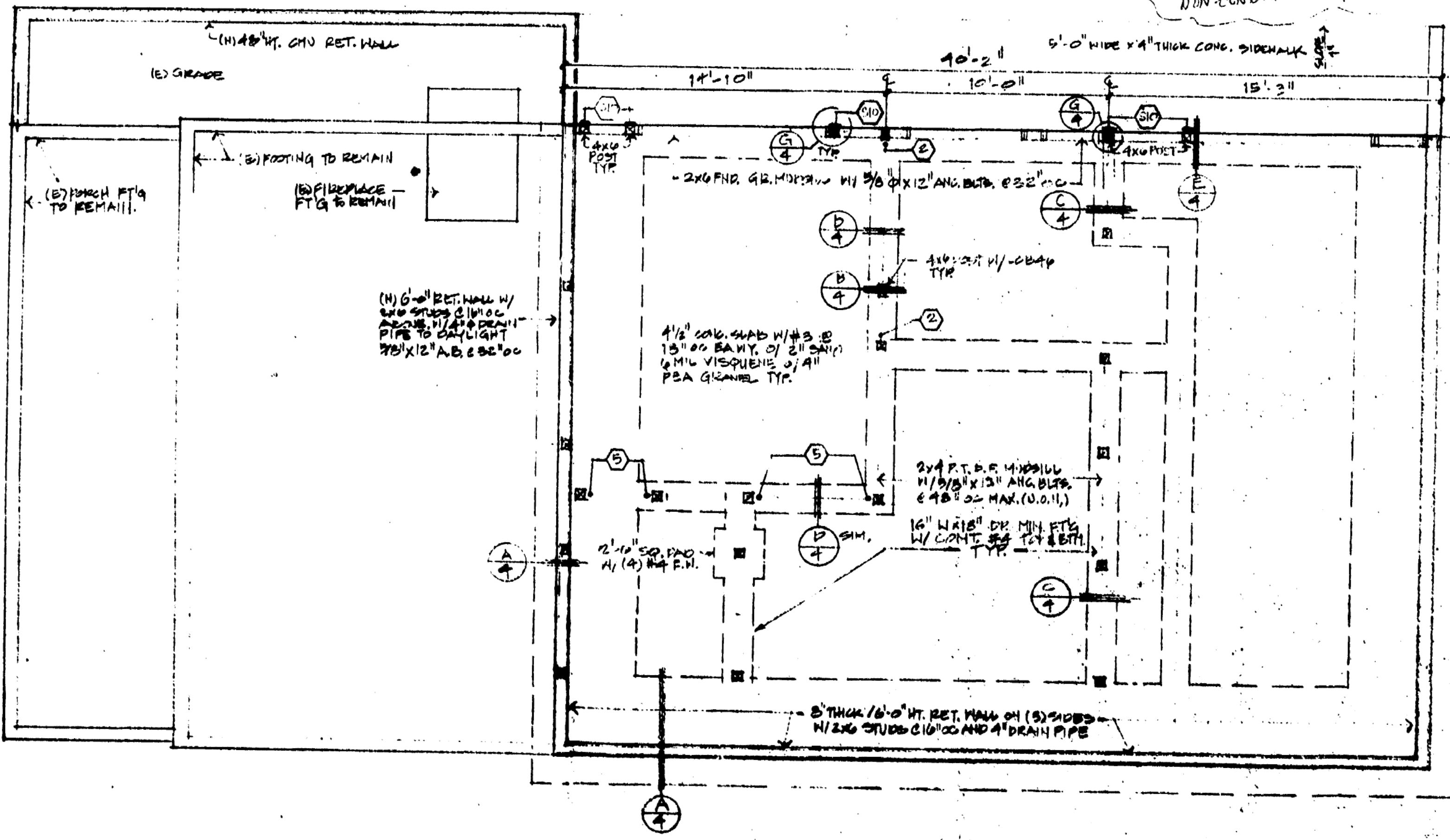
Resulom H.A.  
 697-008902





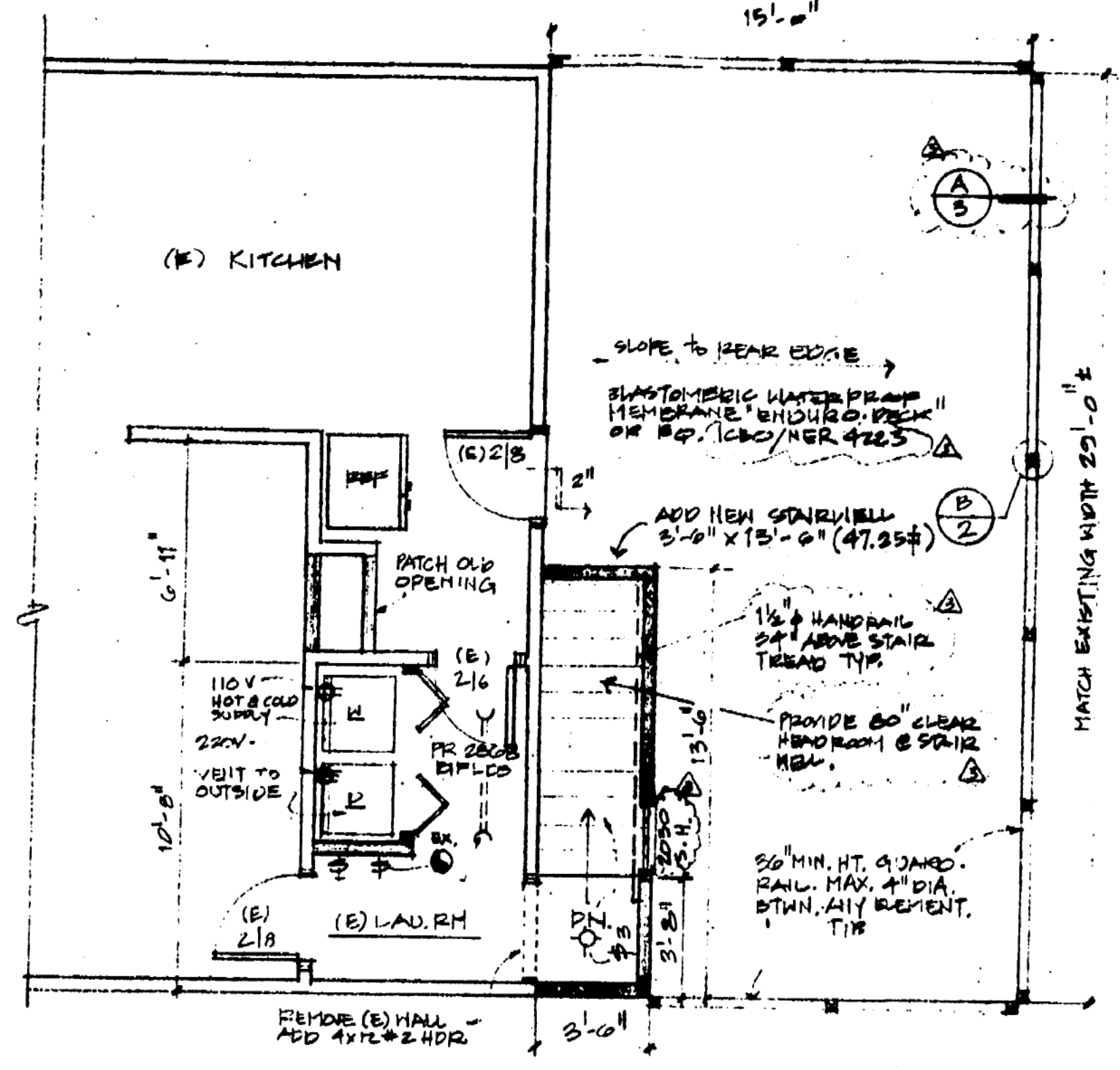
PROPOSED FLOOR PLAN  
② BASEMENT

PROVIDE INSULATION AT THIS WALL AND SOLID CONCRETE FOR SEPARATION FROM UNCONDITIONED SPACE



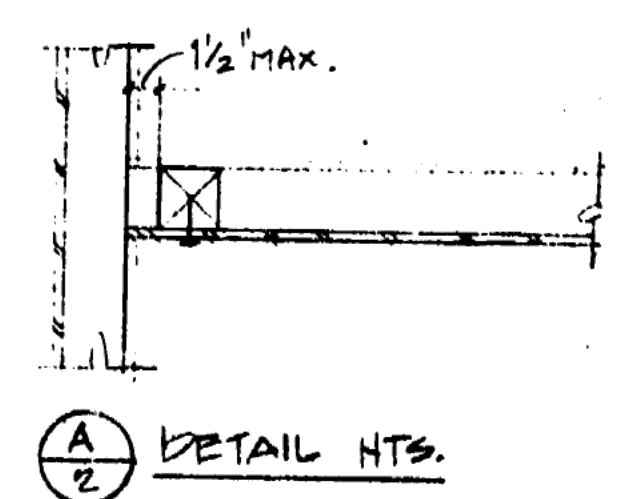
PROPOSED FOUNDATION PLAN 1/4\"/>

