TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 04/09/2025

ITEM NO: 1

DATE: April 25, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Construct a Mixed-Use Residential Development (450 Units), a Vesting Tentative Map, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Property Zoned North Forty Specific Plan: Housing Element Overlay Zone. **Located at 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116.** APNs 424-07-009, -052, -053, -081, -094, -095, -115, and -116. Architecture and Site Application S-23-031 and Subdivision Application M-23-005. Property Owner: Yuki Farms LLC. Applicant: Grosvenor Property Americas c/o Steve Buster. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider a request to construct a mixed-use residential development (450 units), a vesting tentative map, site improvements requiring a grading permit, and removal of large protected trees under Senate Bill 330 (SB 330) on property zoned North Forty Specific Plan: Housing Element Overlay Zone (HEOZ), located at 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116. Following consideration, the Planning Commission should continue the matter to a date uncertain.

PROJECT DATA:

General Plan Designation:	North Forty Specific Plan (NF-SP)
Zoning Designation:	NF-SP:HEOZ, Housing Element Overlay Zone
Applicable Plans & Standards:	General Plan; Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development; and NF-SP
Parcel Size:	682,017 square feet (15.65 acres)

PREPARED BY: Jocelyn Shoopman
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Residential and Commercial	NF-SP	NF-SP:HEOZ
South	Residential	NF-SP	NF-SP:HEOZ
East	Residential and Commercial	Mixed Use Commercial	R-1:10, C-1, CH:PD, and NF-SP
West	Highway 17	N/A	N/A and NF-SP

CEQA:

The CEQA analysis has not yet been completed and will be presented to the Planning Commission at a future meeting.

ACTION:

Continue the matter to a date uncertain.

BACKGROUND AND STATE LAW PROVISIONS:

The North Forty Specific Plan (NF-SP) Area is approximately 44 acres and is bounded by Highway 85 to the north, Lark Avenue to the south, Highway 17 to the west, and Los Gatos Boulevard to the east.

An environmental impact report (EIR) was certified by the Town Council for the NF-SP on January 5, 2015. The NF-SP was adopted by the Town Council June 17, 2015.

On August 1, 2017, the Town Council approved Phase I of the NF-SP, which included the construction of 320 residential units, of which 50 were affordable senior units, approximately 66,800 square feet of commercial floor area, on-site and off-site improvements, and a vesting tentative map.

Senate Bill 330

The Housing Crisis Act of 2019, or SB 330, became effective on January 1, 2020, and will remain in effect until it sunsets on January 1, 2030. SB 330 offers greater certainty by allowing an optional vesting opportunity through the Preliminary Application process. Submittal of a Preliminary Application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the Town for a housing development application. On the date that a preliminary application containing all required information is submitted and the permit processing fee is paid (the

vesting date), all applicable fees and development standards that apply to the project are frozen in place while the applicant assembles the rest of the materials necessary for a full application submittal. The statute requires that a final decision be made in no more than five public hearings, including appeals. The SB 330 preliminary application for this project achieved a vesting date of April 18, 2023.

State Density Bonus Law

State Density Bonus Law (SDBL) created a mechanism to obtain more favorable development requirements for projects with affordable or senior units. To meet the affordable housing goals, developers are entitled to a density bonus that corresponds to specified percentages of units set aside for very-low, low, or moderate-income households. In addition to the density bonus, SDBL provides three additional benefits for qualifying projects:

1. One or more concessions/incentives that provide cost reductions for the development. Under the law, a concession includes a reduction in site development standards and/or regulations when such regulations potentially make the project economically infeasible for the developer to build. These can include a reduction in site development standards or modification of zoning or architectural design requirements that exceed minimum building standards. The number of allowed concessions/incentives is determined on a sliding scale based on the percentage of units that will be set aside as affordable units and the household income category of those affordable units.

   Concessions/incentives may only be denied if the Town has substantial evidence that the concession/incentive would be contrary to state or federal law; does not result in identifiable and actual cost reductions; or would have a "specific, adverse impact" on public health and safety; or on property listed in the California Register, based on objective standards, which cannot be mitigated. "Objective" standards must be verifiable by reference to an external and uniform benchmark.

2. Waivers are reductions or modifications of any development standards and other regulations that would physically preclude the development of a project at the density permitted and with the allowed incentives or concessions. Development standards include, but are not limited to, height limitations, setback requirements, FAR, open space requirements, or parking requirements that apply to a residential development pursuant to any ordinance, general plan element, policy, resolution, or regulation. There is no limit in the number of waivers an applicant can request through SDBL.

   A recent case (*Banker's Hill 150 v. City of San Diego*) held that waivers must be approved for projects "as designed" unless the waiver would have a specific, adverse impact on health or safety which cannot be mitigated; would be contrary to state or federal law; or would have an adverse impact on property listed in the California Register.

3. Reductions in parking requirements provided based on the number of bedrooms in each unit and the type of project.

The proposed project qualifies for a density bonus and the associated benefits under the SDBL, unless the required findings can be made to deny the concessions and waivers.

Housing Accountability Act and the Builder's Remedy

The California Legislature adopted the Housing Accountability Act (HAA) to "significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects" [Gov. Code § 65589.5(a)(2)(K)]. It is the policy of the state that the HAA "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." [Gov. Code § 65589.5(a)(2)(L)].

No housing development project that is consistent with all objective standards in the general plan, zoning, subdivision ordinance, and any specific plan (including any approved density bonus, concessions, waivers, and parking reductions) may be denied or reduced in density unless the Town finds that the project would have a "specific, adverse impact" on health or safety that cannot be mitigated.

The HAA defines projects containing specific amounts of affordable housing, or containing 10 units or less and meeting other standards, as "housing for very low, low-, or moderate-income households." The "Builder's Remedy" provision of the HAA specifically prohibits a local agency from relying on inconsistency with zoning and general plan standards as a basis for denial of a housing development project for very low, low-, or moderate-income households unless:

1) There are potential adverse impacts on public health and safety that cannot be mitigated, which must be based on objective, written standards;
2) Denial or the imposition of a condition is required in order to comport with state or federal law;
3) The project is proposed on land zoned for agriculture or resource preservation;

4) There are no adequate water or sewer facilities to serve the project; or

5) On the date when the preliminary application was submitted, the Town had adopted a sixth cycle housing element in substantial compliance with State law. Also, the Town cannot deny a project for failing to be consistent with the general plan and zoning if the site is shown in the Housing Element as suitable for affordable housing, and the project is consistent with the density specified in the Housing Element, but the zoning

ordinance and land use element have not yet been amended to allow the density in the Housing Element.

The state Housing and Community Development Department ("HCD") has opined, and state law has been revised, to provide that agencies do not have the ability to "self-certify" their Housing Elements. In other words, HCD certification is required.

The Town's sixth cycle Housing Element was certified by HCD on July 10, 2024. The preliminary application for this project achieved a vesting date of April 18, 2023, prior to state certification of the Town's Housing Element. Therefore, the project is eligible for the Builder's Remedy.

AB 1893, effective January 1, 2025, created a definition of a "builder's remedy project" and allows developers who filed preliminary applications before January 1, 2025 to decide whether to take advantage of the new provisions or not. Although this project meets the new definition of a "builder's remedy project," the applicant instead has chosen to be subject to the Town's Housing Element adopted in January 2023 and the NF-SP zoning in effect on the vesting date of April 18, 2023, with modifications requested through SDBL, and has not cited the new provisions in the most recent letter dated March 6, 2025.

PROJECT HISTORY

The property has a General Plan designation of NF-SP and is zoned NF-SP: HEOZ. The Housing Element Overlay Zone ("HEOZ") overlay is applied to sites included in the Sites Inventory of the Housing Element and modifies development standards such as density, lot coverage, FAR, and height. The HEOZ became effective on December 21, 2023. The preliminary application under SB 330 was deemed submitted on April 18, 2023, establishing the vesting date for the application. Although AB 1893 would allow the applicant to utilize the provisions of the HEOZ, the applicant has elected to utilize the NF-SP zone standards in effect on the vesting date.

On September 22, 2023, the applicant submitted a formal application, within 180-days of the established vesting date as required by state law.

Through the Town's technical review process, the application was deemed complete on April 17, 2024, within the timelines prescribed by state law. On March 7, 2025 the application was deemed consistent with applicable Town standards, assuming the waivers and concessions are

approved, and ready for consideration through the Town's public hearing process. The application includes a Vesting Tentative Map, requiring approval by the Town Council pursuant to Town Code Section 29.10.020. The applicant seeks a recommendation on the development proposal from the Planning Commission to the Town Council, who will render the final decision on the project.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property consists of eight parcels totaling 15.65 acres located on the north side of Los Gatos Boulevard, approximately 286 feet south of the intersection of Los Gatos Boulevard and Samaritan Drive (Exhibit 1). The property is developed with eight single-family homes and walnut orchards. Highway 17 is located to the west, residential uses are located to the north, and commercial and residential uses are located to the south and east of the property.

B. Project Summary

The scope of the application proposes the following:

- Demolition of eight single-family homes;

- Construction of a mixed-use residential building with approximately 7,874 square feet of commercial space on the ground floor along with 255 rental apartments (Building E1);
- Construction of a 100 percent affordable housing building consisting of 67 rental apartments for lower-income households along with one unit for an on-site manager (Building G1);
- Construction of 127 for sale and/or rental townhomes (Buildings A1 through A4; B1 through B3; C1 through C3; D1 and D2; F1 through F3; and H1 and H2);

- Construction of two commercial buildings totaling approximately 7,200 square feet (Buildings J and I1); and
- Approximately 3.5 acres of publicly accessible open space (Sheet G3, Exhibit 11).

The applicant submitted a revised Letter of Justification for the project on March 6, 2025 (Exhibit 2). New private roadways would provide circulation throughout the site with Street C1 and Street C5 taking access from Los Gatos Boulevard, in addition to an extension of N. Turner Street running horizontally through the project site, connecting the property to

Phase I of the NF-SP. Of the 450 proposed units, 77 units (17 percent of the total units) would be designated as Below Market Price (BMP) units.

C. Zoning Compliance

The property is zoned NF-SP:HEOZ. The property is located within the Northern District of the NF-SP. Envisioned land uses for the Northern District include:

- Recreation/entertainment (live theater, health clubs);
- Hotel;
- Market hall/specialty market;
- Office;
- Open space (plazas, courtyards, paseos, and planting strips);
- Residential (above commercial) - including condominium, live-work flats, multi-family flats, multiplexes, and rowhouses;
- Restaurants; and
- Retail.

The applicant requests approval of a concession from the NF-SP through SDBL to allow for residential uses on the ground floor of buildings. Additionally, the applicant requests approval of a waiver through SDBL to exceed the maximum allowable building height of 25 feet for buildings located within 50 feet of Los Gatos Boulevard, and a reduction in the road width for Section 6d of North A Street to allow for wider sidewalks and bicycle lanes (Exhibit 2). The requested concession and waivers are discussed further below.

The HEOZ overlay modifies development standards such as density, lot coverage, FAR, and height. The preliminary application under SB 330 established vesting prior to the implementation of the HEOZ; the applicant has elected to be subject only to the NF-SP zoning provisions.

DISCUSSION:

A. Architecture and Site Analysis

The project includes a total of 450 residential units distributed amongst two apartment buildings (Buildings G1 and E1) and 17 townhome buildings (Buildings A1 through A4; B1 through B3; C1 through C3; D1 and D2; F1 through F3; and H1 and H2); two commercial buildings totaling approximately 7,200 square feet (Buildings I1 and J); approximately 7,874 square feet of commercial space on the ground floor of the mixed-use building (Building E1); and approximately 3.5 acres of publicly accessible open space (Sheet G3, Exhibit 11).

Building G1

Building G1 is proposed to be developed as a 100 percent affordable housing building with 67 rental units available to lower-income households, in addition to one market rate unit to be reserved for an on-site manager for a total of 68 units. Once developed, the approximate 1.25-acre site will be transferred to an affordable housing developer for management of the building and residents. The unit types include one, two, and three bedrooms with dedicated on-site common areas including a meeting room, community room with kitchen, laundry, bike storage, outdoor dining, and a playground (Sheet A1.101, Exhibit 14). The five-story building is proposed at a maximum height of 62 feet, five inches. Building materials include smooth stucco, horizontal and vertical siding, cement panels, metal awnings, and a standing seam metal roof. A Letter of Justification discussing the project is included as Exhibit 2.

Building E1

Building E1 is proposed to be developed as a mixed-use building with approximately 7,874 square feet of commercial space on the ground floor and 255 rental housing units located on floors one through seven, a ground level parking garage, and one level of below grade parking. The unit types include studio, one, two, and three bedrooms with on-site amenities including a courtyard terrace and pool on level two of the building and two additional rooftop terraces on level seven of the building (Sheet A4.010, Exhibit 14). The seven-story building is proposed at a maximum height of 99 feet, eight inches. Building materials include smooth stucco, fiber cement panels, porcelain tile, and glass railing. A Letter of Justification discussing the project is included as Exhibit 2.

Townhome Buildings

Buildings A1 through A4, B1 through B3, C1 through C3, D1 and D2, F1 through F3, and H1 and H2 are proposed to be developed as townhome buildings along the western and northern portion of the project site. The applicant proposes seven different architectural styles for the 17 townhome buildings. The unit types include two, three, and four bedrooms with attached two-car garages, and optional roof decks. All townhome styles are proposed at three stories, ranging in height from 44 feet, three inches to 48 feet, nine inches. Building forms for all architectural styles feature a mixture of gable and shed roof forms with building materials of horizontal and vertical siding, smooth stucco, metal awnings, standing seam metal roofing, and composite shingle roofing (Sheets A3.1.5.500 through A3.7.5.500, Exhibit 14). A Letter of Justification discussing the project is included as Exhibit 2.

Building I1

Building I1 is proposed to be developed as an approximate 4,800-square foot commercial building divided into three retail spaces. The one-story building is proposed at a maximum

height of 27 feet. Building materials include wood siding, red cedar, galvanized corrugated steel, cascade coil metal shade, anodized aluminum, color integrated concrete, and a standing seam metal roof. A Letter of Justification discussing the project is included as Exhibit 2.

Building J

Building J is proposed to be developed as an approximate 2,400-square foot commercial building for a restaurant use. The one-story building is proposed at a maximum height of 25 feet. Building materials include wood siding, galvanized corrugated steel, and a masonry wall. The applicant proposes to construct a replica of the existing Red Barn while using limited elements of the existing structure to pay homage to the site's agricultural history. Due to structural issues with the existing structure, only interior elements of the structure will be re-used in the reconstruction. A Letter of Justification is included as Exhibit 2.

The Meadow

The proposal includes approximately 3.5 acres of publicly accessible open space that is spread through the project site. The majority of the publicly accessible open space is located within The Meadow, a centralized open space that contains Building I1, an outdoor pavilion, a pedestrian path that connects the project site to Los Gatos Boulevard, and active recreation uses including a garden, amphitheater, and play space. Access to the open space is provided through street parking on N. Turner Street, C5 Street, and D4 Street. A Letter of Justification discussing the project is included as Exhibit 2.

B. Building Design

Review by the Town's Consulting Architect is typically required for Architecture and Site applications. For this application, it should be noted that the feedback provided by the Consulting Architect is subjective in nature and may not be used as the basis to deny or reduce the density of the project.

The Town's Consulting Architect reviewed the proposed project and provided feedback and recommendations (Exhibit 3). The Consulting Architect identified issues and concerns related to the proposed scale of the development. The Consulting Architect made recommendations on the following topics:

Townhomes

1. Provide more individual unit identities;
2. Reduce the visual repetitiveness of the facades;
3. Enhance and vary the end facades;
4. Vary and strengthen building tops;

5. Reduce the strong vertical emphasis with a better balance between horizontal and vertical forms and architectural details;
6. Provide more color variations;
7. Enhance the pedestrian scale with stronger entry porches, canopies, and projecting second floor balconies;
8. Provide some height variety at the ends of buildings; and
9. Enhance the sense of unit identity on the auto courts with additional balconies and facade offsets, as was done in the Phase 1 townhomes.

Affordable Housing Building

1. Step back and consider other approaches to this building. It would be preferable to avoid the appearance of one big building with superimposed appliques in favor of varied façade elements.

Commercial Buildings

1. Revise to provide a more welcoming facade facing Los Gatos Boulevard;
2. Consider providing activity space such as outdoor dining on the Los Gatos Boulevard frontage;
3. Consider warmer building materials in lieu of the proposed metal siding; and
4. Consider lowering the building scale with a sloped roof or awning on the Los Gatos Boulevard facade.

Mixed-Use Building

1. Horizontal and vertical balance. I do believe that the project will be more successful if the current strong vertical elements of the design are more subdued;
2. Building Base. While the "residential structure on top of a garage podium" is quite common, I think in this instance it creates a great deal of rigidity in conflict with the scale and character goals of the specific plan and divorces the residential units from the pedestrian environment. My strong suggestion would be to bring the residential structure and details down to grade level in lieu of using the podium formant. Further, I would suggest that plans be implemented to allow greater user individuality and variety that better reflects the scale and character of Los Gatos;
3. Balconies. Increase the number of balconies to more strongly enhance the residential character of the structure; and

4. Greater Articulation. Reduce the boxiness of the building forms by more height variations and by taking advantage of special building corner designs, especially at the pedestrian Paseo.

The applicant submitted a letter responding to these recommendations and the reasoning for not incorporating any of the recommendations into the project (Exhibit 4.

C. Subdivision and Site Design

The project includes a vesting tentative map for condominium purposes (Sheet C1, Exhibit 16). The subdivision design creates 21 parcels to accommodate the proposed buildings, 24 parcels for the private roadways, 32 parcels for the open space areas, one parcel for a surface parking lot, and one parcel to be dedicated to the Town to accommodate a future widening of Burton Road. The map also includes numerous easements for emergency access, public access, and various utility infrastructure.

New private roadways would provide circulation throughout the site with C1 and C5 streets taking access from Los Gatos Boulevard. An extension of N. Turner Street is also proposed horizontally through the development to connect Phase II with Phase I (Sheet C18, Exhibit 16). Vehicular circulation would be provided through several private roadways.

Eleven buildings would be located along the west edge of the property, adjacent to Highway 17, eight buildings would be located in a centralized area of the property, and two buildings would be located adjacent to Los Gatos Boulevard. Pedestrian pathways would provide circulation throughout the interior of the site, as well as providing a connection to Phase I of the NF-SP and Los Gatos Boulevard (Sheet G12, Exhibit 11). Open space areas are provided throughout the site connected via the pedestrian pathways circulating between the buildings and several community recreation spaces. The space provided through the community recreation spaces exceed the NF-SP requirements and the Town's Objective Design Standard (ODS) requirements for such spaces. The conceptual landscape plan shows that trees, shrubs, and other plantings would be distributed throughout the site.

D. Grading and Retaining Walls

The Preliminary Grading Plan included as Sheets C7 through C12 of Exhibit 16 provides information regarding earth movement and the location and height of retaining walls.

Preliminary cumulative grading quantities total 31,565 cubic yards of cut and 24,756 cubic yards of fill for a net off haul of 6,809 cubic yards, well above the 50 cubic yard threshold for requirement of a Grading Permit. The Town's Parks and Public Works Engineering staff will

include a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits.

Retaining walls between one foot, eight inches and five feet, six inches are proposed along C5 Street and the northeastern portion of the property, adjacent to existing residential uses. These proposed retaining walls do not comply with the ODS requiring that retaining walls do not run in a continuous direction for more than 50 feet without a break, offset, or landscape pocket.

E. Parking

The NF-SP provides specific off-street parking requirements for residential uses within the Specific Plan Area and uses the required parking for the downtown (Section 29.10.150 of the Town Code) for commercial uses.

The parking requirements for each building type are described in the table below:

Proposed Uses	**Specific Plan Parking Requirement**	**Proposed Use Total**
Commercial:	*Based on Town Code for Downtown*	
Retail/Commercial Shop (Bldg. I1)	1/300 gross square feet	4,800 sq. ft.
Retail/Commercial Shop (Bldg. J)	1/300 gross square feet	2,400 sq. ft.
Retail/Commercial Shop (Bldg. E1)	1/300 gross square feet	7,874 sq. ft.
Total Commercial Parking Required		**50 Spaces**
Residential:	*Resident + Guest*	
Affordable Units	(.5/Units + .5/Unit) = 1/Unit	77 Units
Single Bedroom Units	(1/Unit + .5/Unit) = 1.5/Unit	138 Units
Two or More Bedroom Units	(2/Unit + .5/Unit) = 2.5/Unit	235 Units
Total Residential Parking Required		**872 Spaces**
Total Project Parking Required:		**922 Spaces**
Project Parking Provided:		
Off-Street Parking		137
Two-Story Garage (Bldg. E1)		363
Parking Lot (Bldg. I1)		14
Residential Garages		254
Total New Parking Spaces		**768 Spaces**

The project requires a total of 922 spaces under the NF-SP parking requirements, whereas 768 parking spaces are proposed. Since the project qualifies under SDBL, the applicant has elected to utilize the reduced parking requirements from SDBL, which supersede the NF-SP for the parking requirements for the mixed-use building (Building E1) and the townhomes (Buildings A1 through A4; B1 through B3; C1 through C3; D1 and D2; F1 through F3; and H1 and H2). Through SDBL, the parking requirement is 527 spaces with no guest parking requirements for the mixed-use building, affordable housing building, and townhomes.

The proposed project includes 254 spaces in the private garages of the townhomes and a total of 363 spaces in the two-story parking garage of the mixed-use building. Of the 363 spaces in the two-story parking garage, 26 spaces are assigned to the ground floor

commercial uses, 312 spaces are assigned to the residents, and 25 spaces are assigned as guest parking spaces (Sheet A4.010, Exhibit 15). The applicant proposes to utilize parking stackers for the resident parking spaces on both levels of the parking garage, which are not standard in the Town.

Additional information pertaining to parking will be provided in an Addendum or Desk Item.

F. Tree Impacts

There are approximately 292 existing trees in the vicinity of the development. The development plans propose the removal of 265 trees based on the construction impacts and footprints. Of the 265 trees to be removed, 127 are considered to be exempt from the Tree Protection Ordinance due to being a fruit or nut tree under 18 inches in diameter. Of the 138 protected trees proposed to be removed, 19 are considered to be large, protected trees (Exhibit 5).

The applicant has the option to request in-lieu payment for any required replacement trees that cannot be accommodated on site. The preliminary landscape plan shows that 400 trees are proposed to be planted on-site (Sheet L1.00, Exhibit 12).

The applicant submitted an arborist report for peer review by the Town's Consulting Arborist. Following two rounds of review, the revised arborist report from the applicant was confirmed to meet the Town's requirements by the Consulting Arborist. The arborist report for the project is included as Exhibit 5. If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection will be included in the Conditions of Approval to mitigate impacts to protected trees.

G. Traffic

A Transportation Analysis Report was prepared by Hexagon Transportation Consultants, Inc. (Exhibit 10) for the proposed project and peer reviewed by the Town's Traffic Consultant. The Transportation Analysis Report determined that the trips generated collectively by the development of Phases I and II of the NF-SP would not exceed the trip generation estimates analyzed in the NF-SP EIR Transportation Analysis. As a result, the Phase II project would not increase the severity of the previously identified transportation impacts or result in any new transportation impacts.

The report found that the proposed project would generate 2,968 daily trips, with 225 trips (66 inbound and 159 outbound) occurring during the AM peak hour and 284 new trips (162 inbound and 122 outbound) occurring during the PM peak hour.

The recommended improvements from the Transportation Analysis Report are all proposed to be implemented for the project.

H. State Density Bonus Law Concession and Waivers

As discussed above, through SDBL, qualifying projects are entitled to a density bonus, as well as concessions/incentives, waivers, and parking reductions. The proposed project is entitled to two concessions, unlimited waiver requests, and reduced parking requirements.

The property is zoned NF-SP:HEOZ. Section 2.5.10(c) of the NF-SP prohibits residential uses on the ground floor in the Northern District of the specific plan area. The applicant requests approval of a concession through SDBL to allow for residential uses on the ground floor of buildings.

ODS A.11.1.b requires that each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space. Currently, the applicant complies with this standard through the use of private roof decks; however, the applicant requests approval of a concession through SDBL to allow for their removal at the time of building permit submittal if necessary to reduce construction costs, which would cause the project to fall short of the open space standard.

The applicant provided a Letter of Justification that details the requested concessions, noting that it is not financially feasible to develop commercial spaces on the ground floor of all buildings on the project site. Additionally, the applicant notes that the second requested concession, if elected to be used at the time of building permit submittal, will provide cost savings to help provide the level of affordability proposed for the project (Exhibit 2).

The Letter of Justification also discusses the waivers to development standards requested by the applicant and why they are needed to construct the project (Exhibit 2).

I. Below Market Price (BMP) Units

The proposed project includes a total of 450 units, 77 of which would be designated as affordable units. The Town's BMP ordinance and policy requires that mixed-use residential developments with more than 100 units provide a number of BMP units equal to 20 percent of the market rate units. The project includes 373 market rate units, requiring a minimum of 75 BMP units. The proposed 77 BMP units exceeds the Town's BMP requirements.

The BMP Guidelines require owner occupied units to be priced to affordable households in two income categories:

- Moderate Income Households, those whose income is above 80 percent, but no greater than 120 percent, of the Median Family Income (MFI); and
- Low Income Households, those whose income is above 50 percent, but no greater than 80 percent, of the MFI.

The project includes 10 affordable units to be located in the mixed-use building (Building E1) to be designated for low-income households and 67 affordable units to be located in the 100 percent affordable housing building (Building G1) to be designated for lower income households. The applicant proposes to transfer Building G1 to an affordable housing developer for management of the building and residents (Exhibit 2). The table below provides a summary of the 10 BMP units within the mixed-use building (Building E1) by income level and number of bedrooms. Conditions of approval will be included pertaining to the provision, sale, and rental of the BMP units.

BMP Units – Mixed Use Building (Building E1)	
Unit Type	**Low Income**
Studio	2
One Bedroom	3
Two Bedroom	4
Three Bedroom	1
TOTAL	**10**

The table below provides a summary of the 67 BMP units within the affordable housing building (Building G1) by the number of bedrooms (Sheet A1.101, Exhibit 14). Because the applicant proposes to partner with a nonprofit developer to provide the affordable housing units in Building G1 using tax credits and other financing mechanisms, the breakdown of the number of lower income units is not available at this time. Conditions of approval will be included pertaining to the provision, sale, and rental of the BMP units.

BMP Units – Affordable Housing Building (Building G1)	
Unit Type	**Low Income**
One Bedroom	31
Two Bedroom	18
Three Bedroom	18
TOTAL	**67**

The Town's BMP Guidelines require that affordable units be dispersed throughout the development, to the extent feasible. The applicant requests approval of a waiver through SDBL from the BMP Guidelines requirement to have the units be dispersed throughout the property (Exhibit 2). The applicant states that because the project would involve a partnership with a nonprofit developer to provide affordable housing units, using tax credits and other financing mechanisms, which requires the affordable units be

consolidated, compliance with the Town's BMP Guidelines requirements would physically preclude development of the project.

The applicant also requests a waiver from the requirement that the affordable units have proportionately the same number of bedrooms as the market-rate units.

J. Neighbor Outreach

As summarized in Exhibit 6, the applicant has conducted outreach regarding the project since 2021.

PUBLIC COMMENTS:

Project identification signage was installed on the Los Gatos Boulevard and Burton Road frontages by August 14, 2024, consistent with Town policy. Visual simulations were completed by the Town's consultant and posted to the Town's website by April 14, 2025 (Exhibit 7). Written notice was sent to property owners and tenants within 1,000 feet of the subject property and notice of public hearing signage was installed on the street frontages by April 15, 2025, in anticipation of the April 30, 2025, Planning Commission meeting.

Staff conducted outreach through the following media and social media resources, for both the availability of the visual simulations and notice of the public hearing:

- The Town's website home page, What's New;
- The Town's Facebook page;

- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

Public comments received by 11:00 a.m., Friday, April 25, 2025, are included as Exhibit 9.

CONCLUSION:

A. Summary

The applicant is requesting approval of Architecture and Site and Subdivision applications to construct a mixed-use residential development (450 units), a vesting tentative map, site improvements requiring a grading permit, and removal of large protected trees under SB 330 on property zoned NF-SP:HEOZ, located at 14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116.

As detailed above, a preliminary application was submitted under SB 330. The project qualifies for two concessions and unlimited waivers under SDBL. The application meets the definition of a builder's remedy project, but the applicant has requested that the project be reviewed under the January 2023 Housing Element and the NF-SP zoning and has not cited provisions of the HAA regarding the builder's remedy that became effective January 1, 2025. The deviations from the Town's standards included in the project are requested exclusively through SDBL for which the applicant has provided justification.

B. Recommendation

Staff recommends that the Planning Commission consider the request, take public comment, and discuss the project. Following consideration, the Planning Commission should continue the matter to a date uncertain. A future Planning Commission meeting will be scheduled to discuss the environmental analysis performed for the project and to make a recommendation to the Town Council regarding the project.

EXHIBITS:

1. Location Map
2. Letter of Justification with Proposed Density Bonus Concessions, Waivers, and Parking Reductions
3. Consulting Architect's Report
4. Applicant's Response to Consulting Architect's Report
5. Final Arborist Report

6. Neighbor Outreach Summary
7. Visual Renderings
8. Objective Design Standards Checklist
9. Public Comments Received by 11:00 a.m., Friday, April 25, 2025
10. Transportation Analysis Report
11. Development Plans, Part 1
12. Development Plans, Part 2
13. Development Plans, Part 3
14. Development Plans, Parts 4 through 6
15. Development Plans, Parts 7 through 9
16. Development Plans, Parts 10 through 11

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14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116.

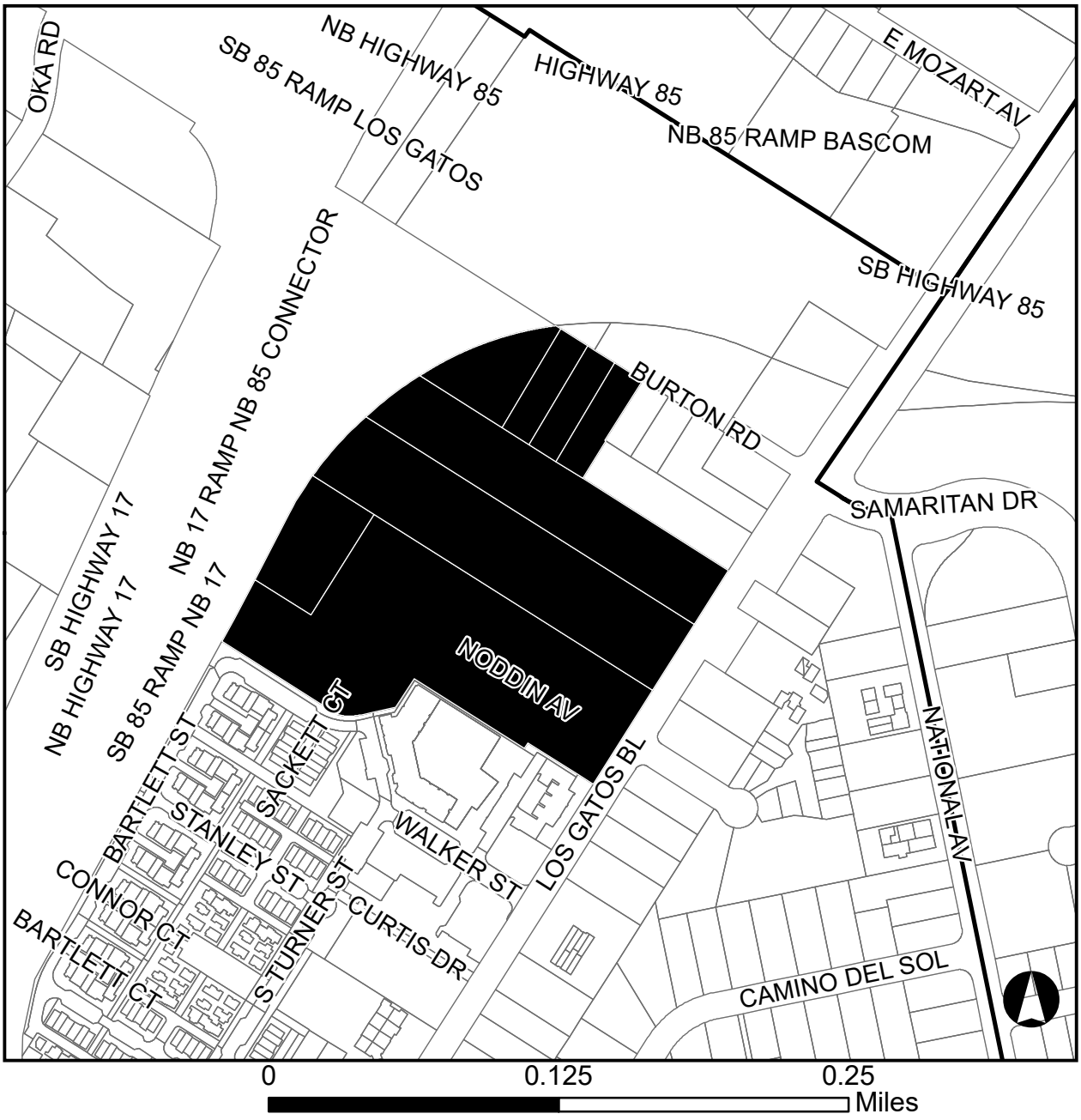

EXHIBIT 1

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San Francisco, California 94111-5432
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Direct No.: 415.655.8114
ephillips@bwslaw.com

March 6, 2025

Jocelyn Shoopman
Senior Planner
Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Re: Supplemental Material for 14859 Los Gatos Blvd and 16270 Burton Road (APN 424-07-009, -053, -081, -094, -095, -115, -116, and -052)
Architecture and Site Application S-23-031
Subdivision Application M-23-005

Dear Ms. Shoopman:

On behalf of Grosvenor Property Americas ("**Applicant**"), we are pleased to submit further updates to our complete application for a development project at 14859 Los Gatos Blvd and 16270 Burton Road ("**Project Site**") in the Town of Los Gatos ("**Town**") to develop 450 homes, 15,000 square feet of retail, over 3,000 square feet of commercial and civic space, and associated on- and off-site improvements (the "**Project**").

The Applicant submitted a complete preliminary application for the Project on April 18, 2023, and followed with its formal development application on September 18, 2023. The Town found the application complete on April 17, 2024. The Town's completeness determination included numerous substantive comments regarding the Project. The Applicant supplemented its complete application in May of 2024, and the Town issued a series of written consistency evaluation letters on July 17, 2024. The Applicant submitted additional information on October 3, 2024, which triggered further comments from the Town on October 30, 2024. The Applicant responded with revisions on November 23, 2024, and the Town provided additional written comments on December 23, 2024. Since then, the Applicant team and the Town staff have had ongoing meetings and exchanged written comments. Based on those discussions we believe that this submittal fully responds to the comments raised by the Town in its December 23, 2024 letters.

EXHIBIT 2

I. Updated Project Description.

The Applicant proposes the construction of the Project, a mixed-use housing development project that includes 450 homes, 15,000 square feet of retail, over 3,000 square feet of commercial and civic space, and associated on- and off-site improvements located in the North 40 Specific Plan area of the Town.

The Project Site is 15.65 total acres, which includes unbuildable areas, areas planned for open space, and all of the land that will be dedicated to the public for access to the Project's circulation system and public utilities. Excluding the primary backbone public infrastructure and circulation portions of the Project Site that will be dedicated by easement for public use results in a lot area of 14.47 acres, which conservatively includes alleys, open space, and undevelopable land on the Project Site.

The Project Site currently includes eight (8) single family homes, which would be demolished (as anticipated in the previously certified North 40 Specific Plan Environmental Impact Report) and replaced by the Project.

The Town's Housing Element includes the Project Site in its inventory of sites available for housing development that will be affordable to lower income households to accommodate the Town's RHNA. The Housing Element designates the Project Site for residential development at a minimum density of at least 30 dwelling units per acre, and it assumed a development capacity of up to 461 units. The Project proposes 450 dwelling units on a site area of 14.47 acres, resulting in a gross density of 31.1 du/ac, which is consistent with the Housing Element's use and density designations.

The Project's residential program will provide a total of 450 new rental apartments and for-sale and/or rental town homes. Of the 450 total units, the Project will dedicate 77 units as units that will be rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code as affordable rents, as defined in Section 50053 of the Health and Safety Code. The 77 dedicated units will include 67 affordable rental homes available to low and very low-income households (in addition to one unit reserved for a manager) on approximately 1.25 acres that will be transferred to an affordable housing developer. Ten additional units dedicated to low-income households will be made available in the Project's mixed-income multi-family building.

The 450 homes are complemented by various resident amenities and community-serving ground floor commercial spaces within the multi-family rental building. The new buildings are arranged around a generously sized central public open space (the "**Meadow**"), open to all and visible from Los Gatos Boulevard along a pedestrian "**Paseo**". The Meadow will feature active uses, landscaping, and an interpretive display that features the existing red barn, that collectively celebrate the Property's agricultural heritage. The Meadow will also include a new public

pavilion, which is designed to be adaptable for a variety of civic, community and/or retail uses for future flexibility.

Adjacent to the public open space, a 2,400 square foot barn-inspired commercial space, Building J, is proposed and envisioned to complement both the Meadow's agrarian theme and the retail uses in Building I. A new 4,800 square foot retail building (Building I) is located closer to Los Gatos Boulevard and is designed to be sub-dividable for multiple tenants and includes generous outdoor dining areas. Building J and Building I are part of approximately 15,000 square feet of commercial space that helps create vibrancy and a sense of place.

The Project includes all necessary access, circulation, streetscape, and landscaping to complement and service the new buildings and to complete relevant sections of the bicycle and pedestrian routes through and around the site. On-site streets will be connected to existing North 40 Phase I streets. The Applicant will dedicate land to the Town to accommodate the future widening of Burton Road and a through-connection between Burton Road and the Project to complete the internal circulation system as anticipated in the North 40 Specific Plan.

II. The Project is Consistent with Applicable Objective Development Standards.

On January 31, 2023, the Town adopted its first version of the Sixth Cycle Housing Element Update, which was adopted and in effect when the Applicant submitted its complete preliminary application. The California Department of Housing and Community Development ("**HCD**") found that the Town's January 31, 2023 Housing Element did not substantially comply with the requirements of state Housing Element law. The Town made numerous revisions to its Housing Element in response to HCD's findings before adopting a substantially compliant Housing Element that HCD certified on July 10, 2024. However, because the Project has a vested right to proceed under the ordinances, policies, and standards in place at the time the Applicant submitted the preliminary application, the January 31, 2023 Housing Element applies. (See Gov. Code § 65589.5(o).)

The Project proposes to provide 77 of its 450 dwelling units at rents affordable to lower income households as defined in Health and Safety Code section 50079.5. Therefore, the Project is "housing for very low, low-, or moderate-income households" as defined in the Housing Accountability Act. (Gov. Code § 65589.5(h)(3).) In addition, as discussed above, the Project is consistent with the Housing Element's land use and density designations. Because the Town identified the Project Site "as suitable or available for very low, low-, or moderate-income households" in its Housing Element, and the Project is consistent with the Housing Element's specified density, the Town may not "disapprove or conditionally approve" the Project, notwithstanding potential inconsistencies with the Town's "zoning ordinance [including the North 40 Specific Plan] and general plan land use designation." (Gov. Code § 65589.5(d)(5)(A).) This means that the Town's Housing Element overrides the North 40 Specific Plan's requirement as applied to the Project.

Because the Project provides 77 of its 450 dwelling units as affordable to lower income households, it is eligible for benefits under the State Density Bonus Law, including two concessions/incentives that result in cost reductions and unlimited waivers of development standards necessary to accommodate the Project as proposed. (Gov. Code § 65915(d)(2)(B), (e).) Attachment A to this letter includes a complete enumeration of all requested incentives/concessions and waivers, and the updated Objective Design Standards checklist references such modifications where appropriate.

Finally, the Project complies with the Town's affordability requirements as adopted in the BMP Ordinance (Division 6 of Chapter 29 of the Town Code). Of the Project's 450 total units, 373 units would be rented or sold at market rate. The Town's BMP Ordinance requires that 20 percent of the 373 market rate units – or 75 units – be reserved as affordable housing. The Project exceeds this requirement and will dedicate 77 units (21 percent of the market rate units) as units dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code as affordable rents, as defined in Section 50053 of the Health and Safety Code.

Note that because the Project's complete preliminary application was submitted before the Town adopted a Housing Element certified by HCD, the Project is eligible for the Builder's Remedy. This means that Town would be forbidden from denying the Project, even if the Project were not consistent with the Town's standards. Although the Project is eligible for the Builder's Remedy, it is not necessary to invoke the Builder's Remedy here, because the Project complies with the Housing Element and applicable, objective standards as modified via the State Density Bonus Law.

III. Conclusion

With this submittal, the Applicant has responded to each of the Town's substantive, applicable comments provided on December 23, 2024, and during subsequent conversations and meetings with Town staff. Accordingly, we look forward to the Project's Planning Commission hearing in April.

Sincerely,



Eric S. Phillips

Encls.

ATTACHMENT A

14859 Los Gatos Blvd and 16270 Burton Road
(APN 424-07-009, -053, -081, -094, -095, -115, -116, and -052)
Architecture and Site Application S-23-031
Subdivision Application M-23-005

Proposed Density Bonus Concessions, Waivers, and Parking Reductions

Although the Project meets many of the General Plan policies, including the land use and density designated in the Housing Element, and the guidelines of the North 40 Specific Plan, the Applicant seeks incentives or concessions, waivers, and parking reductions pursuant to the State Density Bonus Law (Gov. Code § 65915).

The Project will dedicate 77 of its 450 units to be rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code at a monthly cost that is an affordable rent, as defined in Section 50053 of the Health and Safety Code. Note that this level of affordability equals 21 percent of the Project's market rate units, which exceeds the affordability requirements in the Town's BMP Ordinance. In addition, by providing this level of affordability, the Project is entitled to the following benefits under State Density Bonus Law:

- A density bonus of 30.5% above the otherwise maximum allowable residential density (Gov. Code § 65915(f)(1);
- Two incentives or concessions (Gov. Code § 65915(d)(2)(B); for purposes of the State Density Bonus Law, the terms "incentives" and "concessions" are interchangeable, and this summary will use "concession" going forward);
- Waivers or reductions for "any development standard that will have the effect of physically precluding the construction of a development" that provides enough affordable housing to qualify for the State Bonus Law (Gov. Code § 65915(e)); and
- Minimum parking requirements, inclusive of guest parking and including parking provided in uncovered or tandem spaces, that do not exceed specified ratios. (Gov. Code § 65915(p).)

As detailed below, the Applicant proposes to use the State Density Bonus Law's concessions, waivers, and parking reduction benefits to allow the development of the Project as proposed. In addition, the Applicant reserves the right to modify the request to include different or additional concessions and waivers if needed to address additional applicable development standards.

Concessions

1. *Allow residential uses on the ground floor of buildings*. Section 2.5.10c of the North 40 Specific Plan prohibits residential uses on the ground floor of buildings in the Northern District, which covers the Project site. Because the Housing Element designates the Project site as a site that is suitable for very low, low-, or moderate-income households at a residential density of at least 30 du/ac, inconsistency with this zoning standard is not a basis to deny the Project under Government Code section 65589.5(d)(5)(A). Accordingly, we do not believe that this standard is

applicable to the Project. However, to the extent it applies, the Project proponent requests a concession to allow residential uses on the ground floor of buildings.

Although portions of the Project incorporate commercial elements, it is not financially feasible to develop commercial spaces on the ground floor of all the buildings on the Project site. Therefore, eliminating this development standard will result in cost savings to help provide the level of affordability proposed.[1]

2. *Potential Reduction in Private Open Space*. (Townhomes only) The Town adopted "Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development" that applies to multi-family and residential mixed-use developments. Objective Design Standard A.11.1.b requires each ground floor dwelling unit to have a minimum of 120 square feet of usable private recreation space. As currently designed, the Townhomes satisfy this requirement through the provision of private roof decks. However, to reduce construction costs, it may be necessary for the Project to remove some or all of the roof decks before submitting for building permits, which would cause the Project to fall short of the open space standard. Therefore, the Project requests a concession to remove private roof decks from the design at the Applicant's election to result in cost savings to help provide the level of affordability proposed.

Waivers

When considering the following proposed waivers, it is important to remember that "[i]n no case may [the Town] apply any development standard that will have the effect of physically precluding the construction of a development [that qualifies for the State Density Bonus Law] at the densities" allowed and with the requested concessions. (See Gov. Code, § 65915(e)(1).) Cases have confirmed that once a project qualifies for a density bonus, "the law provides a developer with broad discretion to design projects with additional amenities even if doing so would conflict with local development standards." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 774-75; see also *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1346–1347 [waivers must be granted even though redesigning thee project to decrease amenities would reduce the need for waivers].)

1. Increased Maximum Height. Section 2.5.2 of the North 40 Specific Plan and referenced in Policy LU5 sets a maximum building height of 30 feet across the Project site and Section 2.5.7(b) sets a maximum building height of 25 feet for buildings located within 50 feet of Los Gatos Boulevard. The Project requires a waiver to allow the Affordable Multifamily (Building G) units to achieve a maximum height of 63 feet measured from the lowest natural grade to highest roof surface or 61 feet when measured from the proposed grade, and the town home units to achieve a maximum height of 49 feet when measured from the lowest natural grade or 44 feet when measured from lowest proposed grade, and the Mixed-Income Multifamily (Building E) units to achieve a maximum height of 100 feet from when measured from the lowest natural grade to the highest roof surface or approximately 94 feet when measured from the lowest

[1] See HCD Notice of Violation to City of Elk Grove (October 12, 2022), which concludes that allowing residential ground floor development in mixed use areas that otherwise require ground floor commercial uses results in actual and identifiable cost reductions such that refusal to approve a concession would violate the State Density Bonus Law.

proposed grade. It should be noted that Building E is approximately 89 feet when measured from Los Gatos Boulevard and that detailed measurements are included in the updated architectural sheets in the attached revised drawings (Planning Comments 18, 27 and 29). The Specific Plan's development standards do not accommodate the Project's proposed density, which is allowed pursuant to the adopted Housing Element. Increased height is necessary for each proposed building typology to accommodate the proposed unit count and necessary parking facilities across the Project site.[2, 3]

2. Modified Street Sections. Section 4.13.3 of the North 40 Specific Plan defines a 40' road section for Section 6d of North A Street with two 12' drive lanes and two 8' parking lanes. The Project proposes wider sidewalks, bicycle lanes, and reduced lane widths; accommodating all of the proposed facilities in the street would require additional right of way that would reduce the amount of developable area for buildings, resulting in a lower unit count. Therefore, the Project proponent requests a waiver from the required street section dimensions.

3. Deviations from Objective Design Standards. The Project has been designed to comply with as many of the Objective Design Standards as feasible while meeting the unit count called for in the Housing Element; however, to physically fit the Project as designed at the density allowed, the following standards must be waived:

- A.2.1. (100% affordable multifamily housing, townhomes, and commercial buildings only) Short-term bicycle parking cannot be accommodated within 50' of each building entry while maintaining adequate space for residential density and proposed open space. In the alternative, the project distributes bike parking throughout the site to balance even distribution and convenience, while also supporting active community use.
- A.2.2. (100% affordable multifamily housing, mixed-use multifamily, and townhomes) Long-term bicycle parking is provided at one space per unit. To maintain adequate space for residential density and proposed open space, short-term bicycle parking is provided at a ratio of one space per 2,000 square feet of non-residential floor area.
- A.3.4.e. (100% affordable multifamily housing and mixed-use multifamily only) To maintain adequate space for residential density and proposed open space, long-term bicycle spaces are proposed to be accommodated with stacked parking. Although the proposed bicycle racks would not meet the Objective Design Standards' dimensions, a reduction is necessary to provide adequate long-term bicycle parking without reducing the Project's residential density.
- A.5.1. (Commercial building only) The project is designed to prioritize the pedestrian experience and active ground-floor retail uses where the buildings have frontage on C1 Street, D4 Street, and the Pedestrian Paseo, which is proposed as a Project amenity serving the public and future Project residents. It is necessary to locate surface parking

[2] In some cases, the height waivers proposed may exceed the more precise heights shown on the architectural plans. We propose rounding the height up to nearest foot to allow for some variance between the current plans and final construction plans.

[3] See HCD Notice of Violation to City and County of San Francisco (December 29, 2022), which concludes that it is a violation of the State Density Bonus Law to approve a project subject to a condition of approval that the applicant reduce the height proposed as a waiver.

between the buildings and Los Gatos Boulevard, otherwise the Project would need to be redesigned to remove the proposed amenity or reduce its residential density.

- A.6.3, (Mixed-use multifamily only) The multifamily building has a parking structure, and a pedestrian access gate cannot be provided without redesigning the Project and affecting its density. Pedestrians can access the exterior by using an elevator, corridor or stairs.
- A.10.2. (Mixed-use multifamily and townhomes only) The Project requires a new unbroken retaining wall between C5 Street and the neighboring property so long as the adjacent grade remains lower than the Project Site's grade to support development at the permitted density.
- A.11.1.b. (100% affordable multifamily housing and mixed-use multifamily only) The 100% affordable multifamily building cannot accommodate balconies and cannot meet the private open space requirements while maintaining the unit count. The mixed-use multifamily building can accommodate balconies on only 49% of the units (126 units) without reducing Project density.
- A.12.1. (Mixed-use multifamily and commercial buildings only) The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. Providing 75 percent of any street-facing façade would require a Project redesign to remove the proposed amenity and conflict with its concession request.
- B.1.1. (Townhomes only) The primary street-facing façade of the townhomes complies with B1.1.1b, c, and f. However, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with the requirement that all street-facing facades incorporate three of the identified design solutions.
- B.1.2. (100% affordable multifamily housing and mixed-use multifamily only) An upper-story setback would reduce the density of the Project.
- B.3.1. (Mixed-use multifamily only) The mixed-use multifamily building (E1) cannot comply with the requirement to install horizontal eave breaks every 40 feet of building façade without redesigning the Project and reducing its density.
- B.4.1. (Townhomes only) Townhomes comply at Front Facade of each building, but redesigning the Project to differentiate the base of the buildings at the Rear/Garage or Side Facades would affect the overall residential capacity by reducing the building form and floor area for the Project's residential uses.
- B.4.3. (100% affordable multifamily housing and townhomes only) The 100% affordable multifamily building (6 points) and the townhomes (14 points) cannot reach 16 points through street-facing façade plan variation while maintaining the unit count.
- B.4.4. (Townhomes only) The Project proposes the Meadow as an amenity serving the public and future Project residents. Townhomes H1 and H2 are designed to face the Meadow rather than the street to activate this project amenity. As a result, the garage doors on these two townhomes exceed 40 percent of the length of the façade; otherwise, the Project would need to be designed to modify the proposed amenity or reduce its residential density.
- B.4.6.b. (Commercial building only) The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and

future Project residents. To activate the Paseo and accommodate the design of this Project amenity consistent with the Project's concession request, the commercial buildings deviate from the façade requirements.

- B.4.10. (Townhome F3 only) Townhome B3 is adjacent to a single-family use and cannot be designed to set back five additional feet from the façade plan of the lower floor without reducing the project's residential development capacity.
- B.4.11. (Mixed-use multifamily building and townhomes only) The mixed-use multifamily building's balconies extend into the airspace beyond the building footprint, as does the balcony for Townhome F3. This encroachment must be allowed to accommodate the project's residential density and open space amenities.
- B.4.13. (Mixed-use multifamily building only) The mixed-use multifamily building (E1) cannot comply with the façade requirement without redesigning the Project and reducing its density.

4. BMP Program Standards. As noted above, because the Project is consistent with the Housing Element's designated density for the Property and because it reserves 77 of its units as affordable to lower income households, the Housing Accountability Act prohibits the Town from denying the Project based on inconsistencies with zoning standards, including the Town's BMP Program. However, to the extent applicable, we request a waiver from the BMP Program requirement to provide affordable units proportionately in the same unit type mix as the market rate units and to have the units be dispersed throughout the Property. Because the Project would involve a partnership with a non-profit developer to provide affordable housing units using tax credits and other financing mechanisms that require the affordable units be consolidated, compliance with the BMP Program requirements would physically preclude development of the Project. Likewise, requiring larger affordable units would result in few units per building, reducing the Project's density.

Parking Reductions

Consistent with the standards established in subdivision (p) of Government Code section 65915, the Applicant proposes that the mixed-use multifamily housing building and the townhomes be subject to the following minimum parking ratios, inclusive of guest parking:

- Zero to one bedroom: one onsite parking space;
- Two to three bedrooms: one and one-half onsite parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

Note that the 100% affordable multifamily housing building complies with the Town's parking standards, which require less parking than the State Density Bonus Law. Therefore, this portion of the request is not applicable to the affordable housing component of the Project.

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CANNON
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GROUP

ARCHITECTURE PLANNING URBAN DESIGN

February 7, 2024

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

RE: North Forty Phase 2

Dear Jocelyn:

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

PHASE 2 CONTEXT



SPECIFIC PLAN FRAMEWORK

The North 40 Specific Plan, adopted in 2015, set forth the town's vision, goals, policies, land uses, development standards and design guidelines for this project. While the specific plan documents sets out several detailed expectations, the overriding principle guiding the more detailed plans, standards and guidelines is, as has been over many past decades, the goal of incorporating new development, large and small, into the unique development fabric of the community. This expectation is set forth in the opening pages of the document, as summarized below.

VISION STATEMENT

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It

6729 FAIRFIELD DRIVE

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

Guiding Principles to achieve this vision:

- ***The North 40 will look and feel like Los Gatos. (Emphasis added)***
- ***The North 40 will embrace hillside views, trees, and open space.***
- ***The North 40 will address the Town's residential and/or commercial unmet needs.***
- ***The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.***

1.2.1 Context

Although the Town is situated within one of the largest metropolitan areas of Northern California and is closely tied to the fast paced economy of Silicon Valley, the Town still retains its small town character. (emphasis added)

There are a few concessions and waivers being requested by the applicant based on the provision of affordable housing units and governing state law. Increased density will affect the physical design and appearance of the Phase 2 development. However, the most visual impact will be seen in the application of the requested waiver of the specific plan's building height limit standards - see below.

2.5.2 Building Height

a. The maximum height of any building, excluding affordable housing and hotel uses, is 35 feet ...

b. The maximum height is 45 feet for a hotel and/or a mixed-use and/or mixed-income development including a minimum of 40% extremely low, very low, or low income.

Note: The project applicant has requested a maximum height increase as follows.

Waivers

1. Increased Maximum Height. Section 2.5.2 of the North 40 Specific Plan and referenced in Policy LU5 sets a maximum building height of 30 feet across the Project site and Section 2.5.7(b) sets a maximum building height of 25 feet for buildings located within 50 feet of Los Gatos Boulevard. The Project requires a waiver to allow the Affordable Multifamily (Building G) units to achieve a maximum height of 63 feet, the Town home units to achieve a maximum height of 49 feet, and the Mixed-Income Multifamily (Building E) units to achieve a maximum height of 100 feet. The Specific Plan's development standards do not accommodate the Project's proposed density, which is allowed pursuant to the adopted Housing Element. Increased height is necessary for each proposed building typology to accommodate the proposed unit count and necessary parking facilities across the Project site.

PHASE 1 DEVELOPMENT

Phase 1 of the North 40 Specific Plan area is nearing construction completion. While some construction remains, enough has been competed to evaluate the degree to which this portion of the overall development has been successful in adapting to the specific plan document's vision, standards and guidelines. Design approaches within Phase 1 may be helpful in assessing the Phase 2 design.

Common features worth noting include the following.

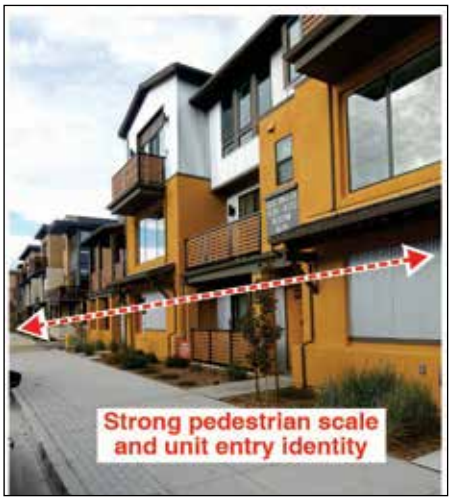
- Strong individual unit identities.
- Well articulated and varied facades.
- Strong pedestrian scale.
- Facade color variety.
- Balance of horizontal and vertical emphasis.
- Strong building corners with large overhangs.
- Visually interesting and varied end elevations.
- Varied building heights.
- Strong building tops.
- Abundant balconies.
- Strong horizontal building elements.
- Corner balconies.
- Outdoor entry porch areas.
- Balconies on auto courts.
- Articulated base trim on auto courts to accentuate individual building identities.
- Large buildings broken into smaller distinctive masses.

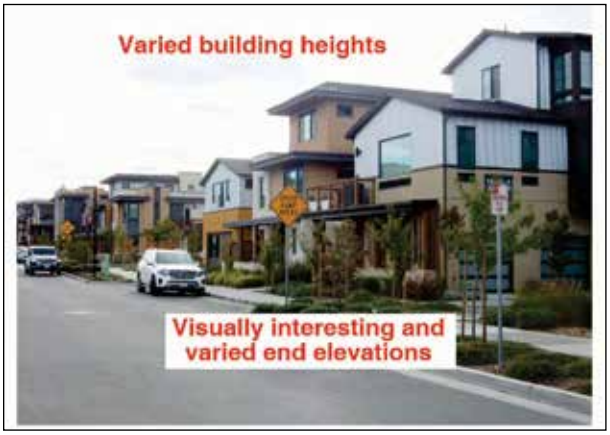
Annotated Phase 1 photos illustrating these features are shown below.

PHASE 2 OVERVIEW








Varied building heights
Visually interesting and varied end elevations


Varied building heights


Well designed building end facades


Varied height and form end street facades


Strong building corners with large overhangs
Visually interesting and varied end elevations


Articulated base trim to accentuate individual unit identities
Balconies on auto courts


Facade color variety
Balance of vertical and horizontal emphasis


Large buildings broken into smaller distinctive masses

PROJECT





PHASE 2 AERIAL SKETCH

The proposed project is composed of a variety of townhome complexes, an affordable housing structure, a mixed use building with partial ground floor commercial/retail uses, a separate commercial/retail structure, and three individual amenity buildings.



TOWNHOMES



TOWNHOME A | 7 PLEX | STYLE 1



TOWNHOME A | 7 PLEX | STYLE 2



TOWNHOME A | 8 PLEX | STYLE 1



TOWNHOME A | 8 PLEX | STYLE 2



TOWNHOME B | 7 PLEX | STYLE 3



TOWNHOME B | 7 PLEX | STYLE 4

AFFORDABLE HOUSING









MIXED USE HOUSING



4 D4 STREET AND THE PASEO VIEW



1 LOS GATOS BLVD. AND THE PASEO VIEW



3 LOS GATOS BLVD. AND C5 STREET VIEW



2 C5 STREET AND D4 STREET VIEW

COMMERCIAL/RETAIL BUILDING





BARN





PAVILION A





PAVILION B





THE MEADOW COMMON SPACE





PROJECT EVALUATION OVERVIEW

The proposed scale and texture of Phase 2 is much larger than Phase 1 while the mix of development types, excluding the mixed use structure, are much the same as those in Phase 1. My reaction to the Phase 1 structures is that, while adopting an architectural design style that is more contemporary than residential development as a whole in Los Gatos, they have done an admirable job in reflecting the *"look, feel and small town character"* of Los Gatos. The proposed Phase 2 development seems to fall short of those goals. Each project type is explored individually below, but some of the overriding concerns include the following.

Townhomes

Unit sizes are larger, but that is understandable and acceptable in the context of providing a wide range of housing choices in the North 40 Area. However, while they are similar to the five, six and seven-plexes of Phase 1, they all look very much the same with very little of the individual identity seen in the Phase 1 townhomes.



Affordable Housing

The Phase 2 structure is one story taller than the senior housing in Phase 1, but has a roughly similar or smaller building footprint. The design approach of the affordable housing is quite different in Phase 2. The Phase 1 affordable housing structure approach was to break down the building mass into identifiable sections with differing facade treatments and facade variations to resemble several smaller buildings constructed over time. The Phase 2 approach has a more uniform horizontal structure to which projecting bay elements are applied. Both approaches are reasonable, but as currently presented, the Phase 2 affordable housing project lacks the feel and scale of Los Gatos which is a main goal of the specific plan.





Mixed Use Housing

This portion of the project poses the biggest challenge to meeting the *"look, feel and small town scale of Los Gatos"*. The height and mass of the structure are magnitudes larger than any other residential or commercial development in the community. While an effort has been made to break down the scale of the building, its size and character feels more suitable to larger cities on the Peninsula. While recognizing the need for additional housing at this scale, the staff, the applicant should be encouraged in finding approaches and techniques that are more suitable to better achieve the community's goals and expectations.



TOWNHOME REVIEW AND RECOMMENDATIONS

Townhomes dominate the buildings in Phase 2 but all are pretty much the same in design and appearance without the richer variety of the residential buildings in Phase 1. A basic repetitive base structure is used with minor variations. Units have less individual identity than in Phase 1 and the colors are rather limited and the design approach is repetitive. Some comparisons of Phase 1 and Phase 2 townhomes are illustrated below.



Townhome Recommendations

1. Provide more individual unit identities.
2. Reduce the visual repetitiveness of the facades.
3. Enhance and vary the end facades.
4. Vary and strengthen building tops.
5. Reduce the strong vertical emphasis with a better balance between horizontal and vertical forms and architectural details.
6. Provide more color variations.
7. Enhance the pedestrian scale with stronger entry porches, canopies and projecting second floor balconies.
8. Provide some height variety at the ends of buildings.
9. Enhance the sense of unit identity on the auto courts with additional balconies and facade offsets, as was done in the Phase 1 townhomes.



SOME OTHER EXAMPLES OF AUTO COURT ARTICULATION





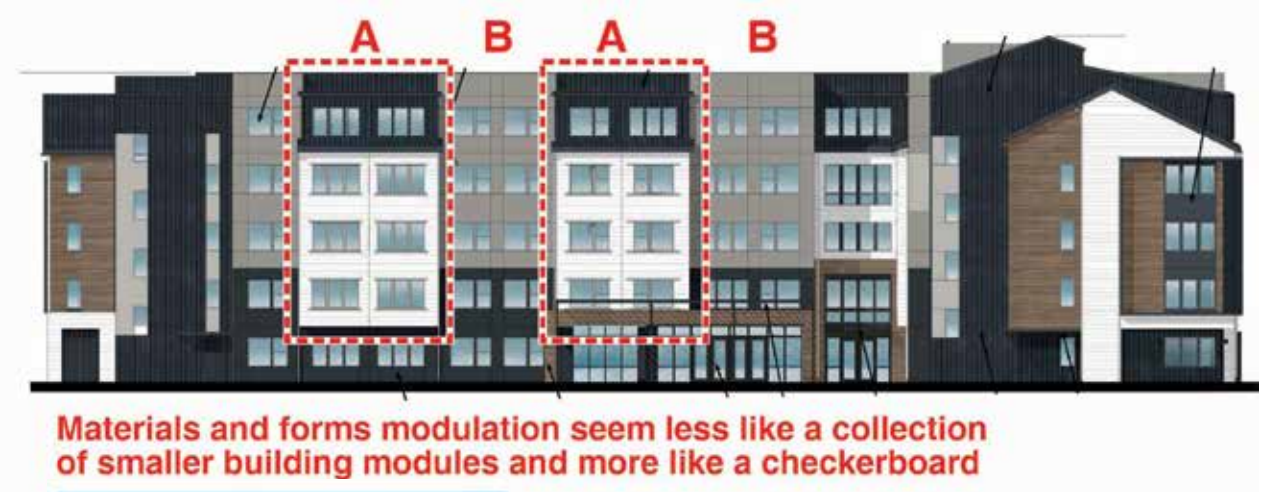




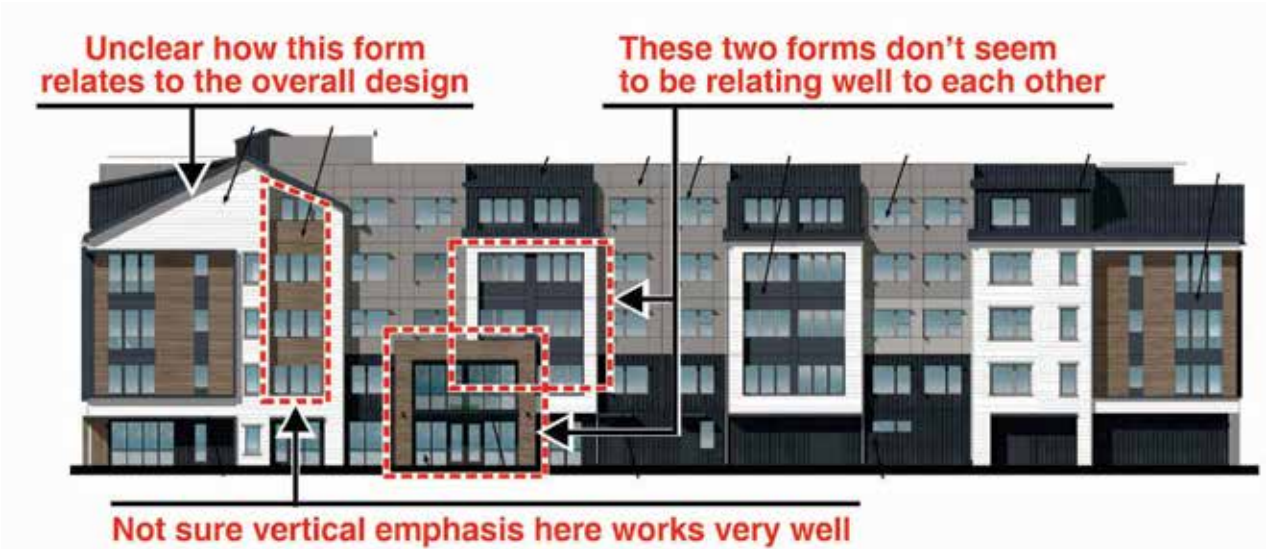
AFFORDABLE HOUSING REVIEW AND RECOMMENDATIONS

The affordable housing portion of Phase 2 appears to aspire to a physical design relationship with the adjacent townhomes, all of which have similar tall applique projecting bay elements. While this might be a reasonable design concept, it seems large in scale for the *"look and feel of Los Gatos"*, and it continues a repetitiveness that already seems overdone in the townhome clusters.

Some specific issues are noted on the illustrations below.







Effort to reduce visual height is defeated by the intermediate wall forms top



While affordable housing projects often do not have balconies, that is not always the case.
See Mid-Peninsula affordable projects below.







Affordable Housing Recommendations

My recommendation would be to step back and consider other approaches to this building. It would be preferable to avoid the appearance of one big building with superimposed appliques in favor of varied facade elements. A few examples are illustrated below.





Less dramatic bay contrast with more unified facade treatment and setback upper floor to reduce visual building height





Varied building forms and colors to reduce appearance of one larger repetitive design



Varied bay widths and colors to reduce the building's visual scale





Separate building forms with unified materials and fenestration







Separate building forms with unified materials, colors, substantial horizontal and vertical setbacks, strong top overhangs/trellises and abundant architectural details

RETAIL BUILDING REVIEW AND RECOMMENDATIONS

The proposed retail building on the Los Gatos Blvd. frontage appears cold and unwelcoming at the Los Gatos Blvd. entry to the Paseo compared to the adjacent Phase 1 Building B2 - see elevation comparisons and sketch below.





Retail Building Recommendations

- Revise to provide a more welcoming facade facing Los Gatos Blvd.
- Consider providing activity space such as outdoor dining on the Los Gatos Blvd. frontage.
- Consider warmer building materials in lieu of the proposed metal siding.
- Consider lowering the building scale with a sloped roof or awning on the Los Gatos Blvd. facade.

MIXED USE HOUSING REVIEW AND RECOMMENDATIONS

Adapting the design of the Mixed Use Building to the Town of Los Gatos North 40 Specific Plan's vision and goals is without doubt the most challenging portion of the Phase 2 development. The currently proposed design falls arguably short of accommodating a building of this size and height into the *"Look and feel of Los Gatos"*. The design seeks to apply some techniques to break up the building masses, but the building is not significantly different than many recent projects in larger Bay Area cities along El Camino Real and other high transportation corridors. Some of the positive and negative characteristics of the proposed mixed use structure's design include the following.

POSITIVE DESIGN FEATURES

- ***Broken facade on Los Gatos Blvd. (second floor courtyard terrace).***
- ***Overall facades broken into smaller building units.***
- ***Some upper level setbacks on the Los Gatos Blvd. facade.***
- ***Building mass reduced at upper levels.***

AREAS FOR IMPROVEMENTS IN BUILDING DESIGN

- ***Podium format.***
- ***Commercial frontage character.***
- ***Very tall facades very close to Los Gatos Blvd.***
- ***Relatively strong vertical emphasis.***
- ***Little scale transition with adjacent development.***
- ***Boxiness through limited building height variations.***
- ***Limited balconies and other clear residential features.***
- ***Visual blandness of Los Gatos Blvd. ground floor facade.***





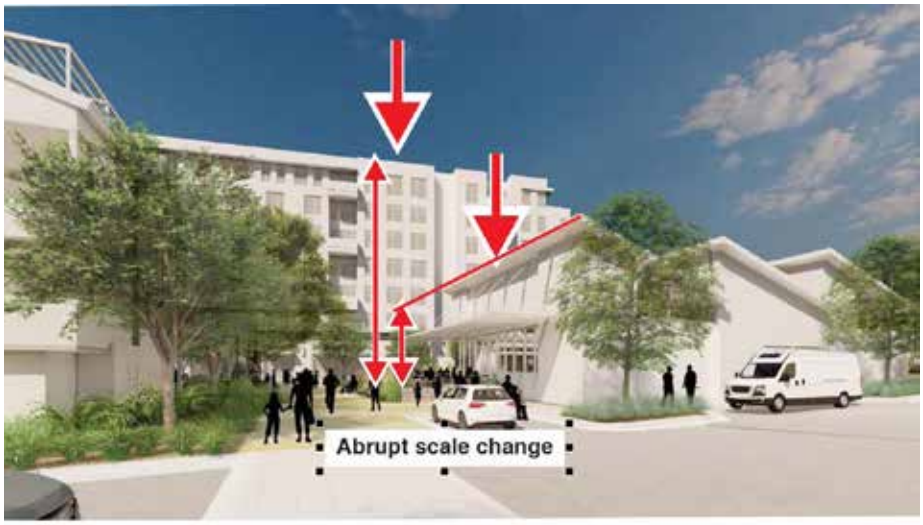
Long uninteresting facade with very small (30 ft.) setback from Los Gatos Blvd. frontage



Lack of significant height variation increases the perception of one large box-like structure



These elements seem like appliques rather than part of an organic building volume



Abupt scale change



In addition to the overall form, scale and character of the larger residential portion of the structure, the treatment of the ground floor commercial/ retail space seems quite at odds with the specific plan. It currently stretches along the pedestrian Paseo, wraps around onto the Los Gatos Blvd. frontage, and is highly constrained by the standard "podium" framework approach. It is more typical of shopping center design or very urban ground floor office mixed use retail spaces.





Rigid commercial frontage framework is more like a typical shopping center and not as envisioned by the North 40 Specific Plan

In contrast, the visual images included in the specific plan as a statement of community expectations reflect a more individualistic approach that have elements in common with store frontages in downtown Los Gatos - see specific plan image excerpts below



Contemporary metal awning defines window and entry to cafe.



Fabric awnings are encouraged.



Awning and typeface should vary in size and color among tenants.



Separate awnings over windows and doors are encouraged.

3-12

While many taller mixed use buildings have generic base commercial frontages to allow flexibility in leasing, there are many other examples of newer mixed use developments emphasizing individuality of uses and design on ground floor commercial spaces. A few examples are shown below. The majority shown come from Emeryville's Bay Street, San Jose's Santana Row, Valencia's Town Center and The American at Brand in Glendale.













Note that base and upper floors have a better relationship, less of a residential project sitting on a uniform base and more integration of base and residential





Given the community expectations that even this much larger structure will be designed and built in a manner that has the *"Look and feel of Los Gatos"*, some examination may be useful of other examples of development where larger buildings used techniques to reduce the visual size of larger buildings to better fit into their community context. The photographs below, some historic and some contemporary, illustrate some of these approaches.










Mixed Use Housing Recommendations

The Mixed Use building will likely require considerable more study and testing if it is to achieve the community's expectations and the vision of the North 40 Specific Plan. The prior pages address some of the issues and approach precedents for discussion. While I do not have a definitive recommendation regarding the final design of the mixed use building, I do have a few suggestions for consideration as the design refinement progresses.

1. **Horizontal and vertical balance**

   I do believe that the project will be more successful if the current strong vertical elements of the design are more subdued. The comparison illustration below shows the introduction of more horizontally proportioned window patterns.



PROPOSED
All vertical window proportions



ALTERNATIVE APPROACH
Mix of horizontal window proportions (dominant) with some vertical window proportions

2. Building Base

While the "residential structure on top of a garage podium" is quite common, I think in this instance it creates a great deal of rigidity in conflict with the scale and character goals of the specific plan and divorces the residential units from the pedestrian environment. My strong suggestion would be to bring the residential structure and details down to grade level in lieu of using the podium formant. Further, I would suggest that plans be implemented to allow greater user individuality and variety that better reflects the scale and character of Los Gatos. Two examples are shown below,





3. Balconies

Increase the number of balconies to more strongly enhance the residential character of the structure.