- HOARDING SCHEDULE**
- ① SIMPSON: 5TH10
  - ② SIMPSON: HD2A
  - ③ SIMPSON: HD5A

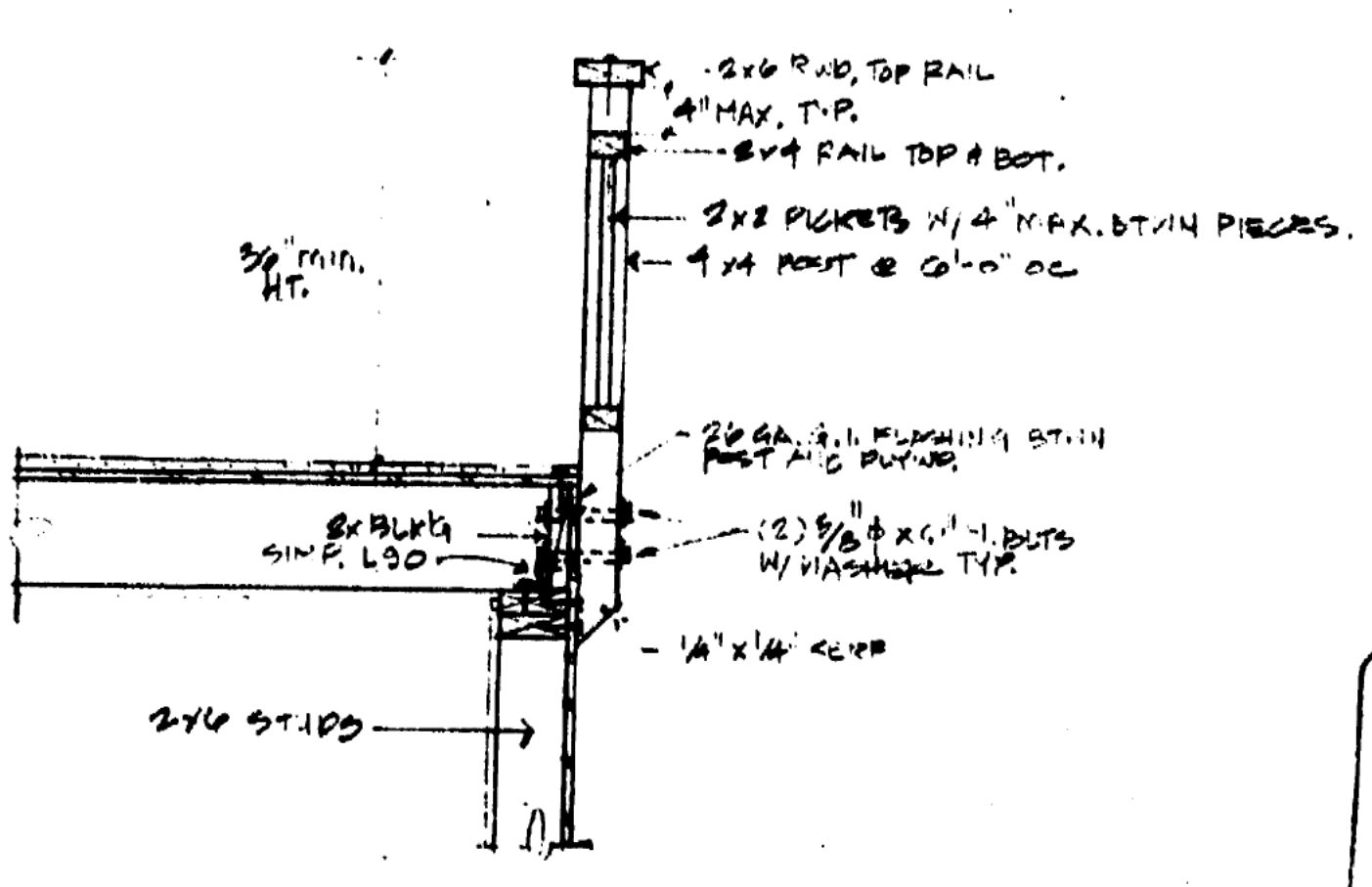


PROPOSED FLOOR PLAN - MAIN LVL. 1/4\"/>

PROVIDE SMOKE DETECTOR IN EACH BEDROOM AND HALLWAYS SLEDDANT TO BEDROOMS AS REQUIRED PER UBC 310.9.1



① DETAIL HTS.



② RAIL/POST 3/4\"/>

Town of Los Gatos  
BUILDING DEPARTMENT  
**PLAN APPROVED**  
12/15/97

**PLANNING DEPARTMENT APPROVED**  
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.  
12/2/97



RESIDENCE  
155 HERNANDEZ AVE  
LOS GATOS, CALIF





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