4. Greater Articulation

Reduce the boxiness of the building forms by more height variations and by taking advantage of special building corner designs - especially at the pedestrian Paseo - two examples are shown below.



SUMMARY

Overall the plan for Phase 2 seems well thought out in terms of the open space framework. The Townhome and Affordable Housing components are a good start but seem to fall short of the successful Phase 1 structures in terms of individual unit identity, visual variety and their fidelity to the "look, feel and small town character of Los Gatos" vision. Further refinements should be encouraged.

The biggest concern is the abrupt change of scale for the Mixed Use Building compared to not only adjacent development but also to all other portions of the town's community fabric. The proposed height and bulk of the mixed use housing project would be a major departure from the wishes of the community over the past several decades. It's size is more suited to urban and transit oriented cities and transportation corridors in the Bay Area than to a small town context. All of the mixed use building recommendations and suggestions above are focused on improving the project's compliance with the North 40 Specific Plan community expectation, but they cannot fully mitigate the building's visual impact on the community.

The mixed use examples shown above are intended to show that there are a variety of ways to approach taller residential buildings in a smaller scale context. The following examples are provided to focus attention on some specific concepts that staff might wish to explore further with the applicant to address the mixed use building. These are not design recommendations but rather concepts on how others have approached similar specific design and massing issues.



- Facade variety and articulation within smaller building width increments.
- Clearly defined pedestrian scale base with related but different upper floors.
- Window recesses and varied residential character windows.
- Varied top silhouette and special treatment to provide a residential top.



- Facade variety and articulation within smaller building width increments.
- Clearly defined pedestrian smaller scale base with related but different upper floors.
- Prominent residential balconies.



- Building division into base, middle and top.
- Upper floors facade change to minimize visual vertical building height.
- Prominent residential balconies.



- Upper floor articulation and varied silhouette.
- Prominent residential balconies and facade depth.
- Varied and differentiated building base.



- Separate buildings treatment with varied facade treatments and articulation.
- Prominent residential balconies.



- Separate buildings treatment with varied facade treatments and articulation.
- Prominent residential balconies and other architectural details.



- Separate buildings treatment with varied facade treatments and articulation.
- Prominent residential balconies and other architectural details.
- Varied top building silhouette.



- Separate buildings treatment with varied facade treatments and articulation.
- Prominent residential balconies and other architectural details.
- Varied building top silhouette.
- Buildings firmly linked to grade with varied ground floor facade treatments.







- Buildings firmly linked to grade with varied ground floor facade treatments.
- Prominent second floor residential living space related to the ground floor facades.
- Upper floor setbacks along the Los Gato Blvd. and Paseo frontages.



- Varied ground floor facade treatments with more of a "Look and Feel of Los Gatos".
- Stronger landscaping and sense of residential activity at second floor terrace.



- More unique building corners with clear residential character.

While the above concepts could reduce the mixed use building's impact on the scale and feel of the North 40 project, they could not fully mitigate its height and bulk. While the applicant has wide latitude to fashion the development to meet their increased housing goals, some consideration could be given to reallocating some of the units to other portions of the site to reduce the overall height of the building along the Los Gatos Blvd. and Paseo frontages.

Jocelyn, 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

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GROSVENOR

March 25, 2025

Jocelyn Shoopman
Senior Planner
Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Re: Final Application Submittal for 14859 Los Gatos Blvd and 16270 Burton Road (APN 424-07-009, -053, -081, -094, -095, -115, -116, and -052)
Architecture and Site Application S-23-031
Subdivision Application M-23-005

Dear Ms. Shoopman:

I am writing to confirm our response to the Town of Los Gatos's Consulting Architect report, dated February 4, 2024. In Sections II and III of the October 3, 2024 letter addressed to you from Eric Phillips, we acknowledged the receipt of the Cannon Design Group's Design Review Comments and provided our response. For ease of reference, the portions of the October 3, 2024 letter relevant to our response to the Design Review Comments are excerpted and updated below.

As an initial matter, we note that the Project has been designed to comply with all of the Town's applicable, objective design standards, as demonstrated by the most recent "Objective Design Standards" matrix submitted in support of our application. In addition, Grosvenor has partnered with three highly-qualified, well-respected architecture firms who have expended a tremendous amount of time and thought in developing a vision for Phase II of the North 40 that includes neighborhood serving retail, complements the surrounding neighborhoods and uses, and maximizes open space that both the North 40 and surrounding community can enjoy – all while satisfying the minimum density requirement identified in the Town's Housing Element. Therefore, we believe that the Project's design thoughtfully satisifes the Town's applicable design standards and its housing policies in a manner appropriate for the required density, the Project Site, its immediate surroundings, and the larger community-wide context.

The Project Complies with the Town's Applicable, Objective Development Standards.

The Town has adopted "Objective Design Standards" to evaluate housing development projects. In its December 23, 2024 Staff Technical Review letter, the Town did not identify any applicable Objective Design Standards that the Project did not satisfy.[1] Note that the Project has also applied for concessions/incentives and waivers pursuant to the State Density Bonus Law (Government Code section

[1] The Staff Technical Review letter requested additional justification related to the Project's requests under the State Density Bonus Law, which information was provided to the Town on March 7, 2025.

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65915) to accommodate the Project's design.[2] Accordingly, not all of the Town's Objective Design Standards are applicable to the Project. However, the Project's design satisfies all applicable Objective Design Standards.

Cannon Design Group's Design Review Comments are inapplicable to the Project.

The Town's July 17, 2024 Staff Technical Review letter attached a report from the Town's Consulting Architect evaluating the Project (Design Review Comments from Cannon Design Group dated February 4, 2024, or the "**Cannon Letter**"). As discussed in more detail below, the Cannon Letter's comments do not address standards applicable to the Project or identify any basis to disapprove or condition the Project. Therefore, the Project application material does not include a response to each specific comment in the Cannon Letter.

First, the Cannon Letter focuses on the "vision, goals, policies, development standards, and design guidelines" from the North 40 Specific Plan ("**Specific Plan**"). However, the referenced standards were created for residential uses already developed in Phase I of the Specific Plan. The Specific Plan describes commercial design guidelines for Phase II and the Project Site. However, as discussed in Section II of this letter, the Specific Plan's land use designations and standards are not applicable to a housing development project that is consistent with the Housing Element's designation for the Project Site. Because the Project will consist of residential development consistent with the Housing Element, the Specific Plan's commercial design guidelines and Phase I residential design guidelines are not applicable to the Project.

Second, the Housing Element designates the Project Site for residential development at 30 du/ac with an expected yield of up to 461 units. The Specific Plan was intended for a much lower density development and accommodated only 320 total units in Phase I and Phase II after a density bonus was awarded. This means that the Specific Plan's guidelines do not facilitate nor accommodate the density currently allowed on the Project Site, and as such they may not be enforced. (See Gov. Code § 65589.5(f)(1) (development polices "shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development").)

Third, many of the Cannon Letter's comments and the underlying design guidelines use the word "should," which is not mandatory language. (See Specific Plan, p. 3-1 ["Mandatory regulations are denoted by the use of the word "shall." A guideline, which is denoted by the word "should," is not mandatory"].) In addition to being advisory, the Cannon Letter's comments and underlying design guidelines are highly subjective, and the Town's discretion is limited to compliance with objective standards. No response is required to comments regarding non-mandatory guidelines, which are not a basis to deny or condition the Project.

For example, the Architectural and Site Character Goals and Policies in the Specific Plan Design Guidelines include a goal to "continue the small-town character of Los Gatos," and Policy DG2 is to "create a new neighborhood that has its own identity yet complements the existing character of Los Gatos." (Specific Plan, p. 3-1.) Throughout the Cannon Letter are many variations on the statement that

[2] Because of the Project's affordability levels, it is eligible for two concessions/incentives that result in cost reductions and unlimited waivers of development standards necessary to accommodate the Project as proposed. (Gov. Code § 65915(d)(2)(B), (e).)

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the Project design should reflect the "look, feel and small-town character of Los Gatos." These standards are neither mandatory nor objective, so no response is required.

The Cannon Letter's comments rely on inapplicable, subjective standards that conflict with the density allowed in the Housing Element in an apparent effort to reduce the Project's density, in direct conflict with the Housing Accountability Act and the Town's own Housing Element policies. For example, the Cannon Letter takes issue with the Project's proposed height. (See, e.g., pp. 10 ["The height and mass of the structure are magnitudes larger than any other residential or commercial development in the community"], 18 ["The currently proposed design falls arguably short of accommodating a building of this size and height"], 27 ["The proposed height and bulk of the mixed use housing project would be a major departure from the wishes of the community over the past several decades"], & 29 [design concepts could "reduce the [Project's] impact" but "could not fully mitigate [the Project's] height and bulk"].) None of these comments are based on applicable, objective standards. Rather, the Cannon Letter raises issues with height and bulk in connection with its comments on the "character" of the development, which is not a valid basis to review the Project.

We look forward to the Planning Commission's and Town Council's review of the Project application and continuing to work with the Town to meet the community's housing needs.

Yours sincerely,

Steve Buster
Senior Vice President
Steve.buster@grosvenor.com

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Arborist Report

North 40 Phase II
Los Gatos, CA

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PREPARED BY:
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August 2023

Updated September 27, 2024

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The H.A. Bartlett Tree Expert Company

EXHIBIT 5

Arborist Report

North 40 Phase II
Los Gatos, CA

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Tree Assessment Form
Tree Assessment Plan
Tree Protection Plan
Tree Disposition and Estimated Values Form
Tree Photos

Arborist Report
North 40 Phase II
Los Gatos, CA

Introduction and Overview
Perkins and Will are planning the development of the North 40 Phase II project in Los Gatos, CA. The site formerly consisted of a walnut orchard, farmhouses, a barn and other outbuildings. Landscaping surrounded the primary home at 15495 Los Gatos Blvd., Los Gatos. The project limits also include homes and properties on the south side of Burton Road. Perkins and Will requested that HortScience | Bartlett Consulting (Divisions of the F.A. Tree Expert Company) prepare an **Arborist Report** for the site as part of the development application to the Town of Los Gatos. This updated report was created to address comments provided by Monarch Consulting Arborists dated April 15, 2024.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within or adjacent to the proposed project area based on a visual inspection from the ground.
2. A preliminary assessment of trees that will be preserved and removed based on architectural plans.
3. An estimate of the value for retained trees and required mitigation.
4. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.

Assessment Methods
Trees were evaluated on July 7, 2023 and again on August 11, 2023. All trees measuring 4 inches in diameter and greater were included in this assessment, as required by the Town of Los Gatos. An exception was made for the English walnut orchard trees less than 18"; other than areas specified by Perkins and Will. Trees on adjacent properties with canopies extending into the project area were also assessed and included in this inventory. The assessment procedure consisted of the following steps:

1. Identifying the tree species.

2. Identifying trees with a number and recording their location on a map.

3. Measuring the trunk diameter at a point 54 inches above grade.

4. Estimate the tree's height and canopy spread at the widest point.

5. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

6. Rating the suitability for preservation as "high," "moderate" or "low." Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in the 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. The tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Two hundred and ninety-two (292) trees, representing 44 species (Table 1) were evaluated. Trees were likely planted when the site was homesteaded many years ago. Most trees were growing around structures and homes within the English walnut orchard. Coast live oak (*Quercus agrifolia*) was the only native species and may have been indigenous to the site. Of note, five large cork oaks (*Quercus suber*) were located on the west side of the property. Tree condition was variable: 16 trees were in good condition, 201 were fair and 75 were poor. Twenty-two (22) trees were located off-site including 15 Australian willows (*Geijera parviflora*) planted in 4x4 tree wells along Los Gatos Blvd., incense cedars (*Calocedrus decurrens*) #281 and 282, coast live oak (*Quercus agrifolia*) #219, 258 and 279 and Aleppo pines (*Pinus halepensis*) #263 and 280. Tree growing off-site had crowns extending into the project area. Descriptions of each tree can be found in the ***Tree Assessment*** and locations are plotted on the ***Tree Assessment Plan*** (see Attachments).

***Table 1. Condition ratings and frequency of occurrence of trees**
North 40 Phase II, Los Gatos

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	*Acer palmatum*	2	-	-	**2**
African fern-pine	*Afrocarpus falcatus*	-	1	-	**1**
Strawberry tree	*Arbutus unedo*	-	1	-	**1**
Incense cedar	*Calocedrus decurrens*	2	-	-	**2**
Atlas cedar	*Cedrus atlantica*	-	3	-	**3**
Deodar cedar	*Cedrus deodara*	1	2	1	**4**
Carob	*Ceratonia siliqua*	-	1	-	**1**
Lime	*Citrus aurantifolia*	2	-	-	**2**
Orange	*Citrus sinensis*	1	-	-	**1**
Cabbage palm	*Cordyline australis*	1	-	-	**1**
Arizona cypress	*Cupressus arizonica*	11	2	-	**13**
Persimmon	*Diospyros kaki*	-	-	1	**1**
Cider gum	*Eucalyptus gunnii*	-	1	-	**1**
Australian willow	*Geijera parviflora*	1	14	-	**15**
Ginkgo	*Ginkgo biloba*	-	1	-	**1**
Monterey cypress	*Hesperocyparis macrocarpa*	-	1	-	**1**
Jacaranda	*Jacaranda mimosifolia*	1	1	-	**2**
English walnut	*Juglans regia*	19	122	-	**141**

***Table 1 Continued. Condition ratings and frequency of occurrence of trees North 40 Phase II, Los Gatos**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Western juniper	*Juniperus occidentalis*	-	1	-	**1**
Goldenrain tree	*Koelreuteria paniculata*	-	1	-	**1**
Japanese privet	*Ligustrum japonicum*	-	1	-	**1**
Sweetgum	*Liquidambar styraciflua*	1	-	-	**1**
Mulberry	*Morus* sp.	1	-	-	**1**
Olive	*Olea europaea*	2	16	-	**18**
Avocado	*Persea americana*	1	2	-	**3**
Canary Island pine	*Pinus canariensis*	-	1	-	**1**
Shore pine	*Pinus contorta*	-	1	-	**1**
Aleppo pine	*Pinus halepensis*	-	3	-	**3**
Monterey pine	*Pinus radiata*	-	1	-	**1**
Japanese black pine	*Pinus thunbergiana*	1	-	-	**1**
Chinese pistache	*Pistacia chinensis*	2	-	-	**2**
Victorian box	*Pittosporum undulatum*	8	-	-	**8**
London plane	*Platanus* x *hispanica*	-	1	-	**1**
Almond	*Prunus dulcis*	1	-	-	**1**
Hollyleaf cherry	*Prunus ilicifolia*	1	-	-	**1**
Coast live oak	*Quercus agrifolia*	9	15	9	**33**
Pin oak	*Quercus palustris*	-	1	-	**1**
Cork oak	*Quercus suber*	2	2	5	**9**
Black locust	*Robinia pseudoacacia*	1	-	-	**1**
California pepper	*Schinus molle*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	-	1	-	**1**
Chinese elm	*Ulmus parvifolia*	1	3	-	**4**
Siberian elm	*Ulmus pumila*	1	-	-	**1**
Xylosma	*Xylosma congestum*	2	-	-	**2**
Total		**75**	**201**	**16**	**292**

*Please note that the mulberry was dead, and the Siberian elm was severely storm-damaged and resting on the roof of an outbuilding.

The most common species was English walnut with 141 trees. Not all orchard trees were counted in this inventory since only English walnuts over 18" are *Protected* by Los Gatos. Trees had the typical round full crowns that have been regularly pruned for harvesting (Photo 1). One hundred and twenty-two (122) were in fair condition and 19 were poor. Many trees had structural defects, decay in the main stem, and poor structure due to previous orchard pruning practices. Walnuts ranged in diameter between 4 – 21 inches with an average of just over 8 inches.



Photo 1. English walnut #345 had a typical orchard-pruned shape.



Of the 33 coast live oaks, nine were in good condition, 15 were fair and nine were poor. These native trees had typical large crowns with good structure and form (Photo 2). These trees were semi-mature to mature in development with trunk diameters ranging between 4 – 48 inches with an average of 16 inches.

Photo 2. Coast live oak #380 was growing on the northeast side of the house in the orchard had good structure and form.

Eighteen (18) olive trees, except for #261, were located along the front of the property creating a buffer between Los Gatos Blvd. and the orchard (Photo 3). These were mature trees with large crowns and multiple attachments at the base. Sixteen (16) were in fair condition while #313 and 314 were in poor condition with poor structure and form and decay between multiple attachments at the base.

Fifteen (15) Australian willow trees were growing as street trees along Los Gatos Blvd. These trees were young in development with diameters ranging between 5 – 12 inches. These trees were growing in 4x4 foot tree wells in the sidewalk between the olive trees and the street. Fourteen (14) were in fair condition and #297 was in poor condition with low vigor and twig dieback.



Photo 3. Olives #311 – 317 were growing behind the fence and sidewalk along Los Gatos Blvd.

Thirteen Arizona cypress trees lined the east fence line between current residences and the walnut orchard. Eleven cypresses were in poor condition with broken branches, poor form and dieback in their crowns. Cypress # 223 and 447 were in fair condition with wide crowns.



Photo 4. Cork oaks #394 – 398 were growing in a row on the west side of the property.

Nine cork oaks were growing throughout the property. Of note were five mature specimens #394 – 398 growing in a row on the west side of the property (Photo 4). Five oaks were in good condition, #373 and 396 were fair and #388 and 389 were in poor condition growing in front of the primary residence with major crown dieback and very low vigor. Cork oak #381 had three stems at 3 feet with a full crown and minor dead branches.

Eight Victorian box trees were growing on the northwest side of 16270 Burton Rd. between the fence and dog kennels. All eight were in poor condition with branch dieback, poor structure and poor form. Diameters ranged between 5 – 9 inches with an average of just over 7 inches.

No other species were represented by more than four trees. Included in this group were:

- African fern-pine #269 had a 21-inch trunk diameter and was in fair condition. It had an upright form with a wide crown and a history of branch failure.
- Aleppo pines #263, 265 and 280 were in fair condition with large crowns and large diameter stems averaging over 31 inches.
- Almond #376 had multiple attachments at the base with dead branches and poor form. It was growing on the north side of the primary residence in a fence line and was in poor condition.
- Atlas cedars #370 – 372 were in fair condition growing in the front yard of the primary residence (Photo 5). The growth habit was upright in form with large crowns and low vigor. All were mature in development and averaged 27 inches in trunk diameter.



Photo 5. Atlas cedars #370 – 372 were in fair condition in front of the primary residence.

- Avocados #340 and 347 were in fair condition. Tree #347 had poor form due to previous branch failures and had decay in the main stem. Tree #340 was young with a 6-inch diameter trunk and leaned to the east.

- Black locust #341 had a 12-inch diameter trunk and was previously topped. It had multiple attachments at 4 feet and was in poor condition.

- Cabbage palm #383 was behind the primary residence with two stems at 3 feet. The palm was declining.

- California pepper #336 was one-sided and bowed to the east. The tree was in fair condition with an 11-inch diameter trunk.

- Canary Island pine #264 was in fair condition with a 23-inch diameter trunk. The side branches had been pruned due to power lines causing this tree to be one-sided to the south.



Photo 6. Canary Island pine #264 was one-side to the south due to power line pruning.

- Carob #387 was at the east side of the primary residence with fair structure and form, wide crown and moderate vigor. The tree was in fair condition overall with a codominant stem below 4 feet.

- Chinese elm #385 had a 12-inch diameter trunk and had been previously topped. It had low vigor and poor structure leading to its poor condition rating. Three other Chinese elms were in fair condition with fair or poor structure and form.

- Chinese pistache #451 and 452 were in poor condition due to being previously topped and multiple attachments at 6'.

- Cider gum #267 had a wide crown with multiple attachments at the base and was in fair condition.

- Coast redwood #270 was codominant at 3' with poor form and moderate vigor (Photo 7). This tree had a diameter sum total of 54 inches and was in fair condition.



Photo 7. Coast redwood #270 had a codominant trunk at 3 feet and was in fair condition.

- Deodar cedar #272 and 390 were in fair condition. Cedar #374 was in poor condition with a small, suppressed crown behind the primary residence. Cedar #390 was in fair condition growing in front of the primary residence with a weeping form and an 8-inch trunk diameter.

- Gingko #446 was in fair condition with a relatively wide crown and multiple attachments at 8 feet.

- Goldenrain tree #343 was growing beside a carport on the west side of the secondary residence. It had a 12-inch diameter trunk and a small crown. The tree was in fair condition.

- Hollyleaf cherry #386 was growing beside the primary residence with poor structure and form. It was previously topped due to site constraints and was in poor condition.

- Incense cedars #281 and 282 were growing off-site in front of 16245 Burton Rd. Both trees were in poor condition with large branch dieback and poor structure and form.

- Jacaranda #338 was in full flower with a codominant trunk at 3 feet with a full crown of epicormic sprouts due to having been previously topped (Photo 8). The tree was in fair condition and leaned heavily to the north. Jacaranda #382 had been previously topped and was in poor condition.



Photo 8. Jacaranda #338 was in full bloom and had poor structure due to being previously topped.

- Japanese black pine #392 had a 6-inch diameter trunk, low vigor and yellowing needles. The tree was in poor condition.

- Japanese flowering apricot #344 was in fair condition with a small crown and 10-inch diameter trunk.

- Japanese maple #393 and 448 were in poor condition with poor form and decay in the main stems.

- Japanese privet #334 had a small crown with a 10-inch diameter trunk and was in fair condition.

- Limes #352 and 353 were located on the east side of the barn. They had small crowns with multiple attachments at the base. Both trees were in poor condition.

- London plane #222 was in fair condition with poor form and co-dominant at 1 foot.

- Monterey cypress #216 had multiple attachments at the base with poor form and lower branch dieback. The tree was in fair condition.

- Monterey pine #449 had a 38-inch diameter trunk with a large crown and leaned slightly south. This tree had a large lateral branch removed from the southwest side and the tree was in fair condition.

- Mulberry #274 was dead in the back of 16270 Burton Road, surrounded by pavement.

- Persimmon #342 had a 12-inch diameter trunk with good form and high vigor. The crown had an umbrella shape, and the tree was in good condition.

- Pin oak #221 was a small, young tree with a 6-inch diameter trunk with upright form and fair condition.

- Shore pine #391 had multiple attachments at the base with a round crown and twig dieback. The tree was in fair condition.

- Siberian elm #277 was in the back of 16270 Burton Road with a split codominant main stem and half of the tree was resting on the dog kennel (Photo 9). This tree was in poor condition.



Photo 9. Siberian elm #277 was storm damaged and the main trunk was split at the base.

- Strawberry tree #217 was in fair condition with three stems arising from the base. The tree had a full crown but had poor form.

- Sweetgum #384 was in poor condition and had been previously topped, with poor structure and low vigor.

- Western juniper #271 had a 15-inch diameter trunk with twig dieback and the tree was in fair condition.

- Xylosma #259 and 260 were in poor condition with codominant stems at 1-foot, poor form and moderate vigor.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity.

Evaluation of suitability for preservation considers several factors as listed below:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than non-vigorous trees. For example, cork oaks #388 and 389 were in poor condition and declining and will likely not tolerate additional root zone impacts.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Siberian elm #277 was split at the base and half the tree was on the roof of an outbuilding. This tree is not structurally sound.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. Walnuts are very sensitive to construction impacts, while coast live oak and olive are more tolerant of site disturbances.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. Cork oaks and coast live oaks were mature in development and will require more space to protect roots.

- **Invasiveness**
  Trees with the potential to invade native habitats, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the functional and aesthetic qualities of the habitats they invade. Black locust, cabbage palm, California pepper and olive have been listed as having Limited invasive potential by the California Invasive Plant Inventory Database (https://www.cal-ipc.org/paf/).

Each tree was rated on suitability for preservation based on its age, health, structural condition and ability to safely coexist within a development environment (Table 2, following page). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend the retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Suitability for preservation
North 40 Phase II. Los Gatos, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Thirteen trees had high suitability for preservation: seven coast live oaks, five cork oaks and persimmon #342.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and they may have shorter life spans than those in the "high" category. One hundred and sixty-four (164) trees had moderate suitability for preservation: 101 English walnuts, 15 olives, 14 Australian willows, 13 coast live oaks, blue Atlas cedars # 370 – 372, Avocado #340 and 347, deodar cedar #266 and 272, cork oaks #373 and 396, California pepper #336, goldenrain tree #343, African fern-pine #269, Aleppo pine #280, Chinese elm #276, cost redwood #270, ginkgo #446, jacaranda #338, Japanese privet #344, Monterey pine #449, pin oak # 221 and carob #387.
Low	Trees in this category are in poor health or have significant defects in the structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. One hundred and fifteen (115) trees were included in this category: 40 English walnuts, 13 Arizona cypresses, 13 coast live oaks, eight Victorian box, three olives, three Chinese elms, and 27 other species with 35 total trees.

Los Gatos Tree Ordinance

The Town of Los Gatos Municipal Code Chapter 29, Division 2, Tree Protection, defines *Protected* trees as non-native and native trees with a trunk diameter of 4 inches and larger measured at 54 inches above ground level. Multi-stem trees are measured with the sum of all diameters. Los Gatos also defines *Large Protected* trees as oaks with 24-inch diameter trunks and larger or any other species with a trunk diameter of 48 inches or larger. Fruit or nut trees less than 18 inches in diameter are exempt from protection.

Based on these criteria, 21 trees are considered *Large Protected,* and 126 trees are considered *Protected.* Of the 145 fruit and nut trees assessed, 138 English walnuts, limes #352 and 353, orange #262, persimmon #342 and avocados #340 and 347 and almond #376 are not protected and do not require a permit for removal.

Large Protected and Protected trees are regulated by the Town of Los Gatos and cannot be removed without a permit. Per the Municipal Ordinance, replacement tree planting or fees in lieu may be required by the Town of Los Gatos. The status of individual trees is identified in the ***Tree Assessment and Tree Disposition and Estimated Values Tables*** (see Attachment).

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available to date. I referred to the North 40 Phase II Master Plan Entitlement Set – Revision 3 prepared by Perkins and Will, MacKay & Somps, DAHLIN Group, Heller Manus Architects and CMG Landscape Architecture (3/29/24) and *Landscape Site Plan Coordination* (Sheet L1.12) prepared by Perkins and Will (9/17/24) to evaluate impacts.

The development of Phase II proposes to construct both townhomes and multifamily residential units with private streets and parking. The development will encompass a large part of the site, leaving the primary opportunity for tree preservation along the open space in the middle referred to as "The Meadow," with moderate impacts expected. All non-orchard trees 4" and larger were evaluated in this assessment. H|BC was asked to evaluate specific orchard trees during the second Updated Preliminary Arborist Report for locations specified by Perkins and Will. This did not include every English walnut on-site. All English walnuts over 18 inches, considered *Protected*, were included in this report.

My preliminary disposition is for the removal of 265 trees that are within the proposed construction footprint or will have impacts beyond the tolerance of the trees. I recommend the preservation of 23 on-site and four off-site trees (refer to the **Tree Disposition and Estimated Values Table** in the *Attachments*). Of the 265 trees to be removed, 127 were considered Exempt due to being a fruit or nut tree under 18 inches in diameter. One hundred nineteen (119) trees were considered *Protected* and 19 were considered *Large Protected,* totaling 138 trees requiring replacement mitigation.

Los Gatos requires tree replacements for *Protected* and *Large Protected* tree removals based on canopy spread (Table 3). Please note that a 36" box-size tree equals two (2) 24" box-size trees.

Canopy Size of Removed Tree	Replacement Requirement	# of Protected Trees Removed	# of Replacement Trees Required
10' or less	Two (2) 24" box trees	38	76
>10' to 25'	Three (3) 24" box trees	45	135
26' to 40'	Four (4) 24" box trees	33	132
41' - 55'	Six (6) 24" box trees	14	84
> 55'	Ten (10) 24" box trees	8	80
Total		**138**	**507**

Table 3. Replacement Tree Requirements with 24" box-size trees.

Preserved off-site trees may require crown and root pruning due to the proximity to the multi-family housing. I expect that pruning will be well within the tolerance limits of the trees. Survival can further be enhanced by following the **Tree Preservation Guidelines** on page 13.

Estimate of Value

The Town of Los Gatos required Perkins & Will to provide the estimated value for trees that will be preserved. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The reproduction cost of landscape trees is based on four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter 54" above grade. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Disposition and Estimated Values Table*** (see *Attachments*). Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The estimated value of all trees identified was $771,050. The estimated value of the 265 trees being removed was $665,000 (127 trees were exempt due to fruit or nut species that were less than 18 inches in diameter = $109,750; 19 *Large Protected* trees = $319,400; 104 *Protected* trees = $218,700 and 15 *Protected* street trees = $17,150).

The estimated value of 23 on-site trees and four off-site (#271, 280, 281 and 282) trees identified for preservation was valued at $106,050. Four on-site and three off-site trees were *Protected*, cork oak #381 and off-site coast live oak #279 were considered *Large Protected* and 18 were exempt due to being fruit or nut trees.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** (TPZ) can minimize these impacts. The ***Tree Protection Plan*** (TPP) (Perkins and Will, 9/27/24) can be found in the ***Attachments***. Trees are listed on the TPP as existing *Protected* and *non-Protected* trees with the potential to be preserved to the extent feasible during the final design.

The following recommendations will help reduce impacts on trees from development and maintain and improve their health and vitality through the clearing, grading, and construction phases. Trees should be preserved in groups where possible. Calculated TPZ's were provided in the ***Disposition and Estimated Values Form*** (See Attachments). The Calculated TPZ was based on 10x the diameter at breast height (DBH), or 4.5 feet, of the tree. In most locations, 10x DBH is not possible. Specified TPZ's are listed in the following guidelines for trees that are to be preserved. Additional mitigation measures should be performed where work must occur within 10x the DBH of any protected tree. Excavation should be performed using hand tools, air or water.

The following are recommendations for design and construction phases that will assist in successful tree preservation.

Tree Protection Zone

1. A **TREE PROTECTION ZONE** (TPZ) shall be defined as:
    a. Fence all trees proposed for preservation out to the drip line where possible, to completely enclose the **TREE PROTECTION ZONE** before demolition, grubbing or grading. Fences shall be 6-foot chain link with posts sunk into the ground 2 feet at no more than 10-foot spacing, or equivalent as approved by the City. The following are specified TPZ for preserved trees:
        - Persimmon #342 and Goldenrain tree #343 - enclose trees at the edge of the walkway and around the drip line.
        - English walnut #349, 375, 379, 380, cork oaks #373 and 381 - enclose individual trees at the drip line to the edge of the hardscape.
        - English walnut #350, 367, 368 and 369 - enclose the entire group to the edge of the dripline and edge of the walkways.
        - Atlas cedar #372 - enclose crown to dripline.
        - English walnut #377, 378, 458 and 469 - enclose the entire group to the edge of the dripline and edge of the walkway.
        - English walnut #470 and 481 - enclose the entire group to the edge of the dripline and edge of the walkway.
        - English walnut #473, 474, 477, 478 - enclose the entire group to the edge of the dripline and edge of the walkway.
        - Off-site trees #279, 280, 281 and 282 are east of Burton Road, outside the construction footprint, and do not require TPZ fencing.
    b. Fences must be installed before beginning demolition and must remain until construction is complete.

c. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.

d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

e. Fenced areas shall be posted with signs stating, "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM PROJECT ARBORIST."

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist concerning tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
4. All plans affecting trees shall be reviewed by the Consulting Arborist concerning tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 2 inches in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 feet chain link with posts sunk into the ground or equivalent as approved by the City. Where demolition must occur close to trees, such as removing pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5 feet (see photos, right).





Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install a protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.

3. Apply and maintain 4 - 6 inches wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2 feet from the base of tree trunks.
4. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise or reduce canopies as needed for construction activities.
    a. Do not remove more than 20-25% of each tree's crown.
    b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by a Certified Arborist or Certified Tree Worker following the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
    d. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branches and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Trees to be removed shall be felled to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain.
7. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE.**
8. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted before tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without the permission of the Consulting Arborist.
4. Construction trailers, traffic, and storage areas must remain outside **TREE PROTECTION ZONE** at all times.

5. Any root pruning required for construction purposes shall receive prior approval and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate the effects on the health and stability of the tree and recommend treatment.

Maintenance of impacted trees
Our procedures included assessing trees for observable defects in the structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

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Scott Stringer, Consulting Arborist & Urban Forester
ISA Certified Arborist # WE-5544A
ISA Tree Risk Assessment Qualified

Attachments: ***Tree Assessment***
Tree Assessment Plan
Tree Protection Plan
Tree Disposition and Estimated Values
Tree Photos

Attachments

Tree Assessment

Tree Assessment Plan

Tree Protection Plan

Tree Disposition and Estimated Values

Tree Photos

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
212	Australian willow	11	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
213	Australian willow	11	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
214	Australian willow	8	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
215	Australian willow	12	Yes	3	20	15	Moderate	Street tree; multiple attachments at 7'; one sided south; wide crown.
216	Monterey cypress	22,4,4,3	Yes	3	25	25	Low	Multiple attachments at base; poor form; lower branch dieback.
217	Strawberry tree	12,10,9	Yes	3	20	20	Low	3 stem at base; full crown; poor form.
218	Arizona cypress	8,7	Yes	2	20	25	Low	One-stem dead; thin crown; poor form.
219	Coast live oak	9,4	Yes	3	20	20	Moderate	Off-site; two stem at 1'; small crown; moderate vigor.
220	Avocado	10,9	Yes	2	20	20	Low	Decay in main stem; too and
221	Pin oak	6	Yes	3	10	20	Moderate	Upright form; thin crown; small branch dieback.
222	London plane	6,6,2,2	Yes	3	20	20	Low	Poor form; codominant at 1'; wide crown.
223	Arizona cypress	8,7	Yes	3	15	20	Low	Poor form; codominant; medium crown.
224	Arizona cypress	8,7,6,4,4	Yes	2	15	25	Low	Poor form; branch dieback; multiple attachments at base.
225	Coast live oak	6	Yes	2	15	20	Low	Poor form; heavy lean west.
226	Coast live oak	7	Yes	3	15	20	Low	Fair form; one sided south.
227	Arizona cypress	10,8,7,7	Yes	2	15	20	Low	Failing at base; poor form.
228	Coast live oak	7,2	Yes	3	15	20	Low	Codominant at base; poor form;

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
229	Arizona cypress	10	Yes	2	15	20	Low	Poor form; previous branch failures; poor condition.
230	Arizona cypress	9	Yes	2	10	20	Low	Poor form; previous branch failures; poor condition.
231	Arizona cypress	5,4,4,3,2	Yes	2	10	20	Low	Poor form; broken hanging branches; failing at base.
232	Arizona cypress	10,8,5	Yes	2	10	20	Low	Poor form; broken hanging branches.
233	Coast live oak	5,5,2	Yes	2	10	15	Low	Poor form; small crown; multiple attachments at 2'.
234	Arizona cypress	6	Yes	2	8	15	Low	Poor form; small crown; broken top.
235	Arizona cypress	4,4	Yes	2	8	12	Low	Poor form; small crown.
236	Coast live oak	4	Yes	3	8	15	Low	Poor form; small crown.
237	Arizona cypress	5	Yes	2	8	15	Low	Previous codominant failure; poor form.
238	Coast live oak	4	Yes	2	8	20	Low	Upright form; thin crown.
239	Arizona cypress	5	Yes	2	10	25	Low	Upright form; thin crown.
240	Coast live oak	9,7	Yes	3	20	25	Moderate	Two stem at base; medium crowned moderate vigor.
241	Coast live oak	14	Yes	3	30	20	Low	Wide crown; moderate vigor; estimated DBH; tag on fence.
242	Coast live oak	5	Yes	2	10	20	Low	Small crown; poor form; fence leaning at trunk.
243	Coast live oak	6,3,3,3,3	Yes	2	20	15	Low	Multiple attachments at base; poor form; moderate vigor.
244	Victorian box	9	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
245	Victorian box	9	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.

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246	Victorian box	6	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
247	Victorian box	5	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
248	Victorian box	5	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
249	Victorian box	8,6	Yes	2	20	15	Low	Between kennel and fence; poor form; branch dieback.
250	Victorian box	8,6	Yes	2	20	15	Low	Between kennel and fence; poor form.
251	Victorian box	9	Yes	2	20	15	Low	Between kennel and fence; poor form.
252	English walnut	7	No	3	20	20	Moderate	Medium crown; fair form; moderate vigor.
253	English walnut	10	No	3	20	15	Moderate	Wide crown; fair form; moderate vigor.
254	English walnut	9	No	3	15	10	Low	Wide crown; fair form; moderate vigor.
255	Coast live oak	5	Yes	2	8	20	Low	Poor form; suppressed; thin crown.
256	Coast live oak	12,10,9	Yes/LP	3	40	40	Moderate	Poor form; one sided south; moderate vigor; multiple
257	Coast live oak	14,10,7,5	Yes/LP	2	20	50	Low	Multiple attachments at the base; poor form; branch dieback.
258	Coast live oak	28,6	Yes/LP	4	50	15	High	Off-site; excellent structure and form; slight lean south; estimated
259	Xylosma	6,3	Yes	2	10	15	Low	Codominant at 1’; poor form; moderate vigor; no tag; estimated
260	Xylosma	6,5	Yes	2	10	20	Low	Codominant at 1’; poor form;

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261	Olive	16,12,10	Yes	3	40	12	Low	Multiple attachments at base; fair condition; tag on fence; estimated
262	Orange	5,5,4,3	No	2	15	15	Low	Multiple attachments at 3’; poor form.
263	Aleppo pine	34	Yes	3	60	70	Low	Large crown; low vigor; branch dieback.
264	Canary Island pine	23	Yes	3	40	70	Low	Power line pruned in east side;
265	Aleppo pine	20	Yes	3	40	60	Low	Leans north; two stem at 12’; low
266	Deodar cedar	24	Yes	4	50	60	Moderate	Wide crown; good structure and form; moderate vigor.
267	Cider gum	42,10,10, 9,7,7	Yes/LP	3	50	50	Low	Wide crown; multiple attachments at base, poor form.
268	Coast live oak	21	Yes	3	50	40	Moderate	Wide crown; borer damage on
269	African fern-pine	21	Yes	3	40	60	Moderate	Upright form; wide crown; history
270	Coast redwood	30,24	Yes/LP	3	40	80	Moderate	Codominant at 3’; poor form; moderate vigor.
271	Western juniper	15	Yes	3	20	30	Low	Thin crown; upright form; twig dieback.
272	Deodar cedar	22	Yes	3	50	40	Moderate	South side of house; wide crown; poor form.
273	Chinese elm	17	Yes	3	40	40	Low	East side of house; wide crown; poor form.
274	Mulberry	15	Yes	1	30	30	Low	Dead tree in back.
275	Chinese elm	15	Yes	3	20	30	Low	Poor form; one sided east; by fence.
276	Chinese elm	15,14	Yes	3	40	40	Moderate	Two stem at base; poor form; moderator vigor.
277	Siberian elm	29,28	Yes/LP	1	50	50	Low	Two stem, split at the base; sitting on the building.

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278	Coast live oak	18	Yes	3	40	45	Moderate	In front of 16250 Burton Rd; wide
279	Coast live oak	25,25,15	Yes/LP	4	60	60	Moderate	Off-site; large, wide spreading crown; 3 stem at 3'; fair form.
280	Aleppo pine	40	Yes	3	50	40	Moderate	Off-site; large, wide spreading crown; codominant at 6'; fair form.
281	Incense cedar	13,13	Yes	2	20	30	Low	Off-site; poor form; low vigor; codominant at 2'; north stem in
282	Incense cedar	18	Yes	2	15	30	Low	Off-site; dying top; poor form; low vigor.
283	Coast live oak	10	Yes	3	20	25	Moderate	Medium crown; multiple attachments at 7'; poor form;
284	Coast live oak	15,9,9	Yes/LP	3	40	30	Moderate	Medium crown; codominant at base; moderate vigor.
285	Coast live oak	5	Yes	2	10	15	Low	Small crown; highly suppressed.
286	Coast live oak	5,4,2	Yes	2	10	20	Low	Small crown; multiple attachments at 6"; poor form.
287	Coast live oak	48	Yes/LP	3	60	50	Moderate	Large crown; ; major wounds on north and west sides; wide spreading crown.
288	English walnut	18	Yes	3	30	20	Moderate	Large, wide crown; good form; high vigor.
289	Australian willow	9	Yes	3	20	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
290	Australian willow	7	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
291	Australian willow	5	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.
292	Australian willow	8	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.

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293	Australian willow	10	Yes	3	20	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.
294	Australian willow	8	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
295	Australian willow	6	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
296	Australian willow	9	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'; low
297	Australian willow	9	Yes	2	10	20	Low	Street tree in 4x4' tree well; multiple attachments at 5'; low
298	Australian willow	10	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
299	Australian willow	10	Yes	3	15	25	Moderate	Street tree in 4x4' tree well;
300	English walnut	21	Yes	3	30	25	Moderate	Large, wide crown; decay in main stem at 6'; good form; high vigor.
301	Olive	13,12,12, 7,7,4	Yes/LP	3	40	25	Moderate	Multiple attachments at base; poor structure and form; included bark.
302	Olive	7,6,5,4,3, 2	Yes	3	25	25	Moderate	Multiple attachments at base; poor structure and form; branch and
303	Olive	16,13,7,4	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; branch and twig dieback.
304	Olive	18,11,9	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; main stem
305	Olive	22,12,8,7, 5,5	Yes/LP	3	50	25	Moderate	Multiple attachments at base; poor structure and form; bulbous root
306	Olive	8,6,6,5,5	Yes	3	20	25	Moderate	Multiple attachments at base; poor structure and form; small branch
307	Olive	9,9,5,5	Yes	3	20	25	Moderate	Multiple attachments at base; poor structure and form; small branch

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308	Olive	10,10,7,6	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; small branch
309	Olive	11,10,6	Yes	3	40	25	Moderate	Multiple attachments at base; poor
310	Olive	16,11,9,8,4	Yes/LP	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
311	Olive	17,10	Yes	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
312	Olive	15,9,8,7,6	Yes	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
313	Olive	5,5,5,4	Yes	2	50	30	Low	Multiple attachments at base; poor structure and form; suppressed.
314	Olive	11,11,9,7,4	Yes	2	40	30	Low	Multiple attachments at base; poor structure and form; decay in base of tree; branch dieback.
315	Olive	10,10,9,6,	Yes	3	40	30	Moderate	Multiple attachments at base; poor
316	Olive	16,10,9,9	Yes	3	40	30	Moderate	Multiple attachments at base; poor structure and form; decay between
317	Olive	10,10,9,8,8,7,5	Yes	3	40	30	Moderate	Multiple attachments at base; fair structure and form.
318	Coast live oak	10,9	Yes	4	30	30	High	Codominant at base; wide crown; moderate vigor.
319	Coast live oak	12	Yes	3	20	30	Moderate	One-sided northwest; slight lean west.
320	Coast live oak	11,5,3,3	Yes	3	25	20	Moderate	Multiple attachments at base; 3” dead stem.
321	English walnut	12	No	3	20	20	Moderate	Wide crown; basal decay, moderate vigor.
322	English walnut	11	No	3	30	20	Moderate	Wide crown; basal decay, moderate vigor; previous branch
323	English walnut	5	No	3	10	20	Moderate	Small crown; moderate vigor.

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324	English walnut	16	No	3	25	20	Moderate	Wide crown; fair structure; decay in base of trunk.
325	English walnut	4	No	3	10	20	Moderate	Small crown; fair structure;
326	English walnut	10	No	3	20	20	Moderate	Good structure and form; moderate vigor.
327	English walnut	12	No	3	30	20	Moderate	Overextended branch to the south; wide crown.
328	English walnut	12	No	3	30	20	Moderate	Good structure and form; full crown; decay in trunk.
329	English walnut	8	No	2	10	20	Low	Poor form; major trunk decay; twig dieback.
330	English walnut	14	No	3	20	20	Moderate	Fair form; small crown; moderate vigor.
331	English walnut	8,7	No	2	15	20	Low	Previous branch failures; poor
332	English walnut	9	No	3	10	20	Moderate	Small crown; previously broken
333	English walnut	11	No	3	20	20	Moderate	Small round crown; fair form.
334	Coast live oak	32	Yes/LP	4	50	50	High	Large , round crown; broken top; previous branch failures.
335	English walnut	8	No	3	10	20	Moderate	Small crown; young tree; good form.
336	California pepper	11	Yes	3	20	25	Moderate	Bows heavy east; poor form; one sided.
337	Coast live oak	11	Yes	3	25	25	Moderate	One-sided northeast; leans
338	Jacaranda	10,9	Yes	3	30	25	Moderate	Codominant at 3'; fair form; leans
339	Coast live oak	25	Yes/LP	4	50	50	High	Good structure and form; bricks
340	Avocado	6	No	3	10	15	Moderate	Fair structure and form; leans east.
341	Black locust	12	Yes	2	10	15	Low	Topped at 5'; multiple attachments at 4'.
342	Persimmon	12	No	4	15	15	High	Good form; high vigor; umbrella

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343	Goldenrain tree	12	Yes	3	10	12	Moderate	Small crown; beside car port;
344	Japanese privet	10	Yes	3	10	20	Moderate	Small crown; beside car port on west side.
345	English walnut	14	No	3	25	15	Moderate	Wide crown; fair structure and form.
346	English walnut	11	No	2	10	15	Low	Small crown; poor form; previous branch failures; entire top missing.
347	Avocado	17	No	3	15	25	Moderate	Poor form(previous branch failures; decay in trunk.
348	Coast live oak	16	Yes	4	20	20	Moderate	Good form and structure; low vigor.
349	English walnut	14	No	3	20	15	Moderate	Good form and structure; wide crown; high vigor.
350	English walnut	9	No	3	20	15	Moderate	Small crown; leans south; fair form.
351	English walnut	16	No	2	30	15	Low	Very thin crown; low vigor.
352	Lime	4,4,3,2,2	No	2	10	10	Low	Small tree; low vigor; southwest
353	Lime	5,5	No	2	10	10	Low	Small tree; low vigor; southeast corner of barn.
354	Coast live oak	23	Yes	4	40	40	High	Wide crown; good structure and form; twig dieback.
355	English walnut	11	No	3	20	20	Moderate	Small crown; good form.
356	English walnut	6,6	No	3	25	20	Moderate	Wide crown; good form; high vigor.
357	English walnut	11	No	2	20	20	Low	Major nasal decay; potential root failure.
358	English walnut	9,9,8	Yes	3	30	20	Moderate	Wide, low crown; overextended branches.
359	English walnut	12	No	3	30	20	Moderate	Moderate crown; decay in base; narrow.

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360	English walnut	5	No	3	10	20	Moderate	Small crown; decay in base; narrow.
361	English walnut	5	No	3	10	20	Moderate	Small crown; moderate vigor.
362	English walnut	6	No	3	15	20	Moderate	Small crown; moderate vigor.
363	English walnut	5	No	3	15	20	Moderate	Small crown; moderate vigor.
364	English walnut	13	No	2	15	20	Low	Small crown; major stem decay.
365	English walnut	10	No	3	20	20	Moderate	Medium crown; good form; twig dieback.
366	English walnut	7	No	2	10	20	Low	Small crown; trunk decay.
367	English walnut	4	No	3	10	20	Moderate	Small crown; young tree.
368	English walnut	8,9	No	3	20	20	Moderate	Medium crown; high vigor; good form.
369	English walnut	4	No	3	15	15	Moderate	Medium crown; high vigor; good form.
370	Atlas cedar	33	Yes	3	50	45	Moderate	Large crown; low vigor; hood form; broken 2” branch in crown.
371	Atlas cedar	20	Yes	3	30	45	Moderate	Large, upright crown; low vigor; good form.
372	Atlas cedar	28	Yes	3	40	30	Moderate	Large, upright crown; low vigor; good form.
373	Cork oak	16	Yes	3	25	20	Moderate	Previously topped; poor structure; epicormics comprise crown.
374	Deodar cedar	5	Yes	2	10	20	Low	Poor location between house and
375	English walnut	16	No	3	30	15	Moderate	Wide crown; ivy around base and growing up trunk.
376	Almond	5,5,2,2	No	2	20	15	Low	Poor condition; dead branches;
377	English walnut	10	No	3	20	15	Moderate	Fair form; previously topped; wide crown.

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378	English walnut	9	No	3	20	15	Moderate	Fair form; wide crown; moderate vigor.
379	English walnut	7	No	3	20	15	Moderate	Fair form; wide crown; moderate vigor.
380	Coast live oak	23	Yes	4	40	50	High	Good structure and form; full
381	Cork oak	30,27,24	Yes/LP	4	70	60	High	3 stems at 3'; full, large crown; dead branches.
382	Jacaranda	4,3,2	Yes	2	10	15	Low	3 stems at 3'; full, previously topped; poor condition.
383	Cabbage palm	7,3	No	2	10	20	Low	2 stems at 3'; full, dieback; poor condition.
384	Sweetgum	10	Yes	2	20	20	Low	Previously topped, poor structure; low vigor.
385	Chinese elm	12	Yes	2	20	15	Low	Previously topped, poor structure; low vigor.
386	Hollyleaf cherry	6	No	2	10	20	Low	Previously topped, poor structure;
387	Carob	20,13	Yes	3	30	25	Moderate	Good structure and form; wide crown; moderate vigor.
388	Cork oak	20	Yes	2	15	25	Low	Poor structure and form; low vigor:
389	Cork oak	63	Yes/LP	2	70	60	Low	Declining; low vigor; high crown; branch dieback.
390	Deodar cedar	8	Yes	3	8	8	Low	Weeping form; small crown.
391	Shore pine	8,5,5,4,4,4	Yes	3	10	20	Low	Multiple attachments at base; round crown; twig dieback.
392	Japanese black	6	Yes	2	10	15	Low	Low vigor; yellowing.
393	Japanese maple	5,3,1	Yes	2	10	10	Low	Poor form; decay in trunk.
394	Cork oak	43	Yes/LP	4	60	60	High	Large crown; good structure and form; wide spreading.

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395	Cork oak	32	Yes/LP	4	60	60	High	Large crown; good structure and form; wide spreading; codominant
396	Cork oak	22	Yes	3	30	50	Moderate	One sided east; 3 stems at 8'.
397	Cork oak	38	Yes/LP	4	60	60	High	Large crown; wide spreading; codominant at 10'.
398	Cork oak	32	Yes/LP	4	60	60	High	Large crown; wide spreading; sinuous trunk.
399	English walnut	10	No	3	25	15	Moderate	Multiple attachments at 7'; round crown; fair form.
400	English walnut	9	No	3	15	15	Low	Multiple attachments at 7'; round
401	English walnut	6	No	1	4	15	Low	Lost too; poor form; nearly dead.
402	English walnut	10	No	3	20	15	Moderate	Full, round crown; good form; multiple attachments at 7'.
403	English walnut	9	No	2	15	15	Low	Small crown; small crown to height ratio; dead twigs.
404	English walnut	14	No	2	30	15	Low	Wide crown; branch dieback; low
405	English walnut	12	No	1	10	15	Low	Small crown; branch dieback; nearly dead.
406	English walnut	9	No	3	8	15	Moderate	Small crown; fair form; moderate vigor.
407	English walnut	10	No	3	8	15	Moderate	Small crown; fair form; moderate vigor; crook in trunk at 3'.
408	English walnut	6	No	3	12	15	Moderate	Good structure and form; wide crown; codominant at 4'.
409	English walnut	11	No	3	15	15	Moderate	Good structure and form; medium
410	English walnut	6	No	3	15	15	Moderate	Good structure and form; small crown.
411	English walnut	11	No	3	20	15	Moderate	Good structure and form; medium crown; slight lean north.

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412	English walnut	10	No	3	20	15	Moderate	Good structure and form; medium crown; sinuous trunk.
413	English walnut	6	No	3	20	15	Moderate	Good structure and form; medium crown; codominant at 4'.
414	English walnut	7	No	3	20	15	Moderate	Good structure and form; medium crown; multiple attachments at 5'.
415	English walnut	5	No	2	10	15	Low	Thin crown; low vigor; twig
416	English walnut	8,7	No	3	30	15	Moderate	Two stem at 3'; wide crown; fair form.
417	English walnut	6	No	2	8	15	Low	Poor form; heavy lean north; small crown.
418	English walnut	4	No	1	8	15	Low	Poor form; small crown; nearly
419	English walnut	7	No	3	10	15	Moderate	Small crown; good form; moderate vigor.
420	English walnut	8	No	3	20	15	Moderate	Small crown; good form; moderate vigor.
421	English walnut	8	No	3	15	15	Moderate	Codominant at 5'; twig dieback; fair form.
422	English walnut	10	No	3	15	15	Moderate	Codominant at 5'; twig dieback; fair form.
423	English walnut	4	No	3	8	15	Low	Small crown; fair form.
424	English walnut	9	No	3	15	15	Low	Small crown; poor form; moderate vigor.
425	English walnut	6	No	3	15	15	Low	Small crown; poor form; low vigor.
426	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
427	English walnut	4	No	3	15	15	Moderate	Small crown; good form; moderate vigor.
428	English walnut	6,5	No	3	20	15	Moderate	Wide crown; multiple attachments at 3'; moderate vigor.

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429	English walnut	7	No	3	20	15	Moderate	Wide crown; moderate vigor.
430	English walnut	6	No	3	20	15	Low	Medium crown; moderate vigor; decay at base of trunk.
431	English walnut	6	No	3	18	15	Moderate	Medium crown; moderate vigor; good form.
432	English walnut	4	No	3	18	15	Moderate	Small crown; moderate vigor; good form.
433	English walnut	7	No	3	18	15	Moderate	Medium crown; moderate vigor; good form.
434	English walnut	4	No	2	10	15	Low	Poor form; major wound in north side of trunk.
435	English walnut	5	No	3	10	15	Low	Fair form; small crown; low vigor.
436	English walnut	6	No	3	10	15	Low	Good form; small crown; moderate vigor.
437	English walnut	5	No	3	10	15	Low	Fair form; small crown; low vigor.
438	English walnut	6	No	3	15	15	Moderate	Fair form; small crown; moderate vigor.
439	English walnut	9	No	3	20	15	Moderate	Fair form; small crown; moderate vigor.
440	English walnut	6	No	2	10	15	Low	Poor form; small crown; previous branch failure.
441	English walnut	5	No	3	10	15	Low	Fair form; small crown; fair structure.
442	English walnut	8	No	2	20	15	Low	Wide crown; twig dieback; fair vigor.
443	English walnut	6	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor.
444	English walnut	6	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

HORT SCIENCE
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
445	English walnut	10	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor; crook in trunk at
446	Ginkgo	14	Yes	3	30	25	Moderate	Wide crown; multiple attachments at 8'; poor structure and form.
447	Arizona cypress	10,9,8,7,6,4	Yes	3	35	20	Low	Wide crown; multiple attachments at 3'; poor structure.
448	Japanese maple	4,4,3,3,2,2	Yes	2	10	12	Low	Decay in base; multiple attachments at 1'; decay in base.
449	Monterey pine	38	Yes	3	40	40	Moderate	Large crown; thin middle; leans south; large lateral branch
450	Coast live oak	30	Yes/LP	5	60	50	High	Large crown; good structure and form; wide crown; excellent
451	Chinese pistache	5	Yes	1	10	15	Low	Poor form; previously topped.
452	Chinese pistache	7	Yes	2	20	20	Low	East side of driveway.; thin crown; multiple attachments at 6'.
453	English walnut	7	No	3	20	15	Moderate	Good form; moderate crown; twig dieback.
454	English walnut	7	No	3	20	15	Moderate	Good form; moderate crown; twig dieback.
455	English walnut	6	No	3	10	15	Low	Large wound on s; side; small crown.
456	English walnut	5	No	3	10	15	Low	Small crown; low vigor.
457	English walnut	6	No	3	10	15	Low	Small crown; low vigor; twig dieback.
458	English walnut	7	No	3	15	15	Moderate	Small crown; codominant at 6'; medium crown.
459	English walnut	5	No	3	15	15	Low	Small crown; split trunk on east
460	English walnut	6	No	3	10	15	Moderate	Small crown; fair form; low vigor.
461	English walnut	7	No	3	15	15	Moderate	Small crown; fair form; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
462	English walnut	4	No	3	10	15	Moderate	Small crown; fair form; moderate vigor.
463	English walnut	7	No	3	10	15	Low	Small crown; fair form; moderate vigor.; split in trunk on the
464	English walnut	5	No	3	10	15	Low	Small crown; fair form; moderate vigor; bleeding canker on trunk.
465	English walnut	4	No	2	8	15	Low	Poor form; branch dieback.
466	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
467	English walnut	8	No	3	15	15	Moderate	Medium crown; good form;
468	English walnut	7	No	3	15	15	Moderate	Small crown; fair form; moderate vigor.
469	English walnut	9	No	3	20	15	Moderate	Small crown; fair form; moderate vigor.
470	English walnut	9	No	3	30	15	Moderate	Medium crown; fair form; moderate vigor.
471	English walnut	4	No	2	8	15	Low	Small crown; poor form; low vigor.
472	English walnut	8	No	3	15	15	Moderate	Wide crown; good form; moderate vigor.
473	English walnut	8	No	3	18	15	Moderate	Wide crown; good form; moderate vigor.
474	English walnut	7	No	3	12	15	Moderate	Small crown; thin top; fair form.
475	English walnut	8	No	3	20	15	Moderate	Medium crown; good form; moderate vigor.
476	English walnut	6	No	3	10	15	Moderate	Small crown; good form; low vigor.
477	English walnut	9	No	3	20	15	Moderate	Wide crown; good form; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
478	English walnut	9	No	3	20	15	Moderate	Wide crown; good form; moderate vigor.
479	English walnut	7	No	3	18	15	Moderate	Medium crown; good form; low vigor.
480	English walnut	8	No	3	20	15	Moderate	Medium crown; good form; low vigor.
481	English walnut	9	No	3	25	15	Moderate	Wide crown; good form; low vigor.
482	English walnut	12	No	3	20	15	Low	Codominant at 6’; crack in trunk on south side; ; low vigor.
483	English walnut	7	No	3	20	15	Low	Codominant at 6’; small crown; low vigor.
484	English walnut	7	No	3	20	15	Moderate	Codominant at 6’; small crown; moderate vigor.
485	English walnut	8	No	3	20	15	Moderate	Codominant at 7’; medium crown; moderate vigor.
486	English walnut	8	No	3	20	15	Moderate	Codominant at 6’; medium crown; low vigor.
487	English walnut	4	No	3	20	15	Moderate	Codominant at 6’; medium crown; low vigor.
488	English walnut	6	No	3	20	15	Moderate	Codominant at 6’; medium crown; low vigor.
489	English walnut	7	No	3	20	15	Moderate	Codominant at 6’; medium crown; moderate vigor.
490	English walnut	8	No	3	20	15	Moderate	Codominant at 6’; wide crown; moderate vigor.
491	English walnut	7	No	3	20	15	Moderate	Codominant at 6’; wide crown; moderate vigor.
492	English walnut	8	No	3	20	15	Moderate	Codominant at 6’; wide crown; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
493	English walnut	9	No	3	20	15	Low	Codominant at 6'; twig dieback; canker in trunk.
494	English walnut	7	No	3	18	15	Moderate	Small crown; twig dieback; multiple attachments at 6'.
495	English walnut	10	No	3	25	15	Moderate	Medium crown; good form; moderate vigor.
496	English walnut	6	No	3	18	15	Low	Small; Town; poor form; twig dieback.
497	English walnut	8	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
498	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
499	English walnut	8	No	3	18	15	Moderate	Medium crown; good form; moderate vigor.
500	English walnut	4	No	3	12	15	Low	Small crown; fair from; crook in trunk at 4'.
501	English walnut	7	No	3	12	15	Moderate	Small crown; fair from; moderate vigor.
502	English walnut	6	No	3	10	15	Moderate	Medium crown; fair from; moderate vigor.
503	English walnut	7	No	3	12	15	Moderate	Medium crown; fair from; moderate vigor.

Tree Assessment Plan

North 40
Phase II
Los Gatos, CA

Prepared for:
Perkins & Will
San Francisco, CA

July 2023/August 2023

No Scale

Notes:
Base map provided by:
Mackay & Somps
Pleasanton, CA

Numbered tree locations are approximate.

TS = (too small) tree less than 4" in diameter and not included in this assessment.

Los Gatos Blvd.

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1 TREE PROTECTION PLAN
1" = 50'-0"

LEGEND

- PROPERTY LINE
- EXISTING "PROTECTED TREE" WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
- EXISTING "NON-PROTECTED" TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
- SPECIFIED TREE PROTECTION ZONE

NOTE:

- SEE TREE ASSESSMENT AND TREE DISPOSITION TABLES FOR MORE INFORMATION.

- EXISTING "NON-PROTECTED" TREES SHOWN IN PLANS HAVE BEEN DEEMED SUITABLE FOR PRESERVATION AND WILL BE INCORPORATED WHERE FEASIBLE IN CONSTRUCTION PERMIT DOCUMENTS.

Perkins&Will

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MACKAY & SOMPS
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DRY UTILITY DESIGN
GIACALONE DESIGN
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ASSOCIATED TOWNHOME AND AFFORDABLE HOUSING ARCHITECT
DAHLIN GROUP
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Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

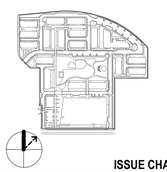
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

TREE PROTECTION PLAN

SHEET NUMBER

T-001

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9/27/2024 1:56:11 PM Autodesk Docs://Los Gatos North 40/ARCH_Los Gatos North 40_Site_R22.rvt

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
212	Australian willow	*Geijera parviflora*	11	20	Protected/St. tree	$ 1,650	Remove - Severe	9	Street tree, within multi-use path.
213	Australian willow	*Geijera parviflora*	11	20	Protected/St. tree	$ 1,650	Remove - Severe	9	Street tree, within multi-use path.
214	Australian willow	*Geijera parviflora*	8	20	Protected/St. tree	$ 950	Remove - Severe	7	Street tree, within multi-use path.
215	Australian willow	*Geijera parviflora*	12	20	Protected/St. tree	$ 1,900	Remove - Severe	10	Street tree, within multi-use path.
216	Monterey cypress	*Hesperocyparis*	22,4,4,3	25	Protected	$ 4,700	Remove - Severe	28	Within construction footprint.
217	Strawberry tree	*Arbutus unedo*	12,10,9	20	Protected	$ 3,350	Remove - Severe	26	Within construction footprint.
218	Arizona cypress	*Cupressus arizonica*	8,7	20	Protected	$ 800	Remove - Severe	13	Within construction footprint.
219	Coast live oak	*Quercus agrifolia*	9,4	20	Protected	$ 850	Remove - Severe	11	Within construction footprint.
220	Avocado	*Persea americana*	10,9	20	Protected	$ 950	Remove - Severe	16	Within construction footprint.
221	Pin oak	*Quercus palustris*	6	10	Protected	$ 500	Remove - Severe	5	Within construction footprint.
222	London plane	*Platanus x hispanica*	6,6,2,2	20	Protected	$ 700	Remove - Severe	13	Within construction footprint.
223	Arizona cypress	*Cupressus arizonica*	8,7	15	Protected	$ 1,200	Remove - Severe	13	Within construction footprint.
224	Arizona cypress	*Cupressus arizonica*	8,7,6,4,4	15	Protected	$ 800	Remove - Severe	24	Within construction footprint.
225	Coast live oak	*Quercus agrifolia*	6	15	Protected	$ 300	Remove - Severe	5	Within construction footprint.
226	Coast live oak	*Quercus agrifolia*	7	15	Protected	$ 450	Remove - Severe	6	Within construction footprint.
227	Arizona cypress	*Cupressus arizonica*	10,8,7,7	15	Protected	$ 1,050	Remove - Severe	27	Within construction footprint.
228	Coast live oak	*Quercus agrifolia*	7,2	15	Protected	$ 450	Remove - Severe	8	Within construction footprint.
229	Arizona cypress	*Cupressus arizonica*	10	15	Protected	$ 700	Remove - Severe	8	Within construction footprint.
230	Arizona cypress	*Cupressus arizonica*	9	10	Protected	$ 600	Remove - Severe	8	Within construction footprint.
231	Arizona cypress	*Cupressus arizonica*	5,4,4,3,2	10	Protected	$ 400	Remove - Severe	15	Within construction footprint.
232	Arizona cypress	*Cupressus arizonica*	10,8,5	10	Protected	$ 1,050	Remove - Severe	19	Within construction footprint.
233	Coast live oak	*Quercus agrifolia*	5,5,2	10	Protected	$ 350	Remove - Severe	10	Within construction footprint.
234	Arizona cypress	*Cupressus arizonica*	6	8	Protected	$ 350	Remove - Severe	5	Within construction footprint.
235	Arizona cypress	*Cupressus arizonica*	4,4	8	Protected	$ 350	Remove - Severe	7	Within construction footprint.
236	Coast live oak	*Quercus agrifolia*	4	8	Protected	$ 250	Remove - Severe	3	Within construction footprint.
237	Arizona cypress	*Cupressus arizonica*	5	8	Protected	$ 300	Remove - Severe	4	Within construction footprint.
238	Coast live oak	*Quercus agrifolia*	4	8	Protected	$ 200	Remove - Severe	3	Within construction footprint.
239	Arizona cypress	*Cupressus arizonica*	5	10	Protected	$ 300	Remove - Severe	4	Within construction footprint.
240	Coast live oak	*Quercus agrifolia*	9,7	20	Protected	$ 850	Remove - Severe	13	Within construction footprint.
241	Coast live oak	*Quercus agrifolia*	14	30	Protected	$ 1,550	Remove - Severe	12	Within construction footprint.
242	Coast live oak	*Quercus agrifolia*	5	10	Protected	$ 250	Remove - Severe	4	Within construction footprint.
243	Coast live oak	*Quercus agrifolia*	6,3,3,3,3	20	Protected	$ 300	Remove - Severe	15	Within construction footprint.
244	Victorian box	*Pittosporum undulatum*	9	10	Protected	$ 500	Remove - Severe	8	Within construction footprint.
245	Victorian box	*Pittosporum undulatum*	9	10	Protected	$ 500	Remove - Severe	8	Within construction footprint.

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
246	Victorian box	*Pittosporum undulatum*	6	10	Protected	$ 300	Remove - Severe	5	Within construction footprint.
247	Victorian box	*Pittosporum undulatum*	5	10	Protected	$ 250	Remove - Severe	4	Within construction footprint.
248	Victorian box	*Pittosporum undulatum*	5	10	Protected	$ 250	Remove - Severe	4	Within construction footprint.
249	Victorian box	*Pittosporum undulatum*	8,6	20	Protected	$ 550	Remove - Severe	12	Within construction footprint.
250	Victorian box	*Pittosporum undulatum*	8,6	20	Protected	$ 550	Remove - Severe	12	Within construction footprint.
251	Victorian box	*Pittosporum undulatum*	9	20	Protected	$ 500	Remove - Severe	8	Within construction footprint.
252	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
253	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
254	English walnut	*Juglans regia*	9	15	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
255	Coast live oak	*Quercus agrifolia*	5	8	Protected	$ 250	Remove - Severe	4	Within construction footprint.
256	Coast live oak	*Quercus agrifolia*	12,10,9	40	Large Protected	$ 1,900	Remove - Severe	26	Within construction footprint.
257	Coast live oak	*Quercus agrifolia*	14,10,7,5	20	Large Protected	$ 1,450	Remove - Severe	30	Within construction footprint.
258	Coast live oak	*Quercus agrifolia*	28,6	50	Large Protected	$ 12,450	Remove - Severe	28	Within construction footprint.
259	Xylosma	*Xylosma congestum*	6,3	10	Protected	$ 500	Remove - Severe	8	Within construction footprint.
260	Xylosma	*Xylosma congestum*	6,5	10	Protected	$ 650	Remove - Severe	9	Within construction footprint.
261	Olive	*Olea europaea*	16,12,10	40	Protected	$ 3,050	Remove - Severe	32	Within construction footprint.
262	Orange	*Citrus sinensis*	5,5,4,3	15	Exempt - Fruit	$ 550	Remove - Severe	14	Within construction footprint.
263	Aleppo pine	*Pinus halepensis*	34	60	Protected	$ 8,400	Remove - Severe	28	Within construction footprint.
264	Canary Island pine	*Pinus canariensis*	23	40	Protected	$ 3,950	Remove - Severe	19	Within construction footprint.
265	Aleppo pine	*Pinus halepensis*	20	40	Protected	$ 3,050	Remove - Severe	17	Within construction footprint.
266	Deodar cedar	*Cedrus deodara*	24	50	Protected	$ 4,500	Remove - Severe	20	Within construction footprint.
267	Cider gum	*Eucalyptus gunnii*	42,10,10, 9,7,7	50	Large Protected	$ 28,350	Remove - Severe	71	Within construction footprint.
268	Coast live oak	*Quercus agrifolia*	21	50	Protected	$ 4,100	Remove - Severe	18	Within construction footprint.
269	African fern-pine	*Afrocarpus falcatus*	21	40	Protected	$ 6,850	Remove - Severe	18	Within construction footprint.
270	Coast redwood	*Sequoia sempervirens*	30,24	40	Large Protected	$ 10,700	Remove - Severe	45	Within construction footprint.
271	Western juniper	*Juniperus occidentalis*	15	20	Protected	$ 2,200	Remove - Severe	13	Within construction footprint.
272	Deodar cedar	*Cedrus deodara*	22	50	Protected	$ 4,500	Remove - Severe	18	Within construction footprint.
273	Chinese elm	*Ulmus parvifolia*	17	40	Protected	$ 3,650	Remove - Severe	14	Within construction footprint.
274	Mulberry	*Morus sp.*	15	30	Protected	$ -	Remove - Severe	13	Dead Tree.
275	Chinese elm	*Ulmus parvifolia*	15	20	Protected	$ 2,900	Remove - Severe	13	Within construction footprint.
276	Chinese elm	*Ulmus parvifolia*	15,14	40	Protected	$ 5,250	Remove - Severe	24	Within construction footprint.
277	Siberian elm	*Ulmus pumila*	29,28	50	Large Protected	$ -	Remove - Severe	48	Storm damaged tree, split at base.
278	Coast live oak	*Quercus agrifolia*	18	40	Protected	$ 3,650	Remove - Severe	15	Within construction footprint.

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024

HORT SCIENCE
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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
279	Coast live oak	*Quercus agrifolia*	25,25,15	60	Large Protected	$ 22,050	**Preserve**	54	Off-site, outside construction footprint.
280	Aleppo pine	*Pinus halepensis*	40	50	Protected	$ 14,450	**Preserve**	33	Off-site, outside construction footprint.
281	Incense cedar	*Calocedrus decurrens*	13,13	20	Protected	$ 2,000	**Preserve**	22	Off-site, outside construction footprint.
282	Incense cedar	*Calocedrus decurrens*	18	15	Protected	$ 1,900	**Preserve**	15	Off-site, outside construction footprint.
283	Coast live oak	*Quercus agrifolia*	10	20	Protected	$ 1,050	Remove - Severe	8	Within construction footprint.
284	Coast live oak	*Quercus agrifolia*	15,9,9	40	Large Protected	$ 2,350	Remove - Severe	28	Within construction footprint.
285	Coast live oak	*Quercus agrifolia*	5	10	Protected	$ 300	Remove - Severe	4	Within construction footprint.
286	Coast live oak	*Quercus agrifolia*	5,4,2	10	Protected	$ 350	Remove - Severe	9	Within construction footprint.
287	Coast live oak	*Quercus agrifolia*	48	60	Large Protected	$ 16,600	Remove - Severe	40	Within construction footprint.
288	English walnut	*Juglans regia*	18	30	Protected	$ 3,650	Remove - Severe	15	Within construction footprint.
289	Australian willow	*Geijera parviflora*	9	20	Protected/St. tree	$ 1,150	Remove - Severe	8	Within construction footprint.
290	Australian willow	*Geijera parviflora*	7	10	Protected/St. tree	$ 750	Remove - Severe	6	Within construction footprint.
291	Australian willow	*Geijera parviflora*	5	10	Protected/St. tree	$ 500	Remove - Severe	4	Within construction footprint.
292	Australian willow	*Geijera parviflora*	8	10	Protected/St. tree	$ 950	Remove - Severe	7	Within construction footprint.
293	Australian willow	*Geijera parviflora*	10	20	Protected/St. tree	$ 1,400	Remove - Severe	8	Within construction footprint.
294	Australian willow	*Geijera parviflora*	8	15	Protected/St. tree	$ 950	Remove - Severe	7	Within construction footprint.
295	Australian willow	*Geijera parviflora*	6	15	Protected/St. tree	$ 600	Remove - Severe	5	Within construction footprint.
296	Australian willow	*Geijera parviflora*	9	15	Protected/St. tree	$ 1,150	Remove - Severe	8	Within construction footprint.
297	Australian willow	*Geijera parviflora*	9	10	Protected/St. tree	$ 750	Remove - Severe	8	Within construction footprint.
298	Australian willow	*Geijera parviflora*	10	15	Protected/St. tree	$ 1,400	Remove - Severe	8	Within construction footprint.
299	Australian willow	*Geijera parviflora*	10	15	Protected/St. tree	$ 1,400	Remove - Severe	8	Within construction footprint.
300	English walnut	*Juglans regia*	21	30	Protected	$ 4,900	Remove - Severe	18	Within construction footprint.
301	Olive	*Olea europaea*	13,12,12, 7,7,4	40	Large Protected	$ 3,500	Remove - Severe	44	Within construction footprint.
302	Olive	*Olea europaea*	7,6,5,4,3,	25	Protected	$ 1,100	Remove - Severe	23	Within construction footprint.
303	Olive	*Olea europaea*	16,13,7,4	40	Protected	$ 4,700	Remove - Severe	33	Within construction footprint.
304	Olive	*Olea europaea*	18,11,9	40	Protected	$ 4,950	Remove - Severe	32	Within construction footprint.
305	Olive	*Olea europaea*	22,12,8,7, 5,5	50	Large Protected	$ 6,900	Remove - Severe	49	Within construction footprint.
306	Olive	*Olea europaea*	8,6,6,5,5	20	Protected	$ 1,250	Remove - Severe	25	Within construction footprint.
307	Olive	*Olea europaea*	9,9,5,5	20	Protected	$ 1,900	Remove - Severe	23	Within construction footprint.
308	Olive	*Olea europaea*	10,10,7,6	40	Protected	$ 2,300	Remove - Severe	28	Within construction footprint.
309	Olive	*Olea europaea*	11,10,6	40	Protected	$ 2,550	Remove - Severe	23	Within construction footprint.
310	Olive	*Olea europaea*	16,11,9,8, 4	50	Large Protected	$ 4,200	Remove - Severe	40	Within construction footprint.

Tree Disposition & Estimated Values

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
311	Olive	*Olea europaea*	17,10	50	Protected	$ 4,350	Remove - Severe	23	Within construction footprint.
312	Olive	*Olea europaea*	15,9,8,7,6	50	Protected	$ 3,450	Remove - Severe	38	Within construction footprint.
313	Olive	*Olea europaea*	5,5,5,4	50	Protected	$ 500	Remove - Severe	16	Within construction footprint.
314	Olive	*Olea europaea*	11,11,9,7,4	40	Protected	$ 1,750	Remove - Severe	35	Within construction footprint.
315	Olive	*Olea europaea*	10,10,9,6,5	40	Protected	$ 2,300	Remove - Severe	33	Within construction footprint.
316	Olive	*Olea europaea*	16,10,9,9	40	Protected	$ 4,000	Remove - Severe	37	Within construction footprint.
317	Olive	*Olea europaea*	10,10,9,8,8,7,5	40	Protected	$ 2,300	Remove - Severe	48	Within construction footprint.
318	Coast live oak	*Quercus agrifolia*	10,9	30	Protected	$ 2,450	Remove - Severe	16	Within construction footprint.
319	Coast live oak	*Quercus agrifolia*	12	20	Protected	$ 1,450	Remove - Severe	10	Within construction footprint.
320	Coast live oak	*Quercus agrifolia*	11,5,3,3	25	Protected	$ 2,000	Remove - Severe	18	Within construction footprint.
321	English walnut	*Juglans regia*	12	20	Exempt - Nut	$ 1,950	Remove - Severe	10	Within construction footprint.
322	English walnut	*Juglans regia*	11	30	Exempt - Nut	$ 1,700	Remove - Severe	9	Within construction footprint.
323	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 500	Remove - Severe	4	Within construction footprint.
324	English walnut	*Juglans regia*	16	25	Exempt - Nut	$ 3,350	Remove - Severe	13	Within construction footprint.
325	English walnut	*Juglans regia*	4	10	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
326	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,400	Remove - Severe	8	Within construction footprint.
327	English walnut	*Juglans regia*	12	30	Exempt - Nut	$ 1,950	Remove - Severe	10	Within construction footprint.
328	English walnut	*Juglans regia*	12	30	Exempt - Nut	$ 1,950	Remove - Severe	10	Outside construction footprint.
329	English walnut	*Juglans regia*	8	10	Exempt - Nut	$ 650	Remove - Severe	7	Outside construction footprint.
330	English walnut	*Juglans regia*	14	20	Exempt - Nut	$ 2,600	Remove - Severe	12	Outside construction footprint.
331	English walnut	*Juglans regia*	8,7	15	Exempt - Nut	$ 1,000	Remove - Severe	13	Within construction footprint.
332	English walnut	*Juglans regia*	9	10	Exempt - Nut	$ 1,200	Remove - Severe	8	Within construction footprint.
333	English walnut	*Juglans regia*	11	20	Exempt - Nut	$ 1,700	Remove - Severe	9	Within construction footprint.
334	Coast live oak	*Quercus agrifolia*	32	50	Large Protected	$ 10,400	Remove - Severe	27	Within construction footprint.
335	English walnut	*Juglans regia*	8	10	Exempt - Nut	$ 650	Remove - Severe	7	Within construction footprint.
336	California pepper	*Schinus molle*	11	20	Protected	$ 1,250	Remove - Severe	9	Within construction footprint.
337	Coast live oak	*Quercus agrifolia*	11	25	Protected	$ 1,250	Remove - Severe	9	Within construction footprint.
338	Jacaranda	*Jacaranda mimosifolia*	10,9	30	Protected	$ 4,000	Remove - Severe	16	Within construction footprint.
339	Coast live oak	*Quercus agrifolia*	25	50	Large Protected	$ 8,000	Remove - Severe	21	Within construction footprint.
340	Avocado	*Persea americana*	6	10	Exempt - Fruit	$ 350	Remove - Severe	5	Within construction footprint.
341	Black locust	*Robinia pseudoacacia*	12	10	Protected	$ 1,500	Remove - Severe	10	Within construction footprint.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
342	Persimmon	*Diospyros kaki*	12	15	Exempt - Fruit	$ 2,150	**Preserve - Moderate**	10	5' off Meadow path.
343	Goldenrain tree	*Coelentera paniculata*	12	10	Protected	$ 1,500	**Preserve - Moderate**	10	8' off walkway.
344	Japanese privet	*Ligustrum japonicum*	10	10	Protected	$ 1,400	Remove - Severe	8	Within construction footprint.
345	English walnut	*Juglans regia*	14	25	Exempt - Nut	$ 2,250	Remove - Severe	12	6' off Pavilion A.
346	English walnut	*Juglans regia*	11	10	Exempt - Nut	$ 800	Remove - Severe	9	In Pavilion A footprint.
347	Avocado	*Persea americana*	17	15	Exempt - Fruit	$ 3,800	Remove - Severe	14	Within construction footprint.
348	Coast live oak	*Quercus agrifolia*	16	20	Protected	$ 4,650	Remove - Severe	13	Within construction footprint.
349	English walnut	*Juglans regia*	14	20	Exempt - Nut	$ 2,600	**Preserve - Moderate**	12	10' bed by Garden Plaza; 5' off walkway.
350	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,200	**Preserve - Moderate**	8	10' bed by Garden Plaza; 5' off walkway.
351	English walnut	*Juglans regia*	16	30	Exempt - Nut	$ 1,250	Remove - Severe	13	10' bed by Garden Plaza; 5' off walkway.
352	Lime	*Citrus aurantifolia*	4,4,3,2,2	10	Exempt - Fruit	$ 400	Remove - Severe	13	Within construction footprint.
353	Lime	*Citrus aurantifolia*	5,5	10	Exempt - Fruit	$ 700	Remove - Severe	8	Within construction footprint.
354	Coast live oak	*Quercus agrifolia*	23	40	Protected	$ 8,100	Remove - Severe	19	Within construction footprint.
355	English walnut	*Juglans regia*	11	20	Exempt - Nut	$ 1,450	Remove - Severe	9	Within construction footprint.
356	English walnut	*Juglans regia*	6,6	25	Exempt - Nut	$ 950	Remove - Severe	10	Within construction footprint.
357	English walnut	*Juglans regia*	11	20	Exempt - Nut	$ 950	Remove - Severe	9	Within construction footprint.
358	English walnut	*Juglans regia*	9,9,8	30	Protected	$ 1,900	Remove - Severe	22	Within construction footprint.
359	English walnut	*Juglans regia*	12	30	Exempt - Nut	$ 1,700	Remove - Severe	10	Within construction footprint.
360	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
361	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
362	English walnut	*Juglans regia*	6	15	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
363	English walnut	*Juglans regia*	5	15	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
364	English walnut	*Juglans regia*	13	15	Exempt - Nut	$ 1,250	Remove - Severe	11	Within construction footprint.
365	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
366	English walnut	*Juglans regia*	7	10	Exempt - Nut	$ 500	Remove - Severe	6	Within construction footprint.
367	English walnut	*Juglans regia*	4	10	Exempt - Nut	$ 350	**Preserve - Moderate**	3	Within construction footprint.
368	English walnut	*Juglans regia*	8,9	20	Exempt - Nut	$ 1,750	**Preserve - Low**	14	Preserved in open space.
369	English walnut	*Juglans regia*	4	20	Exempt - Nut	$ 350	**Preserve - Low**	3	Preserved in open space.
370	Atlas cedar	*Cedrus atlantica*	33	50	Protected	$ 11,850	Remove - Severe	28	Within construction footprint.
371	Atlas cedar	*Cedrus atlantica*	20	30	Protected	$ 4,450	Remove - Severe	17	Within construction footprint.
372	Atlas cedar	*Cedrus atlantica*	28	40	Protected	$ 5,750	**Preserve - Severe**	23	5' from edge of play area.
373	Cork oak	*Quercus suber*	16	25	Protected	$ 1,700	**Preserve - Moderate**	13	5' from edge of walkway.
374	Deodar cedar	*Cedrus deodara*	5	10	Protected	$ 300	Remove - Severe	4	Within construction footprint.
375	English walnut	*Juglans regia*	16	30	Exempt - Nut	$ 1,550	**Preserve - Moderate**	13	5' off walkway.

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376	Almond	*Prunus dulcis*	5,5,2,2	20	Exempt - Nut	$ 800	Remove - Severe	12	Within construction footprint.
377	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,400	**Preserve - Moderate**	8	3' off play structure.
378	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,200	**Preserve - Moderate**	8	4' off walkway.
379	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 800	**Preserve - Moderate**	6	4' off walkway.
380	Coast live oak	*Quercus agrifolia*	23	40	Protected	$ 8,100	**Preserve - Moderate**	19	5' from edge of walkway.
381	Cork oak	*Quercus suber*	30,27,24	70	Large Protected	$ 27,750	**Preserve - Moderate**	68	8' off walkway.
382	Jacaranda	*Jacaranda mimosifolia*	4,3,2	10	Protected	$ 350	Remove - Severe	8	Within construction footprint.
383	Cabbage palm	*Cordyline australis*	7,3	10	Protected	$ 350	Remove - Severe	8	Within construction footprint.
384	Sweetgum	*Liquidambar styraciflua*	10	20	Protected	$ 900	Remove - Severe	8	Within construction footprint.
385	Chinese elm	*Ulmus parvifolia*	12	20	Protected	$ 700	Remove - Severe	10	Within construction footprint.
386	Hollyleaf cherry	*Prunus ilicifolia*	6	10	Protected	$ 400	Remove - Severe	5	Within construction footprint.
387	Carob	*Ceratonia siliqua*	20,13	30	Protected	$ 7,300	Remove - Severe	28	Within construction footprint.
388	Cork oak	*Quercus suber*	20	15	Protected	$ 3,800	Remove - Severe	17	Within construction footprint.
389	Cork oak	*Quercus suber*	63	70	Large Protected	$ 36,200	Remove - Severe	53	Grading in meadow, poor condition.
390	Deodar cedar	*Cedrus deodara*	8	8	Protected	$ 850	Remove - Severe	7	Within construction footprint.
391	Shore pine	*Pinus contorta*	8,5,5,4,4,4	10	Protected	$ 1,900	Remove - Severe	25	Within construction footprint.
392	Japanese black pine	*Pinus thunbergiana*	6	10	Protected	$ 350	Remove - Severe	5	Within construction footprint.
393	Japanese maple	*Acer palmatum*	5,3,1	10	Protected	$ 500	Remove - Severe	8	Within construction footprint.
394	Cork oak	*Quercus suber*	43	60	Large Protected	$ 54,950	Remove - Severe	36	Within construction footprint.
395	Cork oak	*Quercus suber*	32	60	Large Protected	$ 30,500	Remove - Severe	27	Within construction footprint.
396	Cork oak	*Quercus suber*	22	30	Protected	$ 7,500	Remove - Severe	18	Within construction footprint.
397	Cork oak	*Quercus suber*	38	60	Large Protected	$ 42,950	Remove - Severe	32	Within construction footprint.
398	Cork oak	*Quercus suber*	32	60	Large Protected	$ 30,500	Remove - Severe	27	Within construction footprint.
399	English walnut	*Juglans regia*	10	25	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
400	English walnut	*Juglans regia*	9	15	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
401	English walnut	*Juglans regia*	6	4	Exempt - Nut	$ 250	Remove - Severe	5	Within construction footprint.
402	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
403	English walnut	*Juglans regia*	9	15	Exempt - Nut	$ 700	Remove - Severe	8	Within construction footprint.
404	English walnut	*Juglans regia*	14	30	Exempt - Nut	$ 1,450	Remove - Severe	12	Within construction footprint.
405	English walnut	*Juglans regia*	12	10	Exempt - Nut	$ 500	Remove - Severe	10	Within construction footprint.
406	English walnut	*Juglans regia*	9	8	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
407	English walnut	*Juglans regia*	10	8	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
408	English walnut	*Juglans regia*	6	12	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
409	English walnut	*Juglans regia*	11	15	Exempt - Nut	$ 1,450	Remove - Severe	9	Within construction footprint.
410	English walnut	*Juglans regia*	6	15	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
411	English walnut	*Juglans regia*	11	20	Exempt - Nut	$ 1,450	Remove - Severe	9	Within construction footprint.
412	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
413	English walnut	*Juglans regia*	6	20	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
414	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
415	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 350	Remove - Severe	4	Within construction footprint.
416	English walnut	*Juglans regia*	8,7	30	Exempt - Nut	$ 1,400	Remove - Severe	13	Within construction footprint.
417	English walnut	*Juglans regia*	6	8	Exempt - Nut	$ 400	Remove - Severe	5	Within construction footprint.
418	English walnut	*Juglans regia*	4	8	Exempt - Nut	$ 200	Remove - Severe	3	Within construction footprint.
419	English walnut	*Juglans regia*	7	10	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
420	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
421	English walnut	*Juglans regia*	8	15	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
422	English walnut	*Juglans regia*	10	15	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
423	English walnut	*Juglans regia*	4	8	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
424	English walnut	*Juglans regia*	9	15	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
425	English walnut	*Juglans regia*	6	15	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
426	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
427	English walnut	*Juglans regia*	4	15	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
428	English walnut	*Juglans regia*	6,5	20	Exempt - Nut	$ 850	Remove - Severe	9	Within construction footprint.
429	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
430	English walnut	*Juglans regia*	6	20	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
431	English walnut	*Juglans regia*	6	18	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
432	English walnut	*Juglans regia*	4	18	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
433	English walnut	*Juglans regia*	7	18	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
434	English walnut	*Juglans regia*	4	10	Exempt - Nut	$ 300	Remove - Severe	3	Within construction footprint.
435	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
436	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
437	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
438	English walnut	*Juglans regia*	6	15	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
439	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
440	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 400	Remove - Severe	5	Within construction footprint.
441	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
442	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 600	Remove - Severe	7	Within construction footprint.

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443	English walnut	*Juglans regia*	6	20	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
444	English walnut	*Juglans regia*	6	20	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
445	English walnut	*Juglans regia*	10	20	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
446	Ginkgo	*Ginkgo biloba*	14	30	Protected	$ 3,150	Remove - Severe	12	Within construction footprint.
447	Arizona cypress	*Cupressus arizonica*	10,9,8,7,6,4	35	Protected	$ 2,350	Remove - Severe	37	Within construction footprint.
448	Japanese maple	*Acer palmatum*	4,4,3,3,2,2	10	Protected	$ 400	Remove - Severe	15	Within construction footprint.
449	Monterey pine	*Pinus radiata*	38	40	Protected	$ 8,400	Remove - Severe	32	Within construction footprint.
450	Coast live oak	*Quercus agrifolia*	30	60	Large Protected	$ 17,500	Remove - Severe	25	Within construction footprint.
451	Chinese pistache	*Pistacia chinensis*	5	10	Protected	$ 200	Remove - Severe	4	Within construction footprint.
452	Chinese pistache	*Pistacia chinensis*	7	20	Protected	$ 350	Remove - Severe	6	Within construction footprint.
453	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
454	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
455	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
456	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
457	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
458	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	**Preserve - Moderate**	6	4' off walkway.
459	English walnut	*Juglans regia*	5	15	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
460	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
461	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
462	English walnut	*Juglans regia*	4	10	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
463	English walnut	*Juglans regia*	7	10	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
464	English walnut	*Juglans regia*	5	10	Exempt - Nut	$ 450	Remove - Severe	4	Within construction footprint.
465	English walnut	*Juglans regia*	4	8	Exempt - Nut	$ 300	Remove - Severe	3	Within construction footprint.
466	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
467	English walnut	*Juglans regia*	8	15	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
468	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
469	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,050	**Preserve - Moderate**	8	4' off walkway.
470	English walnut	*Juglans regia*	9	30	Exempt - Nut	$ 1,050	**Preserve - Moderate**	8	6' off walkway.
471	English walnut	*Juglans regia*	4	8	Exempt - Nut	$ 300	Remove - Severe	3	Outside construction footprint.
472	English walnut	*Juglans regia*	8	15	Exempt - Nut	$ 850	Remove - Severe	7	Outside construction footprint.
473	English walnut	*Juglans regia*	8	18	Exempt - Nut	$ 850	**Preserve - Moderate**	7	6' off Amphitheater.
474	English walnut	*Juglans regia*	7	12	Exempt - Nut	$ 700	**Preserve - Moderate**	6	3' off walkway.
475	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.

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476	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
477	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,050	**Preserve - Moderate**	8	5' off walkway.
478	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,050	**Preserve - Moderate**	8	5' off walkway.
479	English walnut	*Juglans regia*	7	18	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
480	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
481	English walnut	*Juglans regia*	9	25	Exempt - Nut	$ 1,050	**Preserve - Moderate**	8	4' off walkway.
482	English walnut	*Juglans regia*	12	20	Exempt - Nut	$ 1,700	Remove - Severe	10	Within construction footprint.
483	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
484	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
485	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
486	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
487	English walnut	*Juglans regia*	4	20	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
488	English walnut	*Juglans regia*	6	20	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
489	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
490	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
491	English walnut	*Juglans regia*	7	20	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
492	English walnut	*Juglans regia*	8	20	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
493	English walnut	*Juglans regia*	9	20	Exempt - Nut	$ 1,050	Remove - Severe	8	Within construction footprint.
494	English walnut	*Juglans regia*	7	18	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
495	English walnut	*Juglans regia*	10	25	Exempt - Nut	$ 1,250	Remove - Severe	8	Within construction footprint.
496	English walnut	*Juglans regia*	6	18	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
497	English walnut	*Juglans regia*	8	15	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
498	English walnut	*Juglans regia*	7	15	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
499	English walnut	*Juglans regia*	8	18	Exempt - Nut	$ 850	Remove - Severe	7	Within construction footprint.
500	English walnut	*Juglans regia*	4	12	Exempt - Nut	$ 350	Remove - Severe	3	Within construction footprint.
501	English walnut	*Juglans regia*	7	12	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
502	English walnut	*Juglans regia*	6	10	Exempt - Nut	$ 550	Remove - Severe	5	Within construction footprint.
503	English walnut	*Juglans regia*	7	12	Exempt - Nut	$ 700	Remove - Severe	6	Within construction footprint.
					Total	**$ 771,050**			



(1) Australian Willows #289-293



(2) Australian Willows #294-299



(3) Olives #301-304



(4) Olives #305-310



(5) Coast Live Oaks #318-320



(6) Walnut #322



(7) Walnuts #325



(8) Walnuts #322-327



(9) Walnuts #331-333



(10) Walnuts #328-330



(11) Coast Live Oak #334



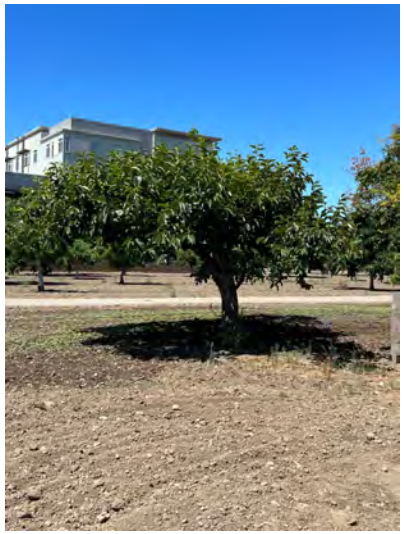
(12) Trees #337, 338, 339



(13) Jacaranda #338



(14) Black Locust #341



(15) Persimmon #342



(16) Goldenrain Tree #343



(17) Japanese Flowering Apricot #344



(18) Walnut #345



(19) Trees #346-348



(20) Walnuts #349,350 & 368



(21) Walnut #351



(22) Limes #352 & 353



(23) Coast Live Oak #354



(24) Walnuts #355-366



(25) Atlas Cedars #370-372



(26) Oak #373 & Deodar Cedar #374



(27) Walnut #375



(28) Walnuts #377-379



(29) Coast Live Oak #380



(30) Cork Oak #381



(31) Cabbage Palm #383 & Sweetgum #384



(32) Chinese Elm #385



(33) Hollyleaf Cherry #386



(34) Carob #387



(35) Cork Oak #388



(36) Cork Oak #389



(37) Shore Pine #391



(38) Japanese Maple #393 & Pine #392



(39) Cork Oak #394



(40) Cork Oak #395



(41) Cork Oak #396 & 397



(42) Cork Oak #398



(43) Incense Cedars #281 And 282



(44) Siberian elm #277



(45) Cider Gum #267



(46) Coast Live Oak #268 (L) and African Fern-pine 269 (R)



(47) Deodar Cedar #266



(48) Aleppo Pine #263



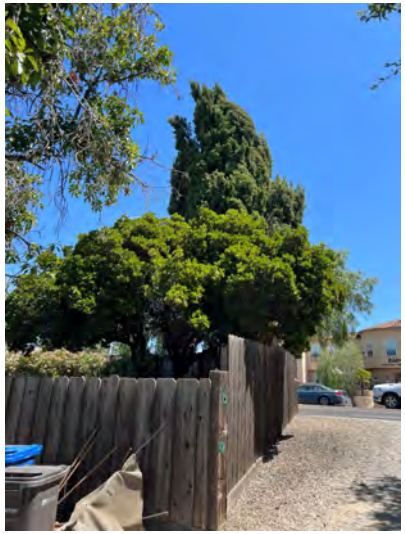
(49) Olive #261



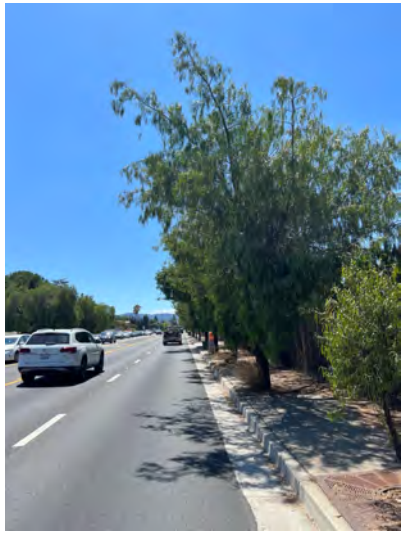
(50) Pin Oak #221 (L) And London Plane



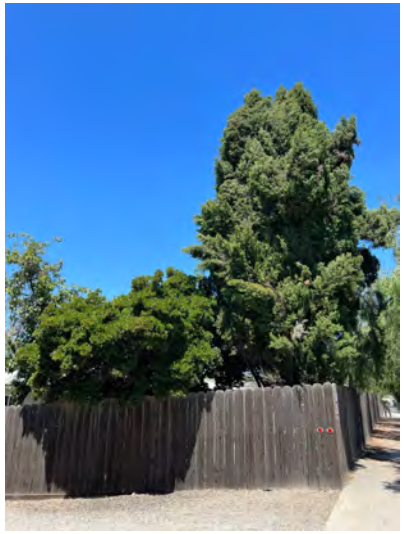
(51) Avocado #220



(52) Strawberry Tree #217



(53) Australian Willows #212 - 215



(54) Monterey Cypress #216



(55) Coast Live Oak #283



(56) Arizona Cypress #223 (R)



(57) Trees #225 - 233



(58) Trees 229 - 239



(59) Coast Live Oak #240



(60) Coast Live Oak #257



(61) Coast Live Oak #241 And 242



(62) Victorian Box #244 - 251



(63) Coast Live Oak #243



(64) Dead Mulberry #274



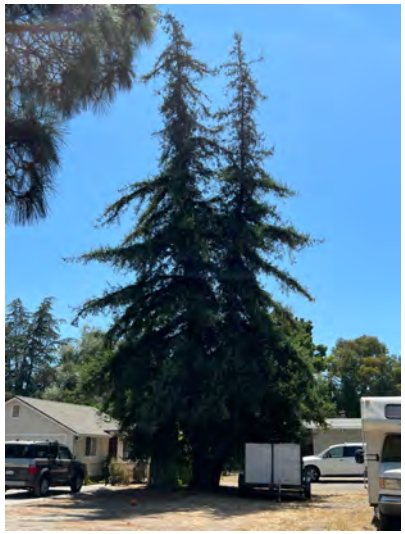
(65) Walnuts #252 - 254



(66) Coast Live Oaks #254 - 256



(67) Canary Island Pine #264 (L) And Aleppo Pine #265 (R)



(68) Coast redwood #270



(69) Coast Live Oak #278



(70) Chinese Pistache #452



(71) Coast Live Oak #279 and Aleppo pine #280



(72) Coast Live Oak #450



(73) Monterey Pine #449 and Trees #447 & 448



(74) Ginkgo #446



(75) Walnuts #406 - 423



(76) Walnuts #424 - 437



(77) Walnuts #438 - 445



(78) Walnuts #399 - 405



(79) Coast Live Oaks #285 And 286



(80) Coast Live Oak #287



(81) Walnut #288



(82) Walnut #300

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GROSVENOR

March 28, 2025

Jocelyn Shoopman
Senior Planner
Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Re: Final Application Submittal for 14859 Los Gatos Blvd and 16270 Burton Road (APN 424-07-009, -053, -081, -094, -095, -115, -116, and -052)
Architecture and Site Application S-23-031
Subdivision Application M-23-005

Dear Ms. Shoopman:

I am writing to you to outline the project history and community engagement Grosvenor has undertaken since we first began envisioning the future of North 40 Phase II. As outlined in the letter addressed to Jennifer Armor from Steve Buster, dated June 14, 2024, Grosvenor has been involved with the North 40 since 2008. While Grosvenor ultimately transferred its interests in the first phase of the North 40 to our partner, SummerHill Homes, it has maintained control of the development rights to the remaining land owned by the Yuki family, which is commonly referred to as Phase II. Note that there are at least four other property owners on the remaining portion of the North 40 outside of the 15.65 acres that are part of the Project.

Grosvenor has taken community input very seriously and has continuously made adjustments to our plan to adjust to stakeholder feedback. We began the process of re-envisioning this portion of the North 40 in early 2021 by embarking on an extensive community outreach process (consistent with 2020 General Plan Policy LU1.1 and CD-17.6). Based on the feedback we received, stakeholders indicated a desire for a robust gathering space with retail and open space on the north side of town that felt accessible to everyone, not just those that lived or worked at the North 40. This Project application achieves this desire by providing nearly 8.5 acres of open space, of which 6.5 acres are publicly accessible. A large, heavily landscaped "Meadow" for community gatherings of all types anchors the center of the project plan and is complimented by neighborhood serving retail to support the residents on the north end of Town.

Grosvenor initially received suggestions during the outreach program for a more commercial-weighted mixed-use project, including office uses. However, later in 2021 the Town's Housing Element process was well underway, as well as the Town's General Plan 2040 update, and it became apparent that the Town preferred a more residential-weighted mixed-use project versus a predominately commercial / office program. Grosvenor was committed to evaluating options to help support the Town in meeting the Department of Housing and Community Development (HCD) and Housing Element requirements while

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One California Street
Suite 3000
San Francisco, California 94111
USA

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continuing to create vibrancy and placemaking on Los Gatos Boulevard. Our team listened to the Housing Element Advisory Board, Planning Commission and Town Council's desire to increase the number of housing units on the North 40 Phase II and have been able to meet this requirement in our development application for the Project.

During the draft Housing Element process, Grosvenor was on record that we would commit to no more than 200 residential units on the Project property due to the financial infeasibility of any additional density on the site. We continued, however, to listen to the community during presentations to stakeholder groups, such as Democracy Tent and interaction with the Los Gatos Community Alliance, as well as opinions shared by members of the Town Council, the Planning Commission, and the Housing Element Advisory Board. It was clear that the Town wanted the North 40 Phase II to absorb a higher number of housing units within the Housing Element. By increasing the total residential units on the North 40 Phase II to 450 units, from the original 200 units, through the addition of a traditional rental multifamily building in the development program, we have been able to meet the Town's objectives for the Project.

We are also proud to be partnering with Eden Housing to develop nearly 67 low-income apartments for individuals and families earning up to 60% of the area's median income (plus an additional unit reserved for the property's on-site manager). The units will be developed on approximately one and a quarter acres of land that will be transferred to Eden Housing, helping the Town offer a diverse portfolio of housing options which would otherwise be very difficult to attain.

Since the submission of our final application in September 2023, we've continued our outreach efforts with local and regional stakeholders. Attached to this letter as Exhibit A is a comprehensive list of groups and individuals we've met with since the beginning of 2021. The input we've received from our conversations with stakeholders over the last four years has helped shape the project we are presenting to the Town today.

We look forward to the Planning Commission's and Town Council's review of the Project application and continuing to work with the Town to meet the community's housing needs.

Yours sincerely,



Steve Buster (Mar 28, 2025 12:46 PDT)

Steve Buster

Senior Vice President
Steve.buster@grosvenor.com

Enclosure

GROSVENOR

Exhibit A
North 40 Phase II – Community Outreach

Date	Group
March 1, 2021	County Supervisor Mike Wasserman
March 15, 2021	Meeting with Town of Los Gatos Staff
March 17, 2021	Vice Mayor Rob Rennie
March 18, 2021	Council Member Maria Ristow
March 22, 2021	Mayor Marico Sayoc
March 22, 2021	Council Member Matthew Hudes
March 24, 2021	Council Member Mary Badame
April 12, 2021	Los Gatos Anti-Racism Coalition
April 12, 2021	Democracy Tent
April 15, 2021	Plant Based Advocates
April 21, 2021	Los Gatos Chamber of Commerce Leadership
April 22, 2021	Campbell Union HS District Supervisor Robert Bravo
May 2021	Rod Teague with Town Not City
May 12, 2021	LGUSD Superintendent Paul Johnson
May 18, 2021	Community Gardens
June 17, 2021	LGUSD District Office Meeting
June 30, 2021	Los Gatos Northern Neighborhoods
July 28, 2021	Los Gatos Lions
August 9, 2021	Los Gatos Anti-Racism Coalition
August 31, 2021	Council Member Mary Badame
September 27, 2021	Santa Clara Audubon Society
September 30, 2021	Democracy Tent
October 20, 2021	Los Gatos Community Wide Meeting
January 26, 2022	Meeting with Rob Moore
January 26, 2022	Los Gatos Community Alliance
March 9, 2022	Los Gatos Conceptual Design Advisory Committee Presentation
April 13, 2022	Monthly Virtual Coffee Session
May 11, 2022	Monthly Virtual Coffee Session
June 6, 2022	Meeting with Town of Los Gatos Staff
June 16, 2022	Los Gatos Chamber of Commerce
August 10, 2022	Monthly Virtual Coffee Session
August 17, 2022	Los Gatos Community Alliance
May 23, 2023	SV@Home
November 26, 2024	Housing Choices
December 6, 2024	Housing Advisory Committee

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North 40 Phase II - Los Gatos, CA

View 1

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A Visualization Firm
visionscapeimagery.com



EXHIBIT 7



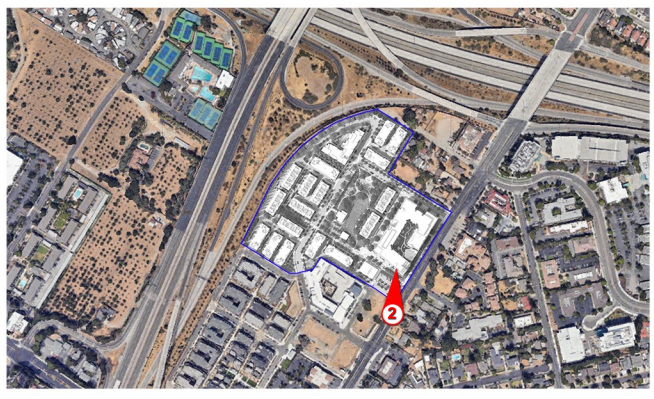
EXISTING CONDITION



PROPOSED VIEW

North 40 Phase II - Los Gatos, CA

View 2



VisionScape IMAGERY

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North 40 Phase II - Los Gatos, CA

View 3



VisionScape IMAGERY

A Visualization Firm

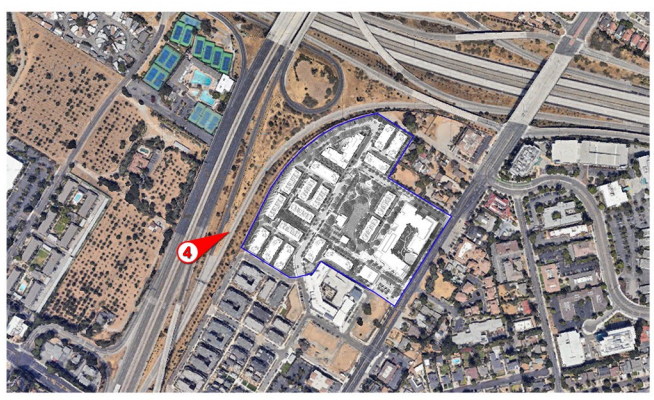
visionscapeimagery.com





North 40 Phase II - Los Gatos, CA

View 4



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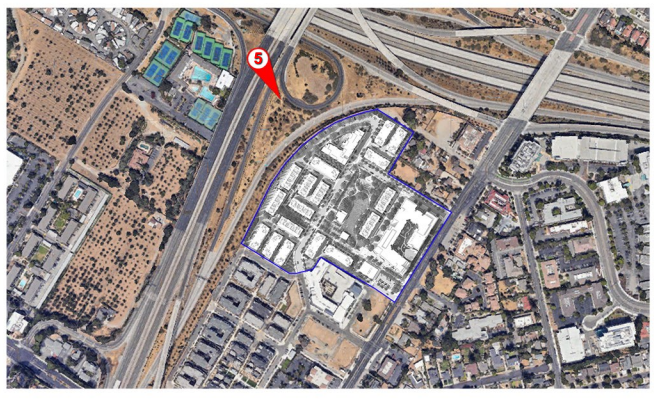
North 40 Phase II - Los Gatos, CA

View 5



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EXISTING CONDITION

PROPOSED VIEW

North 40 Phase II - Los Gatos, CA

View 6



VisionScape IMAGERY

A Visualization Firm

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14859, 14917, 14925, and 16392 Los Gatos Boulevard; 16250, 16260, and 16270 Burton Road; and Assessor Parcel Number 424-07-116

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

A. SITE STANDARDS						Obj. Design Std.	100% Affordable Housing (Bldg. G1)		Staff Response	Mixed Use (Bldg. E1)		Staff Response	Townhomes (Bldgs. A1 through A4, B1 through B3, C1 through C3, D1 and D2, F1 through F3, and H1 and H2)		Staff Response	Commercial Buildings (Bldgs. J and I1)		Staff Response
A.1. Pedestrian Access							Yes/No/NA	Applicant Response, dated March 7, 2025		Yes/No/NA	Applicant Response, dated March 7, 2025		Yes/No/NA	Applicant Response, dated March 7, 2025		Yes/No/NA	Applicant Response, dated March 7, 2025	
Yes	No	N/A	Objective Design Standard		SHEET													
			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	G3, C6, L1.00	A.1.1	X	4-foot-wide min. pedestrian pathway network is provided throughout the side to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the side to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the side to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.	X	4-foot-wide min. pedestrian pathway network is provided throughout the side to all on-site buildings, entries, facilities, amenities, vehicular & bicycle parking. See Civil Sections on C6 and note added to Landscape Site Plan on L1.00	Standard met.
			A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	G3	A.1.2	X	Project Complies	Standard met.	X	Project Complies	Standard met.	X	Project Complies	Standard met.	X	Project Complies	Standard met.
A.2. Short-Term Bicycle Parking (Class II)																		
YES	NO	N/A	Objective Design Standard		SHEET													
				Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	L4.02													
			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	G12	A.2.1	X	Bike parking is distributed throughtout the site to consider even distribution and convenience, while also supporting active community use. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Short-term bicycle parking is distributed throughout the project site area near building entrances.	Standard met.	X	Short-term bicycle parking cannot be accommodated within 50' of each townhome entry door while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Short-term bicycle parking cannot be accommodated within 50' of each building entry while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**
			A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	G12	A.2.2	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	**Standard not met.**	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	**Standard not met.**	X	Long-term bicycle parking is provided at one space per unit. Short-term bicycle parking cannot reasonably be provided at a rate of one space per dwelling unit while maintaining adequate space for residential density and proposed open space. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	**Standard not met.**	X	One space per 2,000 square feet of non-residential floor area is provided. See sheet G12 for more information.	Standard met.
			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L4.02	A.2.3	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.	Standard met.	X	Project Complies. See 3/L4.02.	Standard met.
		X	A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	N/A	A.2.4	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.	X	Not applicable, all short-term racks are less than 20 spaces, and distributed throughout the site.	Does not apply.
A.3. Long-Term Bicycle Parking (Class I)																		
YES	NO	N/A	Objective Design Standard		SHEET													
				Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.														
			A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	A2.100 A4.011 A4.013	A.3.1	X	Project Complies. See A2.100.	Standard met.	X	Project Complies. See A4.011 and A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
			A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	A2.100 A4.020 A4.011 A4.013	A.3.2	X	Project Complies. See A2.100.	Standard met.	X	Project Complies. See A4.020, A4.011 and A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
			A.3.3	Bicycle locker minimum requirements:														
				a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	N/A	A3.3a	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
				b. Must withstand a load of 200 pounds per square foot.	N/A	A3.3b	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
				c. Opened door must withstand 500-pound vertical load.	N/A	A3.3c	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not Applicable, Bicycle Room Provided	Does not apply.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
			A.3.4	Bicycle rooms with key access minimum requirements:														
				a. Bicycle rooms shall have a minimum ceiling height of seven feet.	A2.100, A2.300 A4.013	A3.4a	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
				b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	A2.100, A2.300 A4.013	A3.4b	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.

EXHIBIT 8

				c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	A2.100, A2.300 A4.013	A3.4c	X	Project Complies. See A2.100 and A2.300.	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
				d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	A2.100, A2.300 A4.013	A3.4d	X	Project Complies. See A1.101 and A2.100. 10' separation is provided when loading bikes on both sides (6' aisle + 2' on each side for maneuvering room). 8' separation is provided when loading bikes on one side (6' aisle + 2' on one side for maneuvering room).	Standard met.	X	Project Complies. See A4.013.	Standard met.	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
				e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one- half feet in length, two feet in width, and seven feet in height.	A2.100 A4.013	A3.4e	X	To maintain adequate space for residential density and proposed open space, the Affordable Housing proposes horizontal stacked parking. See sheet A2.100. Each 78" x 34" clear module can store (4) bicycles. Although the proposed bicycle racks would not meet the Objective Design Standards' dimensions, a reduction is necessary to provide adequate long-term bicycle parking without reducing the Project's residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	To maintain adequate space for residential density and proposed open space, the Multi-family building provides a mix of two-tier lift assist, vertical and circular bicycle racks to provide a higher capacity to meet the requirements. A variety of bicycle rack types are proposed to accommodate a variety of bicycle sizes. See sheet A4.013. Although the proposed bicycle racks would not meet the Objective Design Standards' dimensions, a reduction is necessary to provide adequate long-term bicycle parking without reducing the Project's residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not applicable; Townhomes have garages.	Does not apply.	X	Not applicable	Does not apply.
A.4. Vehicular Access																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.4.1	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	G3	A4.1	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.
A.5. Parking Location and Design																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	G3	A.5.1	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	The project is designed to prioritize the pedestrian experience and active ground-floor retail uses where the buildings have frontage on C1 Street, D4 Street, and the Pedestrian Paseo, which is proposed as a Project amenity serving the public and future Project residents. It is necessary to locate surface parking between the buildings and Los Gatos Boulevard, otherwise the Project would need to be redesigned to remove the proposed amenity or reduce its residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**
			A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	G3	A.5.2	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.	X	Project complies, see G3.	Standard met.
A.6. Parking Structure Access																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	A4.011 A4.301	A.6.1	X	Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure. At the garage entry closest to D4 Street and going down into level B, a roll-up door is provided. A minimum 18 feet between this roll up door and back of sidewalk is provided. At the garage entry located mid-block along C5 Street and going into level 1, no gates or roll-up door are provided, so the 18 feet clearance is not provided at this location. See sheet A4.011 and A4.301, detail 2.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	A4.011	A.6.2	X	Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure. See sheet A4.011.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.

			A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	A4.020	A.6.3	X	Not Applicable.	Does not apply.	X	Multi-family Building has a Parking Structure, but a pedestrian access gate cannot be provided without redesigning the project and affecting its density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. Pedestrians can access the exterior by using elevator, corridor or stairs. See sheet A4.020.	**Standard not met.**	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.7. Utilities																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	EL100 EL300 EL301	A.7.1	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.	X	Project complies, see sheets EL100, EL300 and EL301.	Standard met.
			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	EL100	A.7.2	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.	X	Project complies, see sheet EL100	Standard met.
			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	L1.00 through L1.11	A.7.3	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.	X	Project complies. See notes on L1.00 and landscape enlargements on sheets L1.01 through L1.11.	Standard met.
			A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A2.100-A2.104 A3.1.1.101, A3.2.1.101, A3.3.1.101, A3.4.1.101, A3.5.1.101, A3.6.1.101	A.7.4	X	Affordable housing complies; see sheet A2.100-A2.104.	Standard met.	X	Multifamily complies; see sheet A4.108.	Standard met.	X	Townhomes Comply; See Sheet A3.1.1.101, A3.2.1.101, A3.3.1.101, A3.4.1.101, A3.5.1.101, A3.6.1.101	Standard met.	X	Block I and pavilions comply. See 5/A5.202.	Standard met.
A.8. Landscaping and Screening																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.8.1	At least 50 percent of the front setback area shall be landscaped.	G4	A.8.1	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	Project complies. Note added to L1.00 through L1.11.	Standard met.	X	See notes on L1.00 and landscape enlargements on sheets L1.01 through	Standard met.
			A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed- Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	L1 series	A.8.2	X	Not Applicable.	Does not apply.	X	Project complies. See note added to L1.00.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	L1.00	A.8.3	X	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	Standard met.	X	Surface parking lots are screened by primary building or 3-foot height landscaping. See sheet L1.00.	Standard met.	X	Not Applicable.		X	Project complies. See note on Sheet L1.00.	Standard met.
A.9. Fencing																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	A2.100	A.9.1	X	100% Affordable Housing complies this this standard - no fences, walls or gates witin setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.	X	No fences, walls, or gates within setbacks.	Standard met.
			A.9.2	Chain link fencing is prohibited.	N/A	A.9.2	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.
			A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	N/A	A.9.2	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	A4.011 A4.201	A.9.4	X	Not Applicable.	Does not apply.	X	The multi-family building complies. The overhead roll up open grill door at the basement entry is greater than 50% open free area and view as noted on sheet A4.011 and A4.201.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.10. Retaining Walls																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	C7-C12	A.10.1	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.	X	Project complies.	Standard met.
			A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	C7-C12	A.10.2	X	Project complies.	Standard met.	X	There is a new retaining wall between C5 street and the neighboring property. Adjacent neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	There is a new retaining wall between C5 street and the neighboring property. Adjacent neighbor existing grade is lower than this project site. Because a waiver pursuant to the State Density Bonus Law has been requested, this	**Standard not met.**	X	Project complies.	Standard met.
A.11. Landscaped, Private, and Community Recreation Spaces																		
YES	NO	N/A	Objective Design Standard		SHEET													

			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.	G11	A.11.1	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.	X	Recreational and landscaped spaces are annotated alongside Open Space on Sheet G11.	Standard met.
				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	G11	A.11.a.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.	X	Project complies. See Sheet G11.	Standard met.
				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A1.101 A4.030-A4.031	A.11.b.	X	100% Affordable Housing Building cannot accommodate balconies and cannot meet the private open space requirements while maintaining the unit count. See sheet A1.101. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	49% of the units (126 units) comply with private recreation space requirement. The remainder of the units cannot accommodate balconies while maintaining the unit count. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	All Townhome units comply as currently designed, see Townhome plan sheets. Note that to reduce construction costs, it may be necessary for the Project to remove some or all of the roof decks before submitting for building permits, which would cause the Project to fall short of the open space standard. Therefore, the Project has requested a concession pursuant to the State Density Bonus Law to have the option to remove private roof decks from the design, which would make this standard not applicable.		X	Not Applicable.	Does not apply.
				i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	G3	A.11.b.i.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	**Standard not met.**	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	**Standard not met.**	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable. See sheet G3.	**Standard not met.**	X	Not Applicable.	Does not apply.
				ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A2 Series A3 Series A4.030-A4.031	A.11.b.ii.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	49% of the units (126 units) comply. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	All Townhome units comply, see Townhome plan sheets.		X	Not Applicable.	Does not apply.
				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	G11	A.11.c.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Residential community recreation space (100 sf x 255 units = 25,500 sf) is provided as part of the site-wide open space. See sheet G11.	Standard met.	X	Not Applicable.	Does not apply.
				i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	G11	A.11.c.i.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.
				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A1.101 G11	A.11.c.ii.	X	100% Affordable Housing building complies. Recreation space requirements are indicated on sheet A1.101. Total site community recreation space is indicated on G11 alongside site Open Space requirements.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	For the purposes of this calculation, the Meadow and the Paseo meet the Community Recreation space requirement. Please see sheet G11 for more information.	Standard met.	X	Not Applicable.	Does not apply.
				iii. A project with four or less residential units is exempt from community recreation space requirements.	N/A	A.11.c.iii.	X	Not Applicable.	Does not apply.	X	For the purposes of this calculation, the Meadow and the Paseo meet the	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	G11	A.11.c.iv.	X	Not Applicable.	Does not apply.	X	Project complies without counting the Mixed Use Multi-Family landscaped roof. See sheet G11.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
A.12. Building Placement																		
YES	NO	N/A	Objective Design Standard		SHEET													
			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	A1.100	A.12.1	X	Not Applicable.	Does not apply.	X	The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. Providing 75 percent of any street-facing façade would require a Project redesign to remove the proposed amenity and conflict with its concession request. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.	X	The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. Providing 75 percent of any street-facing façade would require a Project redesign to remove the proposed amenity and conflict with its concession request. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**

			A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of <u>any</u> of the following elements:	L1.11 A4.011	A.12.2	X	Not Applicable.	Does not apply.	X	Project Complies with all elements utilized. Refer to sheet A4.011 for location of commercial storefront. Amenities below are detailed all along the commercial storefront and shown on L1.11.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. Landscape materials or raised planters;	L1.11	A.12.2.a.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	L1.11	A.12.2.b.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Site furnishings, including fountains, sculptures, and other public art; or	L1.11	A.12.2.c.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				d. Tables and chairs associated with the ground floor use.	L1.11	A.12.2.d.	X	Not Applicable.	Does not apply.	X	See note above.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
B. BUILDING DESIGN																		
B.1. Massing and Scale																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	See below	B.1.1	X	100% Affordable Housing - Complies, as noted below.	Standard met.	X	Mixed Use Multi-Family - Complies, as noted below.	Standard met.	X	The primary street-facing façade of townhomes complies with B1.1.1b, c, and f. However, since each facade of the townhomes faces a street, depending on siting, the Townhomes do not comply. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.
				a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	A4.102	B1.1a	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Mixed Use Multi-Family - complies, See Sheet A4.102.	Standard met.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	A3 Series	B1.1b	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	The primary street-facing façade of the townhomes complies, however, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	A2.100-A2.104 A4.101	B1.1c	X	100% Affordable Housing - complies, See Sheets A2.100-A2.104.	Standard met.	X	Mixed Use Multi-Family - complies, See Sheet A4.101	Standard met.	X	The primary street-facing façade of the townhomes complies, however, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	N/A	B1.1d	X	Not Utilized for 100% Affordable Housing.	Does not apply.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A2.100-A2.104 A4.101	B1.1e	X	100% Affordable Housing - complies, See Sheets A1.101, A2.100-A2.104.	Standard met.	X	Mixed Use Multi-Family - complies, See Sheets A4.101	Standard met.	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A2.100-A2.104	B1.1f	X	100% Affordable Housing - complies, See Sheets A2.100-A2.104.	Standard met.	X	Not Utilized for Mixed Use Multi-Family.	Does not apply.	X	The primary street-facing façade of the townhomes complies, however, since each facade of the townhomes faces a street, depending on siting, it is not possible for the townhomes to comply with this requirement. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	N/A	B.1.2	X	Not Utilized for 100% Affordable Housing. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Utilized for Mixed Use Multi-Family. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not utilized for Townhomes.	Does not apply.	X	Not Applicable.	Does not apply.
B.2. Parking Structure Design																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	A4.011	B.2.1	X	Not Applicable.	Does not apply.	X	Yes, the ground floor facades of the parking structure facing the streets will be fenestrated on a minimum 40% of the facade as noted on sheet A4.011.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	N/A	B.2.2	X	Not Applicable.	Does not apply.	X	N/A, there are no upper levels of parking	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.

			B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:	N/A	B.2.3	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure façade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	N/A	B.2.3.a.	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure facade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. A different building material covering the entire façade articulation.	N/A	B.2.3.b.	X	Not Applicable.	Does not apply.	X	N/A, there are no portions of the parking structure facade facing a street longer than 40 feet in length.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
B.3. Roof Design																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:	A2.104	B.3.1	X	100% Affordable Housing complies, See sheet A2.104	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Townhomes comply - see A3.1.2.200 through A3.7.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				a. Gables;	A2.104	B3.1.a.	X	100% Affordable Housing complies, See sheet A2.104	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Townhomes comply. Please see sheets A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200, A3.6.2.200, A3.7.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				b. Building projection with a depth of a minimum of two feet;	A2.104	B.3.1.b.	X	YES,MIN 2' PROJECTION are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Change in façade or roof height of a minimum of two feet;	A2.104	B3.1.c.	X	YES,MIN 2' CHANGE IN HEIGHT are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	All townhomes comply. See sheets A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200, A3.6.2.200.	Standard met.	X	Not Applicable.	Does not apply.
				d. Change in roof pitch or form; or	A2.104	B3.1.d.	X	YES, CHANGE IN PITCH are indicated to demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				e. Inclusion of dormers, parapets, and/or varying cornices.	A2.104	B3.1.e.	X	YES, PARAPET ANNOTATIONS ARE INDICATED TO demonstrate compliance, See sheet A2.104 AND A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.3.2	Skylights shall have a flat profile rather than domed.	N/A	B.3.2	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	A2.104	B.3.3	X	Not Applicable, as there is no dormer on the 100%Affordable Building	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.3.4	Carport roof materials shall be the same as the primary building.	N/A	B.3.4	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
B.4. Façade Design and Articulation																		
YES	NO	N/A	Objective Design Standard		SHEET													
			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions:	A2.200-A2.201 A3 Series A4.400-A4.401	B.4.1	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies with two of the solutions, items b and d.	Standard met.	X	Townhomes comply at Front Facade of each building, but redesigning the Project to differentiate the base of the buildings at the Rear/Garage or Side Facades would affect the overall residential capacity by reducing the building form and floor area for the Project's residential uses. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.
				a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A2.200-A2.201 A3 Series	B4.1.a.	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A3 Series A4.200 A4.104	B4.1.b.	X	Not Utilized.	Does not apply.	X	Mixed Use Multi-family complies. For the balcony length calculations, see sheet A4.104	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	A2.200 A2.201	B4.1.c.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A2.200-A2.201 A3 Series	B4.1.d.	X	100% Affordable Housing complies. See Notes on sheet: A2.200, A2.201	Standard met.	X	Mixed Use Multi-family complies. See sheets A4.200-A4.201	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	A3 Series	B4.1.e.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A2.200-A2.201 A3 Series	B.4.2	X	100% Affordable Housing complies. See sheet A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies. See sheets A4.200-A4.202	Standard met.	X	All Townhomes comply. See A3 Series.	Standard met.	X	Not Applicable.	Does not apply.
B.4. Façade Design and Articulation (continued)																		
YES	NO		Objective Design Standard		SHEET													
			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:		B.4.3	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Mixed Use Multi-family - complies, see below for point break-down and total points summary.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.

				Architectural features, such as:															
				○ Arcade or gallery along the ground floor;	8 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				○ Awnings or canopies on all ground floor windows of commercial space;	6 pts	A4.200 A4.201	B.4.3	X	Not Utilized.	Does not apply.	X	Mixed Use Multi-family complies, 6 points	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				○ Building cornice;	5 pts	A4.200 A4.201 A4.400 A4.401	B.4.3	X	Not Utilized.	Does not apply.	X	Mixed Use Multi-family complies, 5 points. Building cornices are used on street-facing facades as shown on sheets A4.200-A4.201 and A4.400-A4.401	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 pts	A4.200 A4.201	B.4.3	X	Not Utilized.	Does not apply.	X	Mixed Use Multi-family complies, 3 points. Refer to sheets A4.200-A4.201 for sconce lighting spacing calculations.	Standard met.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	All Townhomes comply, 6 points	Standard met.	X	Not Applicable.	Does not apply.
				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	All Townhomes comply, 5 points	Standard met.	X	Not Applicable.	Does not apply.
				▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				▪ Materials and color changes;	3 pts	A2.200-A2.202 A4.200-	B.4.3	X	100% Affordable Housing complies, 3 points	Standard met.	X	Mixed Use Multi-family complies, 3 points	Standard met.	X	All Townhomes comply, 3 points	Standard met.	X	Not Applicable.	Does not apply.
				▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				▪ Decorative elements such as molding, brackets, or corbels	3 pts		B.4.3	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Utilized.	Does not apply.	X	Not Applicable.	Does not apply.
				TOTAL		6 Points (G) 14 Points (TH)	B.4.3	X	100% Affordable Housing Total = 6 Points	**Standard not met.**	X	Mixed Use Multifamily Total = 17 Points	Standard met.	X	Townhomes Total = 14 Points	**Standard not met.**	X	Not Applicable.	Does not apply.
			B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.		A4.011	B.4.4	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies. See sheet A4.011.	Standard met.	X	The Project proposes the Meadow as an amenity serving the public and future Project residents. Townhomes H1 and H2 are designed to face the Meadow rather than the street to activate this project amenity. As a result, the garage doors on these two townhomes exceed 40 percent of the length of the façade; otherwise, the Project would need to be designed to modify the proposed amenity or reduce its residential density. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.
			B.4.5	Changes in building materials shall occur at inside corners.		A2.200 A2.201 A3.2 Series A4.4 Series	B.4.5	X	100% Affordable Housing complies, see sheets A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies, See A4.4 Series	Standard met.	X	All Townhomes Total complies, See A 3.2 Series	Standard met.	X	Not Applicable.	Does not apply.
			B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:		A2.200-A2.201 A4.101	B.4.6	X	100% Affordable Housing complies, see sheets A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies, See A4.101.	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:		A2.200-A2.201 A4.101	B4.6.a.	X	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	X	Mixed Use Multi-family complies, See A4.101 and A4.200-A4.202	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
				i. The entrance shall be recessed in the façade plane at least three feet in depth; or			B4.6.a.i.	X	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	X	Mixed Use Multi-family - not required, other 1 standard met.	Does not apply.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
				ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		A4.101 A4.101-4.102	B4.6.a.ii.	X	100% Affordable Housing: N/A - units accessed through main entry	Does not apply.	X	Mixed Use Multi-family complies, See A4.101 and A4.102.	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
B.4. Façade Design and Articulation (continued)																			
YES	NO		Objective Design Standard			SHEET													
				b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.		A4.200-A4.201	B4.6.b.	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies, see sheet A4.200-A4.201	Standard met.	X	Not Applicable.	Does not apply.	X	The Project proposes a Paseo to connect Los Gatos Boulevard to the Meadow, which would house the ground floor retail consistent with the Project's first concession request and serve as a Project amenity serving the public and future Project residents. To activate the Paseo and accommodate the design of this Project amenity consistent with the Project's concession request, the commercial buildings deviate from the façade requirements. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**

			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:	A2.200-A2.201 A3.2 Series A4.2 Series A 5.202-A5.203	B.4.7	X	100% Affordable Housing complies, see sheets A2.200-A2.201	Standard met.	X	Mixed Use Multi-family complies, see A4.101	Standard met.	X	All Townhomes Comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.203	Standard met.
				a. Individual residential entries: five feet in width	A3.2 Series	B.4.7.a.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.	X	All Townhomes Comply	Standard met.	X	Not Applicable.	Does not apply.
				b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	A2.200-A2.201 A4.101	B.4.7.b.	X	100% Affordable Housing complies, see A2.200-A2.201 or A2.100	Standard met.	X	Mixed Use Multi-family complies. See sheet A4.101	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Not Applicable.	Does not apply.
				c. Storefront entry: six feet in width	A2.200-A2.201 A4.101	B.4.7.c.	X	100% Affordable Housing complies, see A2.200-A2.201 or A2.100	Standard met.	X	Mixed Use Multi-family complies. See sheet A4.101	Standard met.	X	All Townhomes: N/A	Does not apply.	X	Complies. See A5.202-A5.203	Standard met.
			B.4.8	Mirrored windows are prohibited.	N/A	B.4.8	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.	X	No mirrored windows proposed.	Standard met.
			B.4.9	Awnings shall be subject to the following requirements:	A2.200-A2.201 A3.2 Series A4.2	B.4.9	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.2	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.203	Standard met.
				a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	A2.200-A2.201 A3.2 Series A4.200-	B.4.9.a.	X	100% Affordable Housing - vertical height of awning + canopies is indicated to demonstrate compliance, See sheet A2.200	Standard met.	X	Mixed Use Multi-Family complies - see A4.200-A4.201.	Standard met.	X	Townhomes comply. Dimensions added to townhome elevation sheets: A3.1.2.200, A3.2.2.200, A3.3.2.200, A3.4.2.200, A3.5.2.200	Standard met.	X	Complies. See A5.202-A5.204	Standard met.
				b. Shall not extend beyond individual storefront bays; and	A2.200-A2.201 A3.2 Series A4.200-A4.201	B.4.9.b.	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.2	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.205	Standard met.
				c. Shall not be patterned or striped.	A2.200-A2.201	B.4.9.c.	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Mixed Use Multi-family complies, see A4.400-A4.401.	Standard met.	X	All Townhomes comply, see A3.2 Series	Standard met.	X	Complies. See A5.202-A5.206	Standard met.
			B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	A2.200-A2.201	B.4.10	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family Complies.	Standard met.	X	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not	**Standard not met.**	X	Not Applicable.	Does not apply.
			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	A2.200-A2.201 A3.2 Series	B.4.11	X	100% Affordable Housing complies, see A2.200-A2.201.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	All Townhomes comply Except for F3. Because a waiver pursuant to the State Density Bonus Law has been requested, this standard is not applicable.	**Standard not met.**	X	Not Applicable.	Does not apply.
			B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:		B.4.12	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	A4.101	B.4.12.a.	X	Not Applicable.	Does not apply.	X	Mixed Use Multi-family complies, see A4.101.	Standard met.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				b. Multiple pilasters or columns, each with a minimum width of two feet; or		B.4.12.b.	X	Not Applicable.	Does not apply.	X	Not Utilized	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
				c. Common open space, such as a plaza, outdoor dining area, or other spaces.		B.4.12.c.	X	Not Applicable.	Does not apply.	X	Not Utilized	Does not apply.	X	Not Applicable.	Does not apply.	X	Not Applicable.	Does not apply.
			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.		B.4.13	X	100% Affordable Housing complies, see A2.200.	Standard met.	X	Because a waiver pursuant to the State Density Bonus Law has been requested,	**Standard not met.**	X	All Townhomes comply, see A3.1.2.200, A3.2.2.200, A3.3.2.200,	Standard met.	X	Complies. See A5.202-A5.206	Standard met.

From: Reva Cuthbertson <[redacted]>
Sent: Monday, December 2, 2024 5:34 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Please reject any plans for high rises in Los Gatos

Dear Mr. Mullin,

We are writing to you as one of the multitudes of citizens in Los Gatos that are concerned about the housing development plans submitted under SB 330 and Builder's Remedy where high density housing with buildings exceeding 3 stories are planned. Specifically, we are concerned about the planned high rises at New Town, Ace Hardware, and across from Good Samaritan Hospital. As a home owner and citizen of North Los Gatos for over 26 years we have seen beautiful orchards turn into the North 40 development with ugly and overpriced homes. We have also been duped by Netflix where we were promised funds for schools that didn't happen. All that resulted was more traffic congestion and a decrease in road safety on Lark Avenue and Los Gatos Boulevard. The increased traffic has caused our little street, Oakpark Drive, to become a raceway for cars trying to get around the traffic on Lark Avenue. My husband has almost been hit several times walking the dogs crossing Los Gatos Boulevard. We petitioned the Town for a single speed bump on Oakpark Drive which was rejected.

With the new planned developments that do not conform to our town's housing plan we will see even more traffic, overcrowding of schools, and a multitude of safety concerns especially for those living around the planned developments. We will also see beloved businesses like Ace Hardware being forced out. There is a way out. The town need not approve these plans. More affordable housing is great but could builders design townhouses with 3 stories that can meet the state's requirements?

Developers are planning to RUIN the charm and beauty of Los Gatos that make people want to live here in the first place! There have to be other options to satisfy SB 330.

Thank you!

John & Reva Cuthbertson
[redacted]

From: Marc Blakeney <[redacted]>
Sent: Wednesday, October 16, 2024 4:28 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Opposition to 14925 Los Gatos Boulevard (North40 Phase 2)

Hello Jocelyn,

I'm a long-time homeowner in Los Gatos and live close to Los Gatos Blvd.

The proposed development for 14925 Los Gatos Blvd (aka the North40 Phase 2) is completely out of character for the town of Los Gatos and this site location, especially the monster building right next to Los Gatos Blvd.

All other buildings in the vicinity are not nearly as tall as this behemoth! The proposal is a proposed eye sore that will be seen from miles away that will block daylight, mountain views, right at the entrance to our town. It's just too big!

This greedy developer proposal shows complete and reckless disregard for the impact to the neighboring area and our town.

How and where can opposition to this proposal be filed?

Respectfully,

Marc Blakeney

From: Steve Damron <[redacted]>
Sent: Monday, September 9, 2024 9:19 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: North 40 phase 2 timeline

Hello Jocelyn,

My name is Steve Damron. I rent a house on Burton Rd. that is not part of this development.

I was just curious if you can share a timeline of the next steps towards the development of phase 2.

I noticed there was a sign posted at the end of the street explaining the plan, but it has been 6 months since the proposal was submitted with no updates.

Thank you!

From: Gladys Chan <[redacted]>
Sent: Tuesday, June 4, 2024 4:39 PM
To: Council <Council@losgatosca.gov>
Subject: Development Consideration

To whom it may concern

I'm writing to oppose any dense development in Los Gatos, especially in the current Ace Hardware on Lark/Los Gatos Blvd and at the McDonalds lots. Here are the reasons why I'm against it:

1. The traffic on Lark and on Los Gatos Blvd is already very bad even without any additional new development. Long lines of cars lining up on Lark Ave trying to turn right onto Los Gatos Blvd. The line goes beyond Oka Road in peak hours. The heavy traffic on Los Gatos Blvd not only makes it very stressful for drivers but also very dangerous to bike riding on the road along with the traffic.

2. The new North 40 development has already added strains on the traffic, schools, fire, policy, and all public services. North 40 has not yet fully occupied and they have not even finished building, which means more is going to be added to our infrastructure before any more additional development.

3. Los Gatos is all about its characters. Tall monstrous building does not belong here. Please don't make the same mistakes as the North 40. We hate to see buildings that's taller than two stories. Please keep Los Gatos charming and beautiful!

I urge the council members to carefully consider any project proposed motions and only allow developments that's comparable to the existing business models and capacity.

Thank you!

Sincerely,

Gladys Chan

[redacted]

From: Jenny Rafia <[redacted]>
Sent: Tuesday, June 4, 2024 3:29 PM
To: Council <Council@losgatosca.gov>
Subject: Opposition to Proposed Housing Developments

Dear Los Gatos Town Council Members,

I hope this message finds you well.

I am writing to express my deep concern and opposition to the proposed housing developments currently under consideration in the Town of Los Gatos. These developments pose a significant threat to our town's unique character, quality of life, and infrastructure. As predicted, the approval of the North 40 project has opened the door to mega developments that disregard sensible and conforming planning. Here are a few alarming projects currently on the table:

- **ACE Hardware**
- **New Town Development (LG BLVD McDonalds)**
- **North 40 expansion**

These developments will undoubtedly strain our town's infrastructure, schools, fire and police departments, and exacerbate existing traffic congestion. More importantly, they threaten to erode the distinct character that makes Los Gatos a cherished place to live.
It is crucial that we prioritize developments that are sound, conforming, and considerate of our community's needs and values.

I urge you to reconsider these projects and advocate for development plans that preserve the essence of Los Gatos. Please take into account the voices of concerned residents who value our town's unique character and quality of life. As it is already during "beach traffic days" we cannot leave our house freely. A simple trip to Los Gatos WholeFoods or Trader Joes could take upwards of 45 minutes to get back home. Worse, I've seen emergency responders trying to navigate their way around all the traffic. Imagine if you are on the receiving end and every minute counts for emergency responders to get to you. I do understand the need to build housing but not on this mass scale. Approving these large developments will take away from the town feel of Los Gatos and turn it into just another over built city. Thank you for your attention to this matter. I hope you will consider these concerns seriously and act in the best interest of our community.

Best
Jenny

From: charlene Lemann <[redacted]m>
Sent: Tuesday, June 4, 2024 9:56 AM
To: Council <Council@losgatosca.gov>
Subject: Our Town

I wish to express my thoughts on the development of the North 40 and of Ace Hardware land on Los Gatos Boulevard. I am vehemently opposed to these developments. We are a town and not a CITY and we live here for just such a reason. We have been in our home for 43 years and have been proud of the small town experience. The traffic is horrific these days any time of the day. Please vote NO on these developments.

Charlene Lemann

From: Garrett Brown <[redacted]>
Sent: Tuesday, June 4, 2024 11:05 AM
To: Council <Council@losgatosca.gov>
Subject: I oppose the upcoming large development projects

Dear Council Members and Mayor of Town of Los Gatos,

I write to you today to share my opinion of the various proposed large developments that the Town is entertaining. I'm specifically speaking to "New Town Development", Ace Hardware proposed development, and the additional 450 units on the North 40 Project.

I'm very concerned about the additional impacts that these large developments will have on the Town as a whole AND the infrastructure, schools, roads, parking and Hospital impacts that will come from this type of development. This town already has an adequate tax basis, and I don't see the schools, libraries, parks and roads in dire need of repair or retrofit. This town has been and is currently a great place to live and raise a family, with good schools, vibrant downtown, and a tight knit community. There is no real reason to further develop this town into more than it is. Why is there a rush to degrade the feel and charm of something that seems to not need sweeping change?

All this development will do is bring more people and more problems. What is the need to turn Los Gatos into San Jose? Why do we feel obsessed with packing folks in here to overtax our infrastructure, schools, and lessen the overall quality of life?

I'm very concerned with the intersection of Lark and LGB already. This intersection already experiences bad grid lock... so adding another couple thousand people is the answer? Mark my words, that increased gridlock and congestion will eventually see people en route to the hospital die in transit due to the extra traffic... the same traffic council seems to be rolling out a red carpet for.

There is no need for huge, high density projects here. Watching the Town change like this is sickening, and is exactly the opposite of what current town's people want. We have what we need here, and that does not include an extra 5000 people and the gridlock and crowding they will bring.

If these projects go through, you can rest assured there will be wholesale turnover with council members... the residents will use the ballot box to get proper Town stewards on board to steer this ship. You have my word that I'll be someone who will help to lead that charge if these events come to pass.

I understand that change in inevitable in the long run... but high density developments in a quaint town are not the answer and it doesn't take a special visionary type of person to see or know this.

Please think long and hard about changing the beloved dynamic of this town... you will NEVER be able to go back once you open the flood gates, and this town will erode into a cesspool like so many other nice places that decide the lure of a couple extra tax dollars is worth the trade off of changing the feel and character of a great place to live.

Please take this into consideration before you alter this town in an irreparable way.

Sincerely from a 40+ year resident on Pine Av.

Garrett Brown

From: J Savage <[redacted]>
Sent: Saturday, April 6, 2024 7:42 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Questions

Why were neighbors who have backyard fences along the businesses that line the west side of Los Gatos Boulevard not advised of the SEVEN STORY residential complex that is proposed? When are the public meetings? How is a building that tall even allowed in our town? We have no other such buildings even near existing neighborhoods in town (North 40 has one but no neighborhoods are adjacent.

Please call me at [redacted] on Monday April 8,2024 to answer these questions.

Yours,

Julianne

From: Smita Jain <[redacted]>
Sent: Monday, June 3, 2024 12:45 PM
To: Council <Council@losgatosca.gov>
Subject: STOP over-development of Los Gatos

Hi LG Mayor, Vice-Mayor and Council Members,

My family and I have been proud residents of the beautiful town of Los Gatos for the past 8 years. We shop locally, participate actively in community events and strive to improve our schools and public facilities and believe that Los Gatos is a truly wonderful place to live.

That being said, we are horrified at the proposed development projects which will certainly over-develop Los Gatos and which are unnecessarily monstrous in their size and scale. Some of the more egregious ones are listed below:

-ACE Hardware- 182 units, 114 feet high, 3 underground parking in a tiny space!

-New Town(the shopping strip surrounding McDonalds) -7 stories high!

-North 40 is already in progress and continues to strain the local facilities

These projects are unnecessarily gargantuan and do not seem to have been well thought through. Such projects are already placing strain and will continue to place immeasurable strain on the town infrastructure, schools, fire and police departments, the existing horrific traffic conditions, and most importantly our quality of life and loss of our small town charm. We are open to understanding the town's plan for more housing, but we require a plan that is moderate and sensibile so that existing residents can maintain a quality of life.

We intend to share our opinions live in upcoming council meetings so that we can ensure that our elected representatives hear from its constituents.

Thanks,

Smita Kanungo
[redacted]

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, February 12, 2025 1:42 PM
To: CodeCompliance <CodeCompliance@losgatosca.gov>
Subject: Online Form Submission #15562 for Town Contact Form

Town Contact Form

First Name	Raymond
Last Name	Follette
Email Address (Required)	[redacted]
Phone Number	[redacted]
Message (Required)	Stop the insanity. Stop all these high rise building plans and 3 Story Condos. The North Forty already looks like tenement slum. That is not only my opinion but the hundreds of people I talk to who are my Riders that I meet while driving for UBER. I have lived in Los Gatos for over 70 years and I remember when the 5 story Penthouse was built on Main St. The uproar it caused, stopping the Lyndon property plans to build another high-raise. The Town Council promised at that time no buildings over 2 Stories, and yet here we are! Now about plans on Oka Rd. I live in Bonny View Park and my home backs up to the 138 planned condos; taking away my southern view of the surrounding mountains and destroying my property value. My neighbor had their home sold twice at over $600k only to have the buyers back out when they found out about the plans for 138 three story condominiums. If we must build build them to be more please to the eye,; like the 2 Story La Rinconada on Pollard Rd. Maintenance in this area is already lacking. Lark Ave has street light that have been out for months. The sidewalks on the North end of Oka Rd have weeds growing out of them, and the drainage grates under Hwy 85 are covered in debris. If clogged the homes on the north end of Oka Rd will be trapped as a result of flooding waters. I sometime wonder if Los Gatos cares about the North end of Town. So far I am not impressed. Thank you
Which Department do you want to submit this message to? (Required)	Community Development: Code Compliance
Add an attachment	*Field not completed.*

From: Karen Ettinger <[redacted]>
Sent: Sunday, February 9, 2025 7:45 PM
To: Council <Council@losgatosca.gov>
Cc: Planning <Planning@losgatosca.gov>; msayoc@losgatosca.gov; Rob Rennie <RRennie@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>
Subject: SB330 & "Builder's Remedy" Projects

Please do not succumb to developers with greedy eyes on our sacred local environment under State Bill 330 mandates with their "Builder's Remedy" projects designated New Town, Ace, Blossom Hill, Capri, Union 76, etc.!

Town residents (& business owners who wisely know that our town's unique village character draws tourism) are counting on you to disallow such inner-city style density and high-rise structures that close in our beautiful open skies and mountain vistas.

The imposition of universal density across our state is a threat to quality of life in California. The threats to our very existence were made obvious by the disastrous firestorms that have wiped out so much in our state's southern communities recently.

Dense housing increases statistical risks:

>that more accidents can occur (such as a fire in an apartment kitchen or garage)

>that more innocent people can be affected (with closer and more numerous neighbors)

>that emergency responses will be more difficult (to reach and provide)

>that escape is hampered (by congestion)

>that illnesses are more likely to spread

>that garbage & sewage can back up

>that water & power supplies can fail

>that air quality can deteriorate

>that natural animal & vegetal environments can be destroyed.

As Los Gatos homeowners since 1969 and town residents since 1968, my family values local uniqueness — as well as the different characters of **all** communities that contribute to our state's diversity of heritages and lifestyles.

We welcome neighbors of any culture, faith, ethnicity, sexuality or social status; but we ask you to defend local density and design restrictions that preserve the quality of life in which all of us have invested hard work and resources.

Although homelessness is a serious concern that I share, it has many causes other than "lack of housing supply." Universal density development will not help those most vulnerable and needy (those disabled by mental illness and/or addiction, those untrusting of offered help, some who dislike structured living, etc.) — they need better public and charitable assistance programs.

For others, I believe the lack of affordable housing supply is caused more by the predominance of ownership by real estate investor groups and individuals — some out of state and country — whose only motive for ownership is to profit by renting or "flipping" sales of multiple properties ***at "whatever the market will bear".*** In my opinion, such ownerships should be limited by law if we are really to solve the problem of housing monopoly and affordability.

Please stand up to state mandates on local zoning regulations and join other local governments in doing so.

With thanks for your service to Los Gatos,

Karen Ettinger

Sent from my iPhone

HEXAGON TRANSPORTATION CONSULTANTS, INC.

North 40 Phase II

Final Transportation Analysis

Prepared for:

Grosvenor

February 18, 2025

Hexagon Transportation Consultants, Inc.
Hexagon Office: 100 Century Center Court, Suite 501
San Jose, CA 95112
Phone: 408.971.6100
Hexagon Job Number: 23MH09
Client Name: Grosvenor

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Executive Summary

This report presents the results of the transportation analysis (TA) conducted for the proposed Master Plan for Phase II of the North 40 development in Los Gatos, California. The project site is located along the west side of Los Gatos Boulevard, between Walker Street and Burton Road.

The project would include up to 450 multi-family dwelling units, approximately 15,000 square feet (s.f.) of retail space, and approximately 3,000 s.f. of community/civic space. The Phase II Plan Area would have right-turn-only access to Los Gatos Boulevard via two new streets, C5 Street and C1 Street, and full access via the new signalized intersection at Los Gatos Boulevard and Walker Street that was constructed in Phase I. While the project would not provide vehicular access to and from Burton Road, the project shall accommodate a future through access connection to advance the Town's circulation goals expressed in the North 40 Specific Plan as follows: provide an Irrevocable Offer of Dedication in fee for the Town to improve Burton Road to an approximately 56 foot right-of-way in the future; and provide an Irrevocable Offer of Dedication as a public service easement to allow the Town or a third party to construct a future through access connection from the project site to Burton Road and then for ongoing vehicular access. The Phase II project would construct a multi-use path running along the west side of Turner Street, where it transitions to the east side of Turner Street, north of C5 Street, to the property line that would connect to any future bicycle and pedestrian facilities that may be constructed along Burton Road. The connection of the multi-use path will also include an easement to allow for the construction of this future connection by others. Furthermore, the Phase II project would construct a sidewalk and landscaping within an eight-foot wide public access easement along the site frontage on Burton Road to conform with the ultimate street cross section to be completed by others. The project will provide bicycle and pedestrian connections identified in the North 40 Specific Plan including multi-use paths along Los Gatos Boulevard, N. Turner Street, and C5 Street. The Paseo will provide an additional bike accessible route through the project site between N. Turner Street and Los Gatos Boulevard.

The proposed Phase II Master Plan land uses are consistent with the approved Housing Element and Housing Element Overlay Zone (HEOZ) land use and density designations. Furthermore, the proposed project is consistent with the certified 2040 General Plan EIR, which the Town relied on when it adopted the Housing Element and the HEOZ. Thus, an analysis of the transportation impacts under CEQA is not required. The Town requires a Local Transportation Analysis (LTA) to determine whether the project would contribute to any on-site or off-site operational issues based on intersection levels of service (LOS) or queuing. The LTA also includes an evaluation of transit, bicycle, and pedestrian access, a site plan review, and parking analysis.

The potential effects of the project were evaluated in accordance with the standards and methodologies set forth by the Town of Los Gatos and the Santa Clara Valley Transportation Authority (VTA)'s Congestion Management Program (CMP).

CEQA Transportation Analysis

The Phase II Master Plan project proposes a housing development with a density of 31.3 du/ac. This is consistent with the Housing Element and the HEOZ zoning designation applicable to the project site, which assume residential uses at no less than 30 du/ac. The Town determined that development consistent with the Housing Element and zoning ordinance amendments would not have impacts beyond what were analyzed in the certified 2040 General Plan Environmental Impact Report (EIR). Therefore, development of the project would not result in any new significant transportation effects or increase the severity of previously identified transportation effects as compared with the 2040 General Plan EIR, and no subsequent VMT analysis is required. The 2040 General Plan EIR identified a significant and unavoidable impact (Impact T-2) related to the increase in VMT associated with the development and population growth facilitated by the 2040 General Plan. In accordance with the mitigation measure T-1 identified in the EIR, the project would be required to implement one or more VMT reduction strategies.

In addition to CEQA Guidelines Section 15064.3's direction regarding VMT impacts discussed above, the CEQA Guidelines call for transportation impacts to be evaluated based on the potential to conflict with a program, plan, ordinance or policy assessing the circulation system, including transit, roadways, bicycle, and pedestrian facilities; and the potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Each of these issues are addressed in detail in Chapter 4 of this TA. Because the project would be consistent with established Town and regional policies and plans related to bicycle and pedestrian facilities and transit service in the project area, and because the project would meet Town design standards for roadways, intersections, turning movements, and queuing, no new or more severe environmental impacts with respect to transportation would occur as a result of the project, and no subsequent CEQA review is required.

The retail space and community space of the proposed Phase II Master Plan project are consistent with the approved North 40 Specific Plan, for which an EIR was previously prepared. Thus, an analysis of the transportation impacts under CEQA is not required.

Comparison to North 40 Specific Plan EIR

The trips generated collectively by the development of Phases I and II would not exceed the trip generation estimates analyzed in the North 40 Specific Plan EIR Transportation Analysis. Thus, the Phase II project would not increase the severity of the previously identified transportation impacts or result in any new transportation impacts. Furthermore, the North 40 Phase I and II developments would allow for the other pending and anticipated developments within the North 40 Specific Plan area to also fit within the total daily and peak-hour trip envelope analyzed in the North 40 Specific Plan EIR, although the split between inbound and outbound trips would differ. Since the total trips generated by the currently proposed development are less than what was analyzed in the North 40 Specific Plan EIR, it's presumed the conclusions of the EIR remain valid.

Local Transportation Analysis

Project Trip Estimates

Based on the trip generation rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, *11th Edition*, and applicable reductions, it is estimated that the proposed project would generate 2,968 daily trips, with 225 trips (66 inbound and 159 outbound) occurring during the AM peak hour and 284 new trips (162 inbound and 122 outbound) occurring during the PM peak hour.

Intersection Traffic Operations

Most study intersections would operate at acceptable levels of service under all scenarios, with the exception of Los Gatos Boulevard/Samaritan Drive/Burton Road under cumulative conditions. During the PM peak hour, the project would increase the average delay at the intersection of Los Gatos Boulevard/Samaritan Drive/Burton Road, which would operate at a substandard LOS E under cumulative no project conditions. The potential future level of service deficiency at this intersection was previously identified in the North 40 Specific Plan EIR. The intersection level of service could be restored to LOS D or better by installing a third northbound lane on Los Gatos Boulevard. This improvement is required to be completed by the approved but yet to be completed Samaritan Medical Complex Phase 2 Project in San Jose. The North 40 Phase II project shall be required to contribute towards eastbound Burton Road traffic signal improvements previously identified at the Los Gatos Boulevard/ Samaritan Drive/Burton Road intersection.

The queuing analysis indicates that the following intersections would have queuing deficiencies caused or exacerbated by the project:

- Westbound left-turn from SR-85 Northbound Ramps to Bascom Avenue (AM and PM peak hours)
- Northbound Los Gatos Boulevard to Burton Road (left- and U-turn) (AM and PM peak hours)
- Southbound Los Gatos Boulevard at Walker Street (U-turn) (AM peak hour)
- Eastbound Walker Street to Los Gatos Boulevard (left-turn) (PM peak hour)
- Southbound Los Gatos Boulevard to Blossom Hill Road (left-turn) (AM and PM peak hours)

The westbound left-turn lanes on the SR 85 Northbound off-ramp to Bascom Avenue would exceed its storage length under background and cumulative conditions. The addition of project trips would only lengthen the queue by one vehicle during the PM peak hour under background conditions. It should be noted that although the turn pocket length is exceeded, left-turning vehicles can queue on the no.1 lane of SR-85 off-ramp without impacting vehicles wanting to turn right. The queue would not extend onto the SR-85 freeway; thus, no improvements are recommended at this intersection. The North 40 Specific Plan EIR did not analyze the queue storage needed at this movement.

The northbound left-turn (U-turn) lane on Los Gatos Boulevard to Burton Road provides storage capacity for approximately four vehicles. The addition of trips generated by the project as well as trips associated with other parcels that may be developed in the North 40 Plan area would cause the 95th percentile queue at the northbound left-turn pocket to exceed its storage length during both peak hours with or without the potential future connection to Burton Road. The northbound left-turn pocket could be extended by restriping the northbound direction of Los Gatos Boulevard to provide approximately 125 feet of storage space for the left-turn pocket. Beyond this distance, there is currently a two-way left-turn lane in the median. The project will construct a raised median along Los Gatos Boulevard along the project frontage with dedicated turn lanes at intersections. The turn lane could be extended to a maximum length of approximately 200 feet by making the turn pocket start just north of C5 Street. The potential queuing deficiency at this intersection was previously identified in the North 40 Specific Plan EIR. The project proposes an improvement to extend the turn lane to 200 feet for the northbound left-turn pocket along Los Gatos Boulevard at Burton Road to provide adequate queuing space for the addition of project trips and trips associated with other parcels that may be developed in the North 40 Plan area.

The southbound U-turn lane on Los Gatos Boulevard at Walker Street provides storage capacity for approximately four vehicles. The addition of project trips would cause the 95th percentile queue at the southbound U-turn pocket to exceed its storage length during the AM peak hour under all scenarios. The southbound U-turn pocket could be extended by reconstructing the median along Los Gatos Boulevard and striping the U-turn pocket to provide at least 125 feet of storage space. The North 40

Specific Plan EIR did not analyze the potential queuing issues at this movement. The project proposes an improvement to extend the turn lane to 150 feet for the southbound left-turn pocket along Los Gatos Boulevard at Walker Street to provide adequate queuing space for the addition of project trips and trips associated with other parcels that may be developed in the North 40 Plan area.

The eastbound left-turn lane on Walker Street provides vehicle storage capacity for approximately five vehicles. The addition of project trips would cause the 95th percentile queue at the westbound left-turn pocket to exceed its storage length during the PM peak hour under background conditions. It should be noted that with the addition of project trips, the 95th percentile queue would only exceed the storage capacity by one vehicle. No improvements are needed as vehicles can queue along Walker Street and Mill Street without significantly affecting on-site vehicular operations. The North 40 Specific Plan EIR did not analyze the queue length at this movement.

The southbound left-turn lanes on Los Gatos Boulevard at Blossom Hill Road provide vehicle storage capacity for approximately 12 vehicles. The 95th percentile queue exceeds its storage length during both peak hours under all scenarios. The addition of project trips would only lengthen the queue by at most one vehicle during the AM peak hour under background conditions. Due the space constraints and the intersection's proximity to Placer Oaks Road, lengthening the turn pocket is not possible. Southbound Los Gatos Boulevard contains multiple lanes and southbound through vehicles can go around vehicles queued for the left-turn during the heaviest cycles where the queue exceeds the storage length. The North 40 Specific Plan EIR did not analyze this location for queuing.

Recommended Project Roadway Improvements

- Los Gatos Boulevard/Samaritan Drive/Burton Road: Contribute towards eastbound Burton Road traffic signal improvements previously identified in the North 40 Specific Plan EIR .
- Los Gatos Boulevard/Samaritan Drive/Burton Road: Extend northbound left-turn pocket length on Los Gatos Boulevard. The northbound left-turn pocket should be extended to a maximum length of approximately 200 feet by making the turn pocket start just north of C5 Street.
- Los Gatos Boulevard/Walker Street: Extend the southbound left-turn (U-turn) lane on Los Gatos Boulevard to provide at least 150 feet of storage space by modifying the existing landscaped median.
- Accommodate a Future Connection to Burton Road: While the project does not propose a connection to Burton Road, the project is designed to allow for a future connection should the Town desire to make the connection. The westernmost portion of Burton Road directly adjacent to the project site is privately owned. Improvements to this segment of Burton Road and a connection to N. Turner Street could occur when the other properties along Burton Road are developed and the Town of Los Gatos gains control over the full length of Burton Road. The project can function adequately without the Burton Road connection with the recommended improvements to extend turn lane storage on Los Gatos Boulevard.

Other Transportation Issues

The project would not have an adverse effect on the existing or planned pedestrian or bicycle facilities or transit services in the study area. Hexagon has the following recommendations resulting from the site access, circulation, and parking evaluations.

Recommendations

- Street trees and other landscaping plants along Los Gatos Boulevard and all internal streets should be maintained so that the view of drivers exiting the project site or internal driveways are not obstructed.

- “RESIDENTS ONLY” and/or “NO OUTLET” signage should be posted in advance of dead-end drive aisles providing access to townhomes.
- Signage should be posted at the mid-block pedestrian crossings along N. Turner Street and D4 Street.
- Stop signs should be posted at internal intersections, as listed on pages 56-57.
- For the Block I parking lot, the project should designate the eastern driveway for ingress only and western driveway for egress only. A sign should be posted at the egress driveway to alert drivers that only egress is permitted.
- Future residents assigned a parking space in the Block E garage should be provided instructions on how to operate the puzzle stackers prior to move in. Clear signage and instructions should be posted outside of each stacker with guidance on how to operate the mechanical stackers.
- A crosswalk should be added to the south leg of the Los Gatos Boulevard/Samaritan Drive/Burton Road intersection to ensure convenient paths for pedestrians walking to nearby transit stops. Truncated domes should be added at the pedestrian ramp at the southwest corner to ensure the crosswalk meets the needs of people with visual disabilities. The Town may choose to collect funding for this improvement but defer its implementation to coincide with future Burton Road improvements expected when the adjacent properties redevelop since it could affect the location and design of a new crosswalk on the south leg.

1. Introduction

This report presents the results of the transportation analysis (TA) conducted for the proposed Master Plan for Phase II of the North 40 development in Los Gatos, California. The project site is located along the west side of Los Gatos Boulevard, between Walker Street and Burton Road. The project location and the surrounding area is shown on Figure 1.

The project would include up to 450 multi-family dwelling units, approximately 15,000 square feet (s.f.) of retail space, and approximately 3,000 s.f. of community/civic space. The Phase II Plan Area would have right-turn-only access to Los Gatos Boulevard via two new streets, C5 Street and C1 Street, and full access via the new signalized intersection at Los Gatos Boulevard and Walker Street, which was constructed in Phase I. While the project would not provide vehicular access to and from Burton Road, the project shall accommodate a future through access connection to advance the Town's circulation goals expressed in the North 40 Specific Plan as follows: provide an Irrevocable Offer of Dedication in fee for the Town to improve Burton Road to an approximately 56 foot right-of-way in the future; and provide an Irrevocable Offer of Dedication as a public service easement to allow the Town or a third party to construct a future through access connection from the project site to Burton Road and then for ongoing vehicular access. The Phase II project would construct a multi-use path running along the west side of Turner Street, where it transitions to the east side of Turner Street, north of C5 Street, to the property line that would connect to any future bicycle and pedestrian facilities that may be constructed along Burton Road. The connection of the multi-use path will also include an easement to allow for the construction of this future connection by others. Furthermore, the Phase II project would construct a sidewalk and landscaping within an eight-foot wide public access easement along the site frontage on Burton Road to conform with the ultimate street cross section to be completed by others. The project will provide bicycle and pedestrian connections identified in the North 40 Specific Plan including multi-use paths along Los Gatos Boulevard, N. Turner Street, and C5 Street. The Paseo will provide an additional bike accessible route through the project site between N. Turner Street and Los Gatos Boulevard. The project site plan is shown on Figure 2.

The potential effects of the project were evaluated in accordance with the standards and methodologies set forth by the Town of Los Gatos and the Santa Clara Valley Transportation Authority (VTA)'s Congestion Management Program (CMP).

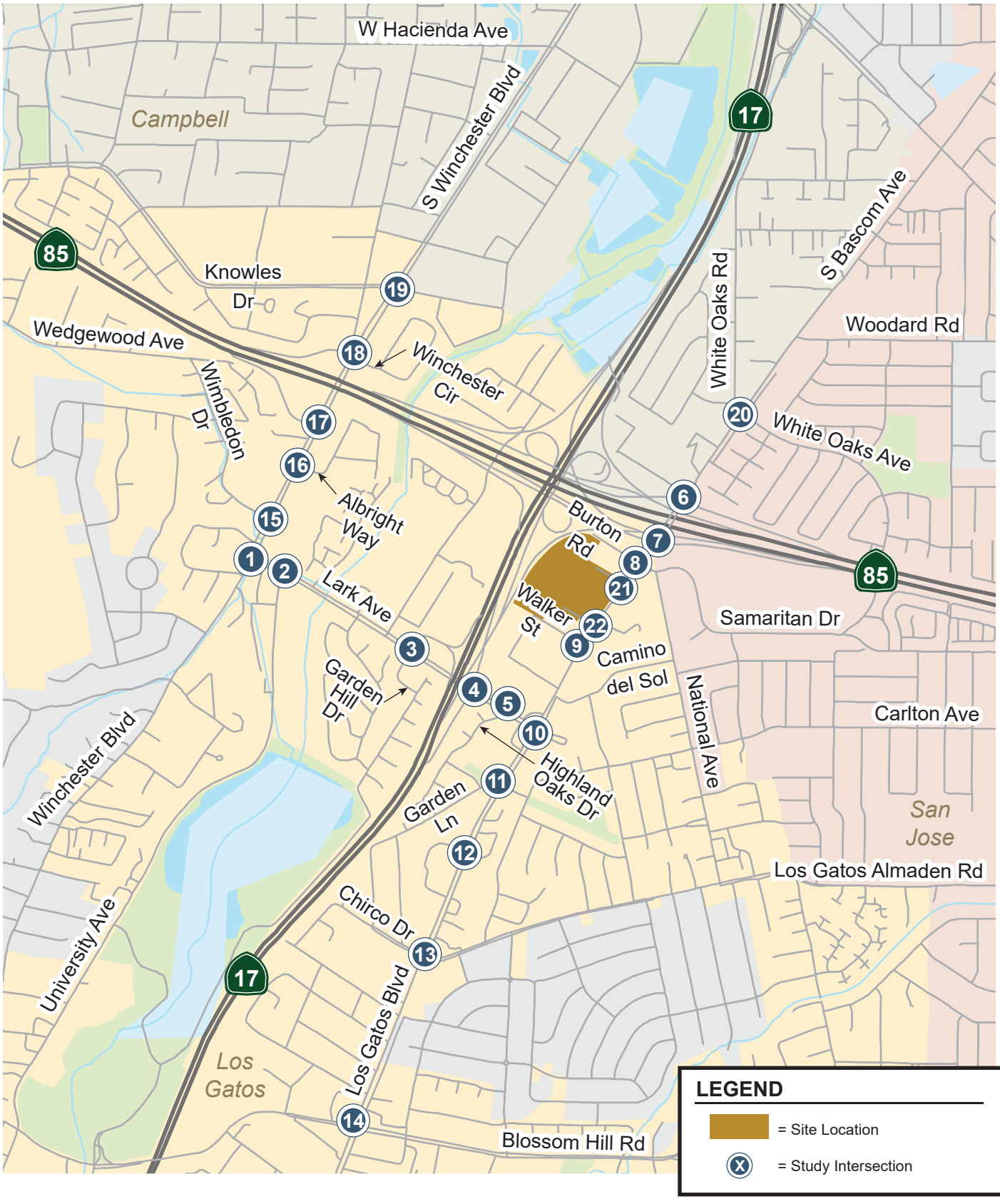


Figure 1
Site Location and Study Intersections

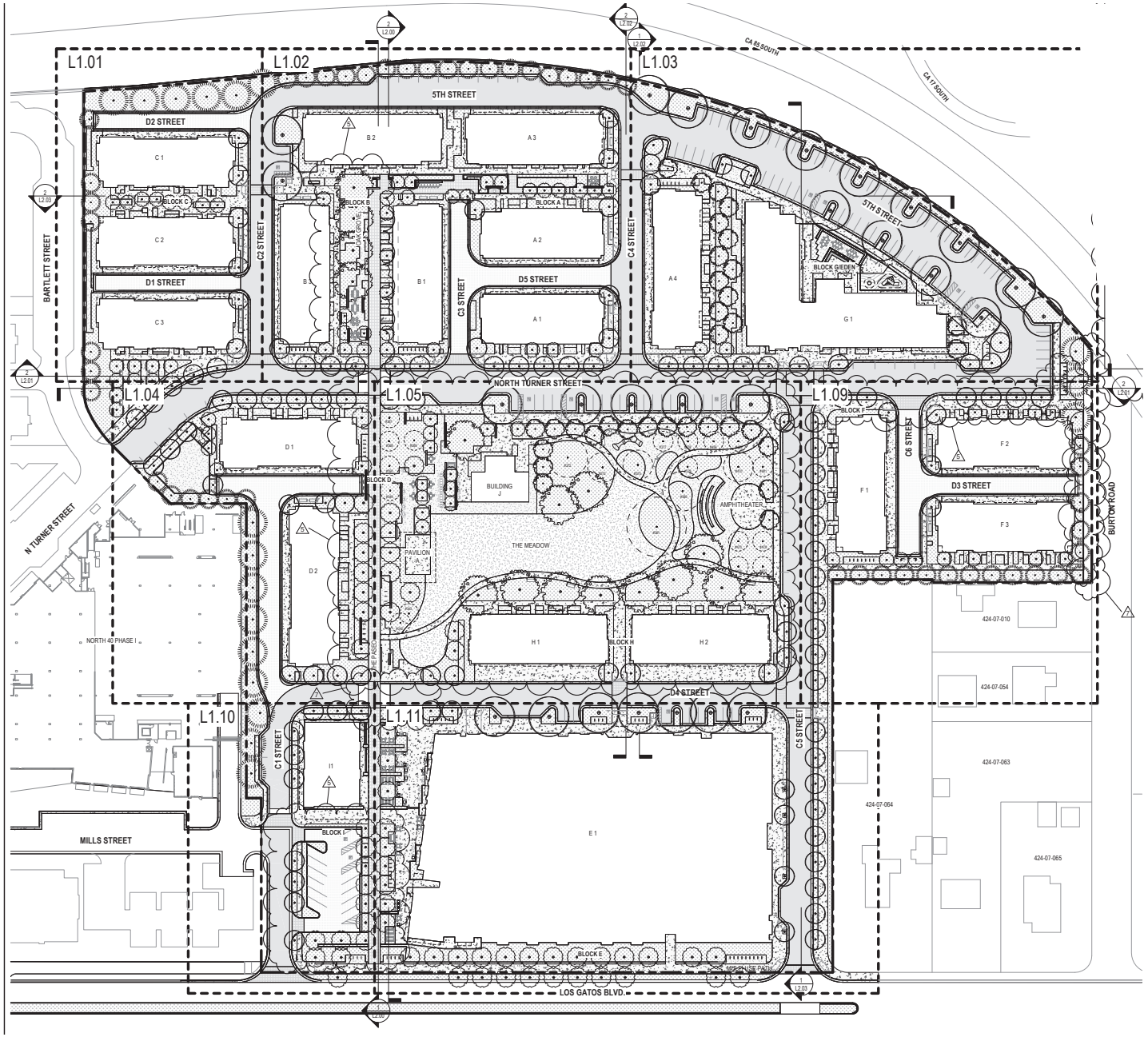


Figure 2
Site Plan

NORTH
Not to Scale

Scope of Study

CEQA Transportation Analysis

The Phase II Master Plan project proposes a housing development with a density of 31.3 du/ac. This is consistent with the newly adopted Housing Element and the HEOZ zoning designation applicable to the project site, which assume residential uses at no less than 30 du/ac. The Town determined that development consistent with the Housing Element and zoning ordinance amendments would not have transportation impacts beyond what were analyzed in the certified 2040 General Plan Environmental Impact Report (EIR). Therefore, development of the project would not result in any new significant effects or increase the severity of previously identified transportation effects related to transportation and circulation as compared with the 2040 General Plan EIR, and no subsequent VMT analysis is required. The 2040 GP EIR identified a significant and unavoidable impact (Impact T-2) related to the increase in VMT associated with the development and population growth facilitated by the 2040 General Plan. In accordance with the mitigation measure T-1 identified in the EIR, the project would be required to implement one or more VMT reduction strategies.

In addition to CEQA Guidelines Section 15064.3's direction regarding VMT impacts discussed above, the CEQA Guidelines call for transportation impacts to be evaluated based on the potential to conflict with a program, plan, ordinance or policy assessing the circulation system, including transit, roadways, bicycle, and pedestrian facilities; and the potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Each of these issues are addressed in detail in Chapter 4 of this TA. Because the project would be consistent with established Town and regional policies and plans related to bicycle and pedestrian facilities and transit service in the project area, and because the project would meet Town design standards for roadways, intersections, turning movements, and queuing, no new or more severe environmental impacts with respect to transportation would occur as a result of the project, and no subsequent CEQA review is required.

The retail and community spaces of the proposed Phase II Master Plan project are supportive of the proposed residential uses and are consistent with the approved North 40 Specific Plan, for which an EIR was previously prepared. Thus, further analysis of the transportation impacts under CEQA is not required.

Comparison to North 40 Specific Plan EIR

The North 40 Specific Plan EIR was based on the Draft Plan and analyzed two alternatives: both with 364 housing units, a 150-room hotel, and retail facilities. Alternative A consisted of 269,000 s.f. of retail space and 131,000 s.f. of office space. Alternative B consisted of 400,000 s.f. of retail space. The Town Council later edited the build-out limits included in the Draft Plan and ultimately adopted a North 40 Specific Plan that allows a maximum of 270 residential units, 435,000 s.f. of new non-residential development, and 66,000 s.f. of existing commercial uses including up to 250,000 s.f. of new office/hotel, and up to 400,000 s.f. of other new commercial space.

Subsequent to the adoption of the Specific Plan, the Town of Los Gatos adopted their General Plan Update, which included their Housing Element that supersedes the development limits set forth in the North 40 Specific Plan. Since then, the proposed developments within the Plan area have changed to include more residential development and less non-residential development. North 40 Phase I developments were approved with a density bonus that permits 320 residential units in total including 83 cottage cluster homes (semi-detached), 187 multi-family units, and 50 senior apartment units, as well as 57,500 s.f. of commercial retail space. According to the application submitted by Grosvenor-Property Americas, the proposed North 40 Phase II development would consist of 450 multi-family dwelling units, approximately 15,000 square feet (s.f.) of retail space, and approximately 3,000 s.f. of

community/civic space. The Town has also received a development application for another property within the North 40 Plan area at 14849 Los Gatos Boulevard that proposes 117 residential dwelling units and 19,621 s.f. of commercial retail space. In addition, the following properties within the North 40 Specific Plan area have not yet submitted an application:

- 16245 Burton Road
- 16240 Burton Road
- 16210 Burton Road and 14831 Los Gatos Boulevard
- 14823 Los Gatos Boulevard

Based on the density identified in the Housing Element, the Town estimates the potential for a total of 103 new residential dwelling units on those sites.

Table 1 summarizes the North 40 Specific Plan area trips as presented in the EIR and the remaining allowable number of trips after completion of the Phase I development. The proposed Phase II development would generate a net 2,968 new daily trips, with 225 new trips (66 inbound and 159 outbound) occurring during the AM peak hour and 284 new trips (162 inbound and 122 outbound) occurring during the PM peak hour (see Chapter 3), which is well below the Phase II trip allowance of 11,360 new daily trips, with 550 new trips (367 inbound and 183 outbound) in the AM peak hour and 1,249 new trips (544 inbound and 705 outbound) in the PM peak hour. Thus, the trips generated collectively by the development of Phases I and II would not exceed the trip generation estimates analyzed in the North 40 Specific Plan EIR Transportation Analysis. Thus, the Phase II project would not increase the severity of the previously identified transportation impacts or result in any new transportation impacts. Furthermore, the North 40 Phase I and II developments would allow for the other pending and anticipated developments within the North 40 Specific Plan area to also fit within the total daily and peak-hour trip envelope analyzed in the North 40 Specific Plan EIR, although the split between inbound and outbound trips would differ. Since the total trips generated by the currently proposed development are less than what was analyzed in the North 40 Specific Plan EIR, it is presumed the conclusions of the EIR remain valid. Additionally, the analysis presented in this report outlines the potential effects of the Phase II development. No new adverse effects were identified beyond what was already identified in the North 40 Specific Plan EIR, indicating that the conclusions of the EIR remain valid. The detailed trip generation for the approved, proposed, pending, and anticipated North 40 sites are shown in Appendix A.

Table 1
Phase II Development Consistency

Land Use	Size	Daily Trips	AM Peak Hour Trip In	AM Peak Hour Trip Out	AM Peak Hour Trip Total	PM Peak Hour Trip In	PM Peak Hour Trip Out	PM Peak Hour Trip Total
Total North 40 Trip Generation (from North 40 Specific Plan EIR)								
Alternative A		15,757	422	263	685	690	836	1,526
Alternative B		15,500	229	240	469	761	727	1,488
Maximum of Alternative A & B		**15,757**	**422**	**263**	**685**	**690**	**836**	**1,526**
Approved Phase I Land Uses		(4,397)	(55)	(80)	(135)	(146)	(131)	(277)
Single-Family Detached Housing	83 d.u.							
Apartments and Townhomes	187 d.u.							
Affordable Senior Housing	50 d.u.							
Commerical/Retail	57,500 s.f.							
Phase II Trip Allowance (Total - Phase I)		**11,360**	**367**	**183**	**550**	**544**	**705**	**1,249**
Proposed Phase II Trips[1]		(2,968)	(66)	(159)	(225)	(162)	(122)	(284)
Remaining Trip Allowance after Phase II		**8,392**	**301**	**24**	**325**	**382**	**583**	**965**
Remaining North 40 Specific Plan Development (Pending and Anticipated)								
14849 Los Gatos Boulevard (Housing & Retail)[2]		(944)	(31)	(44)	(75)	(64)	(53)	(117)
Housing	*117 d.u*							
Retail	*19,600 s.f.*							
North 40 Undeveloped Sites without an Application[3]		(468)	(9)	(29)	(38)	(24)	(16)	(40)
16245 Burton Road	*50 d.u*							
16240 Burton Road	*7 d.u*							
16210 Burton Road & 14831 Los Gatos Boulevard	*23 d.u*							
14823 Los Gatos Boulevard	*10 d.u*							
Remaining Trip Allowance at Buildout of Plan Area		**6,980**	**261**	**(49)**	**212**	**294**	**514**	**808**

Notes:
[1] See Table 5 (Project Trip Generation Estimates) for detailed trip generation estimates.
[2] Project Size based on Preliminary Application found on the Town's Pending Project List (May 2024)
[3] Project sizes estimated by Town of Los Gatos staff based on estimated number of units on each site in the Town's Housing Element

Local Transportation Analysis

The Town requires a Local Transportation Analysis (LTA) to determine whether the project would contribute to any on-site or off-site operational issues based on intersection levels of service (LOS) or queuing. The LTA also includes an evaluation of transit, bicycle, and pedestrian access, a site plan review, and parking analysis. The LTA was prepared in accordance with the standards and methodologies set forth by the Town and the Santa Clara Valley Transportation Authority (VTA). The VTA administers the County Congestion Management Program (CMP).

The LTA includes an intersection operational analysis to evaluate traffic operational effects of the project on key intersections in the vicinity of the site. The 22 study intersections, as listed below, were selected in accordance with VTA's *Transportation Impact Analysis (TIA) Guidelines* (October 2014) and in consultation with Los Gatos staff (see Figure 1). Four study intersections are designated as CMP intersections. Five of the study intersections are subject to the jurisdiction of the City of San Jose or Campbell.

1. Winchester Boulevard & Lark Avenue
2. University Avenue & Lark Avenue
3. SR-17 SB Ramps & Lark Avenue
4. SR-17 NB Ramps & Lark Avenue
5. Highland Oaks Drive & Lark Avenue (unsignalized)
6. Bascom Avenue & SR-85 NB Ramps (CMP) [San Jose]
7. Bascom Avenue & SR-85 SB Ramps (CMP) [San Jose]
8. Los Gatos Boulevard/Bascom Avenue & Samaritan Drive/Burton Road (CMP)[Los Gatos/San Jose]
9. Los Gatos Boulevard & Walker Street
10. Los Gatos Boulevard & Lark Avenue (CMP)
11. Los Gatos Boulevard & Gateway Drive/Garden Lane
12. Los Gatos Boulevard & Village Square
13. Los Gatos Boulevard & Los Gatos Almaden Road/Chirco Drive
14. Los Gatos Boulevard & Blossom Hill Road
15. Winchester Boulevard & Wimbledon Drive
16. Winchester Boulevard & Albright Way
17. Winchester Boulevard & SR-85 SB Ramp
18. Winchester Boulevard & SR-85 NB Ramp
19. Winchester Boulevard & Knowles Drive [Los Gatos/Campbell]
20. Bascom Avenue & White Oaks Avenue/White Oaks Road [San Jose/Campbell]
21. Los Gatos Boulevard & C5 Street (future) (unsignalized)
22. Los Gatos Boulevard & C1 Street (future) (unsignalized)

Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours. The weekday AM peak hour is generally between 7:00 and 9:00 AM and the weekday PM peak hour is typically between 4:00 and 6:00 PM. It is during these periods that the most congested traffic conditions occur on a typical weekday.

Intersection traffic conditions were evaluated for the following scenarios:

- ***Existing Conditions.*** Existing AM and PM peak-hour traffic volumes were obtained from new turning-movement counts conducted in April 2022, May 2023, November 2023, and March 2024 and the 2018 CMP monitoring report.
- ***Existing Plus Project Conditions.*** Existing plus project traffic volumes were estimated by adding to the existing traffic volumes the additional traffic generated by the Phase II project.

Existing plus project conditions were evaluated relative to existing conditions to determine potential adverse project effects.

- ***Background Conditions.*** Background traffic volumes were estimated by adding to existing peak-hour volumes the projected volumes from approved but not yet completed developments in the vicinity of the project. A list of approved but not yet constructed developments was obtained from the Town of Los Gatos and the Cities of San Jose and Campbell (see Appendices E and F). Background conditions assume the completion of all Phase I development in the North 40 Specific Plan area (see Appendix A).
- ***Background Plus Project Conditions.*** Background plus project traffic volumes were estimated by adding to background traffic volumes the additional traffic generated by the Phase II project. Background plus project conditions were evaluated relative to background conditions to determine potential adverse project effects.
- ***Cumulative No Project Conditions.*** Cumulative conditions represent future traffic volumes on the planned roadway network that would result from traffic growth projected to occur due to the approved developments and other proposed but not yet approved (pending) developments in the study area. The added traffic from pending developments was based on the list of pending projects provided by the Town of Los Gatos and the Cities of San Jose and Campbell. Cumulative conditions assume buildout of all parcels within the North 40 Specific Plan area outside of the Phase II site, including properties that have not yet submitted development applications. In addition, though not proposed as part of the Phase II project, cumulative conditions reflect the future connection of Burton Road to North Turner Street (formerly known as North A Street in the North 40 Specific Plan), as depicted in the North 40 Specific Plan.
- ***Cumulative Plus Project Conditions.*** Cumulative plus project traffic volumes were estimated by adding the new traffic generated by the Phase II project.

The LTA also includes a vehicle queuing analysis at selected intersections, a trip “fair share” calculation, an internal street intersection analysis, a cut-through evaluation, a review of collisions at nearby major roadways, a review of site access and on-site circulation, an evaluation of potential effects to transit, bicycle, and pedestrian facilities, and a parking analysis.

Intersection Operations Analysis Methodology

This section presents the methods used to determine the traffic conditions at the study intersections. It includes descriptions of the data requirements, the analysis methodologies, and the applicable intersection level of service standards.

Data Requirements

The data required for the analysis were obtained from new traffic counts, the Town of Los Gatos, the City of San Jose, the City of Campbell, the 2018 CMP Annual Monitoring Report, and field observations. The following data were collected from these sources:

- Existing traffic volumes
- Lane configurations
- Signal timing and phasing
- Lists of approved and pending developments.

Level of Service Analysis Methodology and Standards

Traffic conditions at the study intersections were evaluated using level of service (LOS). *Level of Service* is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays. The analysis methods are described below.

Intersections operations were evaluated against the level of service standards set forth by the Town of Los Gatos, City of San Jose, and the City of Campbell.

Signalized Intersections

The Town of Los Gatos evaluates level of service at signalized intersections based on the 2000 *Highway Capacity Manual (HCM)* level of service methodology. This HCM method evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. The correlation between average delay and level of service is shown on Table 2.

This study utilizes TRAFFIX software to determine intersection levels of service based on the 2000 HCM methodology. Since TRAFFIX is approved by VTA as the level of service analysis software for CMP signalized intersections, the Town employs the CMP defaults values for the analysis parameters. TRAFFIX software was used to analyze intersection operations and intersection adverse effects based on the increases in critical-movement delay and the volume-to-capacity ratio (v/c) between no-project and project scenarios.

The Town of Los Gatos has established LOS D as the minimum acceptable intersection operations standard for all signalized intersections, including the CMP study intersections at Los Gatos Boulevard/Bascom Avenue/Samaritan Drive/Burton Road and Los Gatos Boulevard/Lark Avenue. The Cities of San José and Campbell have established LOS D as the minimum acceptable intersection operations standard except at CMP intersections where the standard is LOS E.

Unsignalized Intersections

Level of service analysis at unsignalized intersections is generally used to determine the need for modification in the type of intersection control (i.e., all-way stop or signalization). As part of the evaluation, traffic volumes, delays and traffic signal warrants are evaluated to determine if the existing intersection control is appropriate.

For side street stop-controlled intersections (two-way or T-intersections), operations are defined by the average control delay experienced by vehicles entering the intersection from the stop-controlled approaches on minor streets or from left-turn approaches on major streets. The level of service is reported based on the average delay for the worst approach. The level of service definitions for unsignalized intersections are shown on Table 3. This study utilizes the TRAFFIX software to determine intersection levels of service based on the *2000 HCM* methodology for unsignalized intersection.

The Town of Los Gatos does not have an adopted level of service standard for unsignalized intersections. However, the Town strives to maintain LOS D for unsignalized intersections.

Table 2
Signalized Intersection Level of Service Definitions Based on Control Delay

Level of Service	Description	Average Control Delay per Vehicle (sec.)
A	Operations with very low delay occurring with favorable progression and/or short cycle lengths.	up to 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.1 to 20.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.1 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.1 to 80.0
F	Operation with delays unacceptable to most drivers occurring due to oversaturation, poor progression, or very long cycle lengths.	Greater than 80.0

Sources: Transportation Research Board, *2000 Highway Capacity Manual. Traffic Level of Service Analysis Guidelines* , Santa Clara County Transportation Authority Congestion Management Program, June 2003.

Table 3
Unsignalized Intersection Level of Service Definitions Based on Average Delay

Level of Service	Description	Average Delay Per Vehicle (Sec.)
A	Little or no traffic delay	10.0 or less
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	Extreme traffic delays	greater than 50.0

Source: Transportation Research Board, *2000 Highway Capacity Manual* (Washington, D.C., 2000) p17-2.

Definition of Adverse Intersection Operational Effects

Adverse operational effects on the study intersections are based on the Town's *Transportation Analysis (TA) Guidelines,* the City of San José's *Traffic Impact Analysis (LOS) Guideline*, and the VTA's *TIA Guidelines*.

Signalized Intersections

According to the Town of Los Gatos, a project is said to create an adverse effect at a signalized intersection if for either peak hour, either of the following conditions occurs:

1. The level of service at the intersection degrades more than one level (e.g., from LOS A to C) overall or at the worst individual approach delay if it is at LOS A, B, or C, or
2. The level of service at the intersection drops at all (e.g., from LOS D to E or F) overall or at the worst individual approach delay if it is at LOS D or below.

For non-CMP intersections located within the Cities of San Jose and Campbell, a project is said to create an adverse effect at a signalized intersection if for either peak hour the level of service falls below LOS D with the addition of project traffic to baseline conditions. For intersections already operating at an unacceptable level of service (LOS E or F) under baseline conditions, an adverse effect would occur if either of the following conditions occurs:

1. An increase in average critical delay value by 4.0 seconds or more and an increase in the critical V/C ratio of .01 or more, or
2. A decrease in average critical delay and an increase in the critical V/C ratio of .01 or more.

For designated CMP intersections, a project is said to create an adverse effect at a signalized intersection if for either peak hour the level of service falls below LOS E with the addition of project traffic to baseline conditions. For intersections already operating at an unacceptable level of service (LOS F) under baseline conditions, an adverse effect would occur if the addition of project traffic increases the average control delay for critical movements by 4 seconds or more and the project traffic increases the critical v/c value by .01 or more. The exception to this threshold is when the addition of project traffic reduces the amount of average control delay for critical movements, i.e., the change in average control delay for critical movements are negative. In this case, the threshold is when the project increases the critical v/c value by 0.01 or more.

Unsignalized Intersections

A project is said to create an adverse operational effect on traffic conditions at an unsignalized intersection in the Town of Los Gatos if for either peak hour:

1. The addition of project traffic causes the average intersection delay for all-way stop controlled or the worst movement/approach for side-street stop-controlled intersections to degrade to LOS E or F, and
2. The intersection meets the Caltrans signal warrant criteria.

Intersection Vehicle Queuing Analysis

The analysis of intersection operations is typically supplemented with a vehicle queuing analysis at study intersections where the project would add a substantial number of vehicle trips to the left-turn movements or stop-controlled approaches. The analysis provides a basis for estimating future left-turn pocket storage requirements at the study intersections and is presented for informational purposes only, since the Town of Los Gatos has not defined a policy related to queuing. Vehicle queues were

estimated using a Poisson probability distribution, which estimates the probability of "n" vehicles for a vehicle movement using the following formula:

$$P(x=n) = \frac{\lambda^n e^{-(\lambda)}}{n!}$$

Where:

P (x=n) = probability of "n" vehicles in queue per lane
n = number of vehicles in the queue per lane
λ = average # of vehicles in the queue per lane (vehicles per hr per lane * cycle length in seconds/3600 seconds per hr)

The basis of the analysis is as follows: (1) the Poisson probability distribution is used to estimate the 95th percentile queue for a particular left-turn movement; (2) the estimated number of vehicles in the 95th percentile queue is translated into a queue length, assuming 25 feet per vehicle; and (3) the estimated 95th percentile queue length is compared to the existing or planned available storage capacity for the left-turn movement. This analysis thus provides a basis for estimating future turn pocket storage requirements at intersections.

For signalized intersections, the 95th percentile queue length value indicates that during the peak hour, a queue of this length or less would occur on 95 percent of the signal cycles. A queue length larger than the 95th percentile queue would only occur on 5 percent of the signal cycles (about 3 cycles during the peak hour for a signal with a 60-second cycle length). Thus, turn pocket storage designs based on the 95th percentile queue length would ensure that storage space would be exceeded only 5 percent of the time for a signalized movement. Vehicle queuing at unsignalized intersections is evaluated based on the delay experienced at the specific study turn movement.

Report Organization

This report has a total of five chapters. Chapter 2 describes existing conditions including the existing roadway network, transit service, and bicycle and pedestrian facilities. Chapter 3 presents the vehicle operational analysis including the method by which project traffic is estimated and the project's traffic effects on the intersection operations and vehicle queueing. Chapter 4 presents the analyses of other transportation-related issues, including site access and on-site circulation, potential effects on bicycle, pedestrian, and transit facilities, and parking. Chapter 5 summarizes the conclusions and recommended roadway improvements for the project.

2. Existing Transportation Conditions

This chapter describes existing conditions for transportation facilities within and in the vicinity of the project area including the roadway network, transit services, pedestrian and bicycle facilities, and traffic operations at the study intersections.

Existing Roadway Network

Regional roadway access to the project site is provided via SR-17 and SR-85. Major roadway access to the site is provided via Los Gatos Boulevard. Other major roadways in the project vicinity include Lark Avenue, Samaritan Drive, and Winchester Boulevard. These facilities are described below.

Los Gatos Boulevard is a two-to-six-lane arterial that runs in a north-south direction. A full interchange provides access to and from SR-85. Adjacent to the project site, there are four lanes with a median turn lane. Los Gatos Boulevard transitions from Bascom Avenue in the north at the SR 85 southbound ramps and extends southward to Jackson Street, where it transitions into Main Street. Los Gatos Boulevard includes sidewalks on the west side of the street in the project vicinity. The posted speed limit is 35 miles per hour (mph). On-street parking is prohibited in the project vicinity. Striped bike lanes are present along Los Gatos Boulevard, south of Lark Avenue. Los Gatos Boulevard provides direct access to the project site via the proposed new streets at C1 Street and C5 Street. Other access to the project site is via Walker Street and Turner Street.

Lark Avenue is a four-to-six-lane arterial in an east-west direction. It extends from Winchester Boulevard in the west to Los Gatos Boulevard in the east. A full interchange provides access to and from SR-17.Sidewalks and bike lanes are present along both sides of the street for the full length of Lark Avenue. In addition, an off-street bike path is provided on the north side of Lark Avenue east of SR-17. The posted speed limit is 30 mph. On-street parking is prohibited in the project vicinity. Access to the project site from Lark Avenue is provided via Turner Street, Los Gatos Boulevard, C1 Street, and C5 Street.

Samaritan Drive is a two-to-four-lane connector in an east-west direction. It extends from Los Gatos Boulevard in the west to Union Avenue in the east. Sidewalks and bike lanes are present along both sides of Samaritan Drive. The posted speed limit is 30 mph. Access to the project site from Samaritan Drive is provided via Los Gatos Boulevard, C1 Street, and C5 Street.

Winchester Boulevard is a two-to-four-lane arterial in a north-south direction. It extends from San Jose and Campbell in the north to Blossom Hill Road in Los Gatos, where it becomes Santa Cruz Avenue. Sidewalks and bike lanes are present along both sides of Winchester Boulevard. The posted speed limit is 35 mph. Access to the project site from Winchester Boulevard is provided via Lark Avenue.

Existing Pedestrian Facilities

Pedestrian facilities consist of sidewalks, crosswalks, and pedestrian signals at signalized intersections. In the vicinity of the project site, sidewalks are present along the project frontage along Los Gatos Boulevard. Sidewalks are also present along both sides of Lark Avenue and Samaritan Drive. Crosswalks with pedestrian signal heads and push buttons are provided at all approaches at the Los Gatos Boulevard/Walker Street and Los Gatos Boulevard/Lark Avenue intersections. The Los Gatos Boulevard/Burton Road/Samaritan Drive intersection has crosswalks with pedestrian signal heads and push buttons on all but the south approach.

The *Los Gatos Bicycle and Pedestrian Master Plan*, adopted in 2017 and updated in 2020, does not list any pedestrian improvements in the project vicinity.

Existing Bicycle Facilities

The existing and proposed bicycle facilities within the vicinity of the project site include bike paths (Class I bikeway), striped bike lanes (Class II bikeway), and protected bike lanes (Class IV bikeway) (see Figure 3).

Class I bikeways include bike paths, which are shared between pedestrians and bicyclists and separated from motor vehicle traffic. Within the project vicinity, the Los Gatos Creek Trail exists parallel to State Route 17, with the nearest entry point on Lark Avenue. A multi-use path also exists along the North 40 Phase I project frontage on Lark Avenue and Los Gatos Boulevard.

Class II bike lanes are striped preferential lanes on the roadway for one-way bicycle travel. Some bicycle lanes include a striped buffer on one or both sides to increase separation from the traffic lane or from parked cars. Existing bicycle lanes are present along:

- Los Gatos Boulevard south of Lark Avenue
- South side of Lark Avenue
- North side of Lark Avenue, west of SR-17
- Samaritan Drive
- Bascom Avenue, north of SR-85
- Winchester Boulevard, between Vineland Avenue and Daves Avenue
- Los Gatos-Almaden Road
- Blossom Hill Road, between Santa Cruz Avenue and Camino Del Cerro

Class III bicycle routes are vehicular roadways designated to be shared with bicyclists. Bike routes are typically designated only with signage or with painted shared lane markings (sharrows) on a road that indicate to motorists that bicyclists may use the full travel lane. Bicycle routes are present along:

- National Avenue

Class IV protected bike lanes are protected by physical barriers such as flexible bollards, raised curb, parking, or planter boxes. Protected bike lanes are present along:

- Winchester Boulevard, between Albright Way and Vineland Avenue
- Blossom Hill Road between Roberts Road and Los Gatos Boulevard

The *Los Gatos Bicycle and Pedestrian Master Plan*, adopted in 2017 and updated in 2020, lists several proposed bicycle facilities in the project vicinity. The proposed facilities are as follows:

- Class IV bike path on Lark Avenue between Winchester Boulevard and Los Gatos Boulevard
- Class IV bike path on Los Gatos Boulevard between Town limits and Shannon Road
- Sharrows and Class III bike route on University Avenue between Main Street and Lark Avenue, where Class II bike lanes do not exist

In addition to the *Los Gatos Bicycle and Pedestrian Master Plan*, the *Los Gatos 2040 General Plan*, adopted in 2022, lists several proposed bicycle facilities in the project vicinity that are not covered in the *Los Gatos Bicycle and Pedestrian Master Plan*. The proposed facilities are as follows:

- Class II bike lanes on Los Gatos Boulevard, between Town limits and Lark Avenue
- Class IV bike path on Los Gatos Boulevard between Lark Avenue and Shannon Road
- Sharrows and Class III bike route on Camino Del Sol
- Sharrows and Class III bike route on Gateway Drive
- Sharrows and Class III bike route on Carlton Avenue

It should be noted that at a minimum, the Town is striving for at least a Class II bike lane along Los Gatos Boulevard within the Town limits.

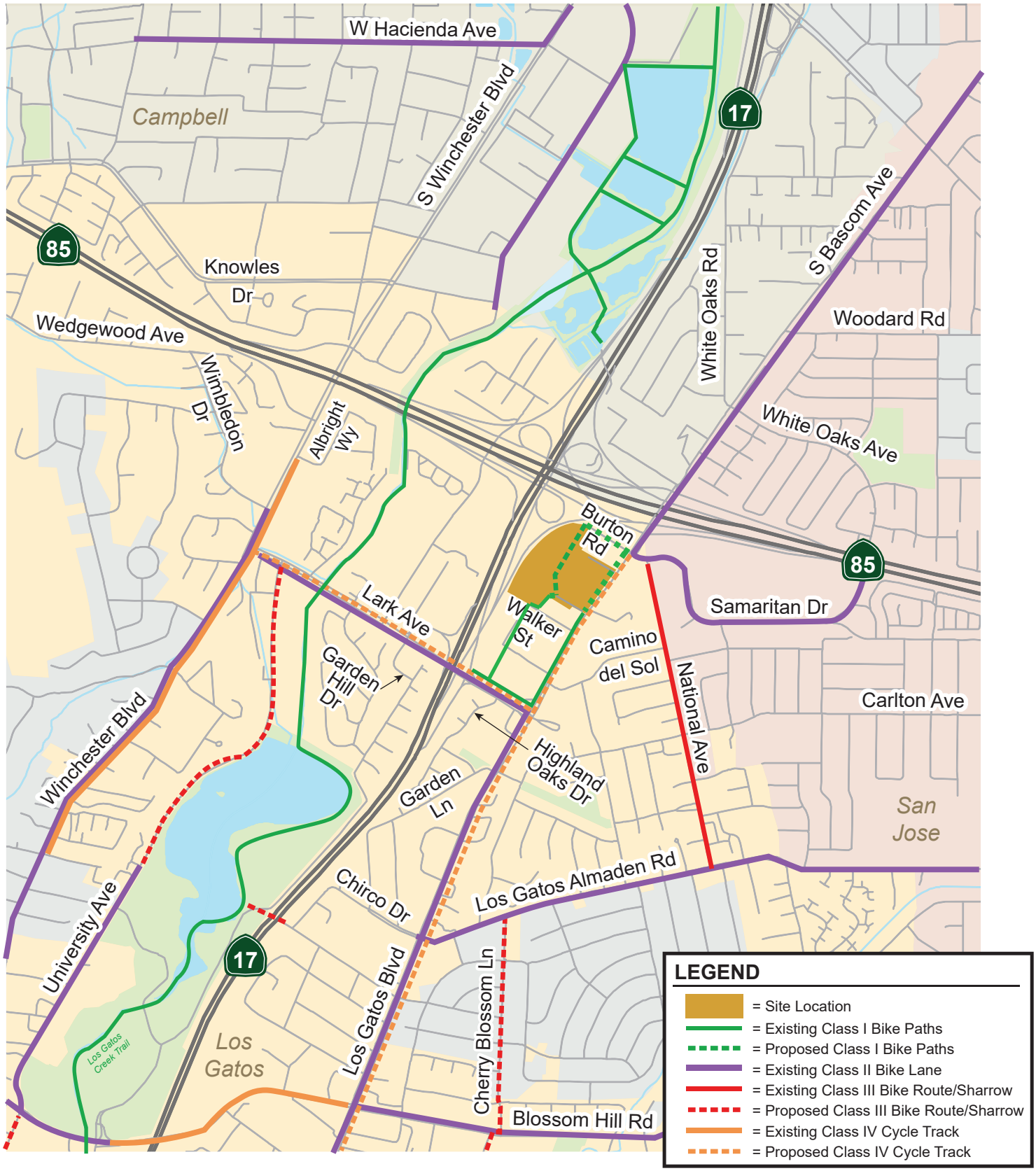


Figure 3
Existing and Proposed Bicycle Facilities

Existing Transit Services

Existing transit service to the study area is provided by the VTA. Route 27 serves the project area along Los Gatos Boulevard and travels between Winchester Station and Kaiser San Jose. Route 61 provides service between Good Samaritan Hospital and the Berryessa area of San Jose (Sierra Road & Piedmont Road) and runs along Bascom Avenue and Samaritan Drive in the project vicinity. The bus stops closest to the project site are located on the west side of Los Gatos Boulevard just north of the project site and on the east side of Los Gatos Boulevard near Walker Street. Route 27 and Route 61 run on approximately 30-minute headways on weekdays.

Existing Intersection Lane Configurations and Traffic Volumes

The existing lane configurations at the study intersections were determined by observations in the field and are shown on Figure 4. Existing AM and PM peak-hour traffic volumes (see Figure 5) were obtained from new traffic counts (see Appendix B) in April 2022, May 2023, November 2023, and March 2024. Per the VTA's *TIA Guidelines*, which require the use of intersection data from the CMP Monitoring and Conformance Program whenever possible, PM peak-hour volumes at CMP intersections were obtained from the *2018 CMP Annual Monitoring Report*. Traffic volumes for all traffic scenarios are tabulated in Appendix C.

Existing Intersection Levels of Service

The results of the existing intersection level of service analysis are shown in Table 4. All study intersections currently operate at an acceptable level of service. The detailed intersection level of service calculation sheets for all study scenarios are included in Appendix D.

Table 4
Existing Intersection Levels of Service

Study Number	Intersection	Peak Hour	Existing Conditions Avg. Delay (sec)	LOS
1	Winchester Boulevard & Lark Avenue	AM	18.3	B
		PM	19.5	B
2	University Avenue & Lark Avenue	AM	21.0	C
		PM	24.2	C
3	Southbound Highway 17 Ramps/Garden Hill Drive & Lark Avenue	AM	30.2	C
		PM	30.7	C
4	Northbound Highway 17 Ramps & Lark Avenue	AM	16.6	B
		PM	11.9	B
5	Highland Oaks Drive/Turner Street & Lark Avenue[1]	AM	12.2	B
		PM	12.7	B
6	Bascom Avenue & SR 85 NB Ramps (CMP)	AM	24.7	C
		PM	21.0	C
7	Bascom Avenue & SR 85 SB Ramps (CMP)	AM	23.8	C
		PM	28.1	C
8	Los Gatos Bouelvard/Bascom Avenue & Samaritan Drive/Burton Rd (CMP)	AM	31.6	C
		PM	30.7	C
9	Los Gatos Boulevard & Walker Street	AM	8.6	A
		PM	7.2	A
10	Los Gatos Boulevard & Lark Avenue (CMP)	AM	36.3	D
		PM	32.9	C
11	Los Gatos Boulevard & Gateway Drive/Garden Lane	AM	24.6	C
		PM	24.1	C
12	Los Gatos Boulevard & Village Square	AM	9.5	A
		PM	18.4	B
13	Los Gatos Boulevard & Los Gatos-Almaden Road/Chirco Drive	AM	28.0	C
		PM	28.1	C
14	Los Gatos Boulevard & Blossom Hill Road	AM	39.5	D
		PM	39.2	D
15	Winchester Boulevard & Wimbledon Drive	AM	11.4	B
		PM	15.1	B
16	Winchester Boulevard & Albright Way	AM	15.4	B
		PM	20.3	C
17	Winchester Boulevard & SR 85 SB Ramp	AM	13.7	B
		PM	9.3	A
18	Winchester Boulevard & SR 85 NB Ramp	AM	15.7	B
		PM	15.5	B
19	Winchester Boulevard & Knowles Drive	AM	33.8	C
		PM	37.3	D
20	Bascom Avenue & White Oaks Avenue/White Oaks Road	AM	23.7	C
		PM	16.1	B
21	Los Gatos Boulevard & C5 Street (future)	AM	n/a	n/a
		PM	n/a	n/a
22	Los Gatos Boulevard & C1 Street (future)	AM	n/a	n/a
		PM	n/a	n/a

Note:
[1] denotes a two-way stop controlled intersection. The average delay for the worst leg is shown.

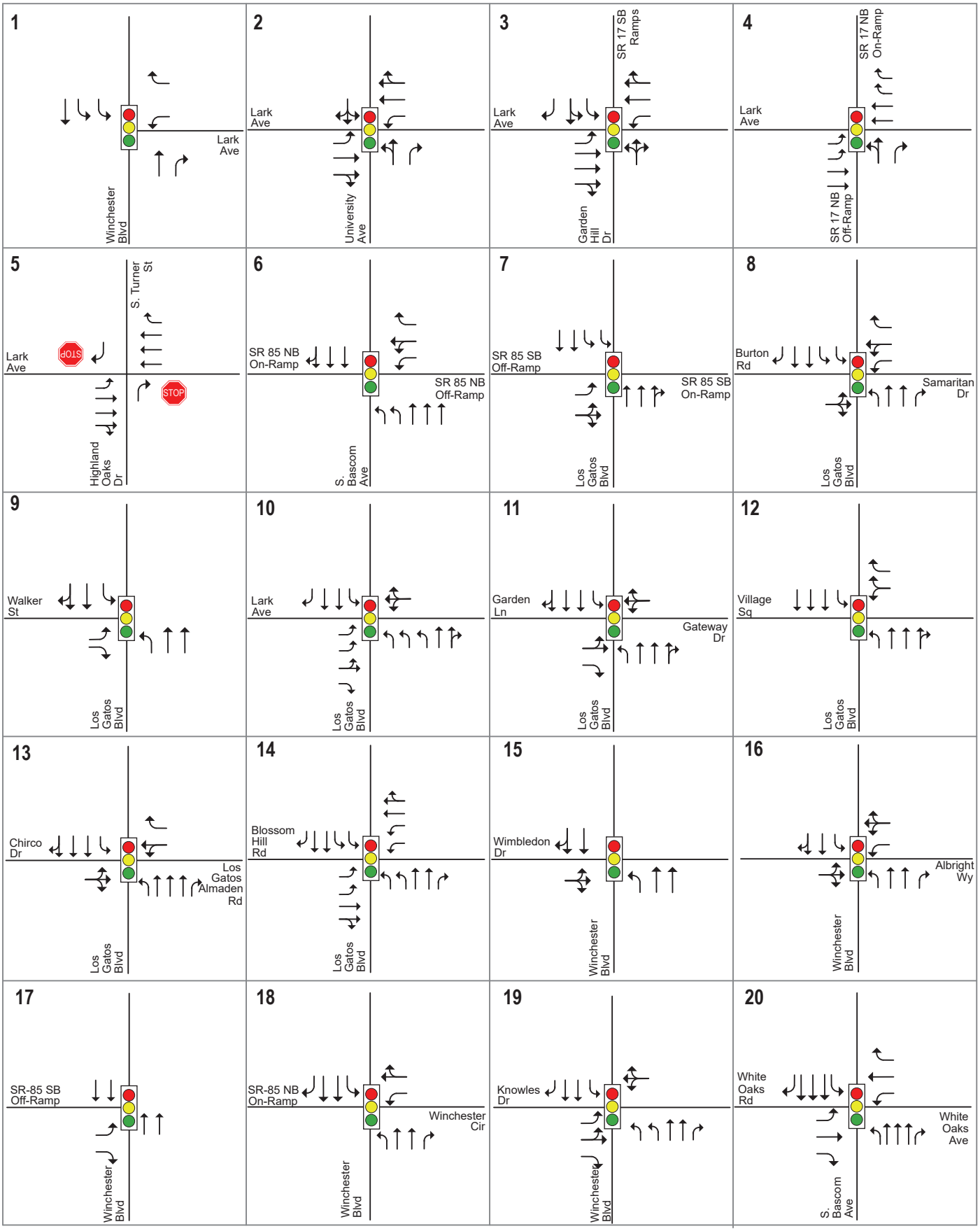


Figure 4
Existing Lane Configurations

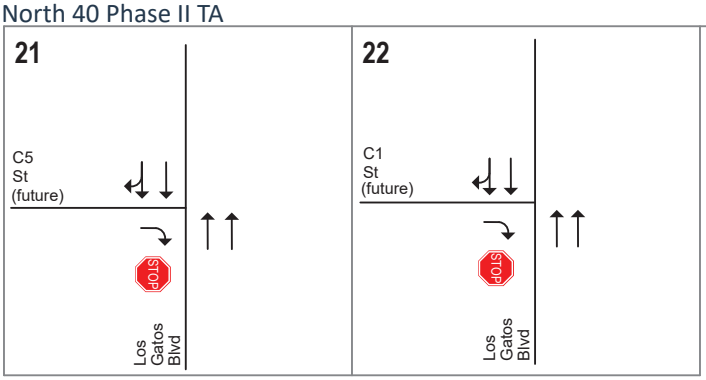
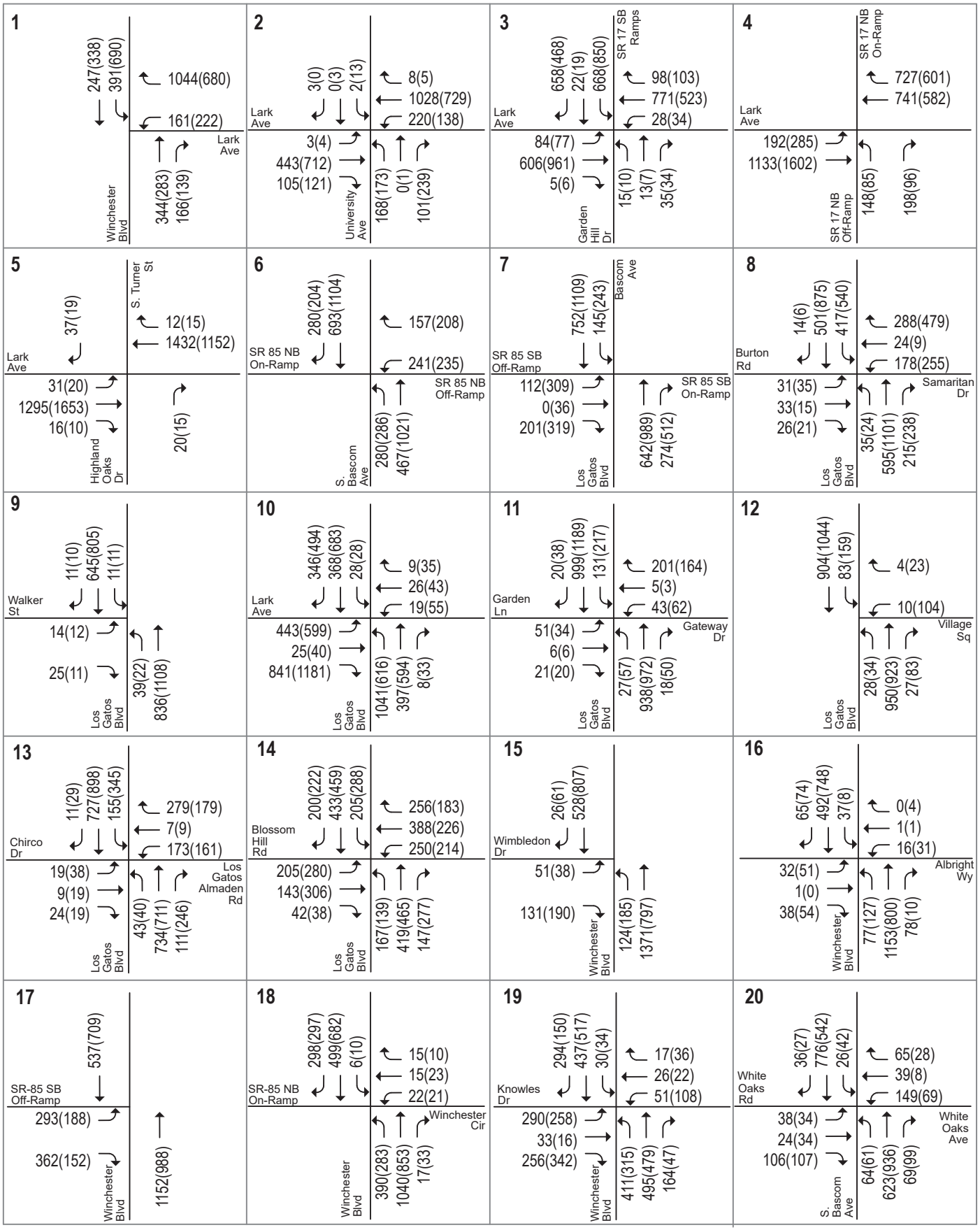


Figure 4
Existing Lane Configurations

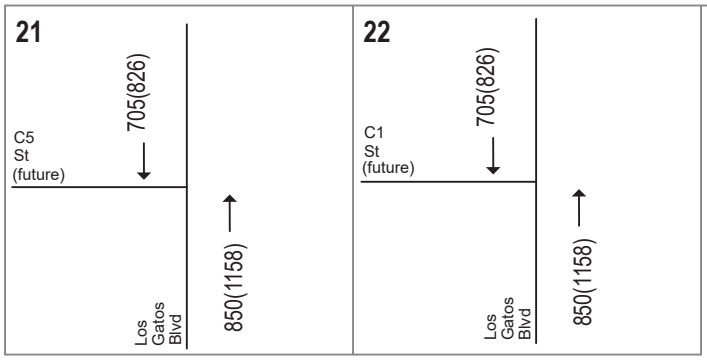
NORTH
Not to Scale



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 5
Existing Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 5
Existing Traffic Volumes

3. Intersection Operations Analysis

This chapter presents the intersection operations analysis including the method by which project traffic is estimated, the results of intersection level of service analysis, any adverse effects to intersection level of service caused by the project, and an intersection vehicle queuing analysis. A potential adverse effect on a study intersection is not considered a significant impact under CEQA.

Project Trip Estimates

The magnitude of traffic produced by new development and the locations where that traffic would appear are estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site is estimated for the AM and PM peak hours. As part of the project trip distribution, the directions to and from which the project trips would travel are estimated. In the project trip assignment, the project trips are assigned to specific streets and intersections. These procedures are described below.

Trip Generation

Trip generation rates resulting from new development proposed within the Town of Los Gatos typically are estimated using trip rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, *11th Edition*. Trips that would be generated by the proposed development were estimated using the ITE trip rates for Multi-Family Housing (Mid-Rise) (Land Use 221), Single-Family Attached Housing (Land Use 215), Affordable Housing (Land Use 223), Strip Retail Plaza (<40k) (Land Use 822), and Recreational Community Center (Land Use 495).

Mixed-Use Reduction

Because the project would construct a mixed-use development, project trip estimates were reduced to account for internal trips within the development (i.e., residents from the housing would access the retail uses on-site without taking a vehicle trip). Based on the VTA's *Transportation Impact Analysis Guidelines*, a mixed-use reduction of 15 percent was applied to the smaller trip generator and an equal number of trips were subtracted from the larger trip generator. The rate of internalization is consistent with the assumptions in the North 40 Specific Plan EIR.

Pass-by Trips

Trip generation for retail uses is typically adjusted to account for pass-by trips. Pass-by trips are trips that would already be on the adjacent roadways traveling to and from other places (and are therefore already counted in the existing traffic) and would stop at the retail use along the way. Pass-by trips are therefore excluded from the traffic projections (although pass-by traffic is accounted for at the site

entrances). An average pass-by trip reduction of 25 percent was applied to all time periods. While this is consistent with the assumptions in the North 40 Specific Plan EIR, it is conservative compared to data published in the ITE *Trip Generation Handbook, 3rd Edition*, which reports an average pass-by trip rate of 34 percent for retail uses.

Transportation Demand Management (TDM)

In accordance with mitigation measure T-1 identified in the General Plan Update EIR, the project would be required to implement one or more VMT reduction strategies. The North 40 Phase II project will implement a TDM Plan to promote sustainable modes of transportation and reduce the number of vehicle trips and VMT that would be generated by the project. The TDM Plan will include a combination of services, incentives, facilities, and actions to shift residents and employees from driving alone to using transit, carpooling, cycling, and walking. TDM measures will be described in detail in a TDM plan, including the party responsible for implementing each measure (e.g., developer, tenant, HOA, Town, etc.). The specific elements of the TDM plan may vary over time, with periodic changes in the plan to reflect changes in the transportation environment and new technologies. To be conservative, the project trip generation estimates do not include any reduction for TDM measures.

Net Project Trips

After applying the mixed-use and pass-by trip reductions, the proposed project is estimated to generate a total of 2,968 new daily trips, with 225 new trips (66 inbound and 159 outbound) occurring during the AM peak hour and 284 new trips (162 inbound and 122 outbound) occurring during the PM peak hour (see Table 5).

Table 5
Project Trip Generation Estimates

Land Use	Size	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trips Out	AM Peak-Hour Trips Total	PM Peak-Hour Trips In	PM Peak-Hour Trips Out	PM Peak-Hour Trips Total
Proposed									
Multi-Family Housing [1]	255	du	1,170	23	78	101	61	39	100
Townhouses[2]	127	du	917	15	45	60	42	30	72
100% Affordable Housing Building[3]	68	du	393	11	27	38	24	16	40
Mixed-Use Reduction (15%) [4]			*(123)*	*(2)*	*(3)*	*(5)*	*(8)*	*(8)*	*(16)*
Net Housing Trips			2,357	47	147	194	119	77	196
Retail [5]	15,014	s.f.	818	23	15	38	52	52	104
Mixed-Use Reduction (15%) [4]			*(123)*	*(3)*	*(2)*	*(5)*	*(8)*	*(8)*	*(16)*
Pass-by-Reduction (25%) [6]			*(174)*	*(5)*	*(3)*	*(8)*	*(11)*	*(11)*	*(22)*
Net Retail Trips			521	15	10	25	33	33	66
Community/Civic [7]	3,000	s.f.	90	4	2	6	10	12	22
Total Vehicle Trips			***2,968***	***66***	***159***	***225***	***162***	***122***	***284***

Notes:
du = dwelling unit; s.f. = square feet

1 Trip generation based on fitted curve equation published in the ITE *Trip Generation Manual, 11th Edition* (2021) for Multi-Family Housing (Mid-Rise) (Land Use Code 221). Includes 23 affordable units within the multi-family building.

2 Trip generation based on fitted curve equation published in the ITE *Trip Generation Manual, 11th Edition* (2021) for Single-Family Attached Housing (Land Use Code 215).

3 Trip generation based on fitted curve equation published in the ITE *Trip Generation Manual, 11th Edition* (2021) for Affordable Housing (Income Limits) (Land Use Code 223).

4 Based on the *Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines* , the maximum trip reduction for a mixed-used development project with housing and retail component is equal to 15% off the smaller trip generator.

5 Retail daily trip generation based on average rates and peak-hour trip generation based on the fitted curve equation published in the ITE *Trip Generation Manual, 11th Edition* (2021) for Strip Retail Plaza (<40k) (Land Use Code 822).

6 A pass-by reduction of 25% was taken from the retail use trips.

7 Community/civic AM peak-hour trip generation based on average rates and daily and PM peak-hour trip generation based on the fitted curve equation published in the ITE *Trip Generation Manual, 11th Edition* (2021) for Recreational Community Center (Land Use Code 495).

Trip Distribution and Assignment

The trip distribution patterns for the project trips were estimated based on the surrounding roadway network and the locations of complementary land uses (see Figure 6). The trip distribution pattern is generally consistent with the assumptions in the North 40 Specific Plan EIR. The peak-hour vehicle trips generated by the project were assigned to the roadway network in accordance with the trip distribution patterns (see Figure 7). Pass-by trips at intersections adjacent to the project site are shown on Figure 8.

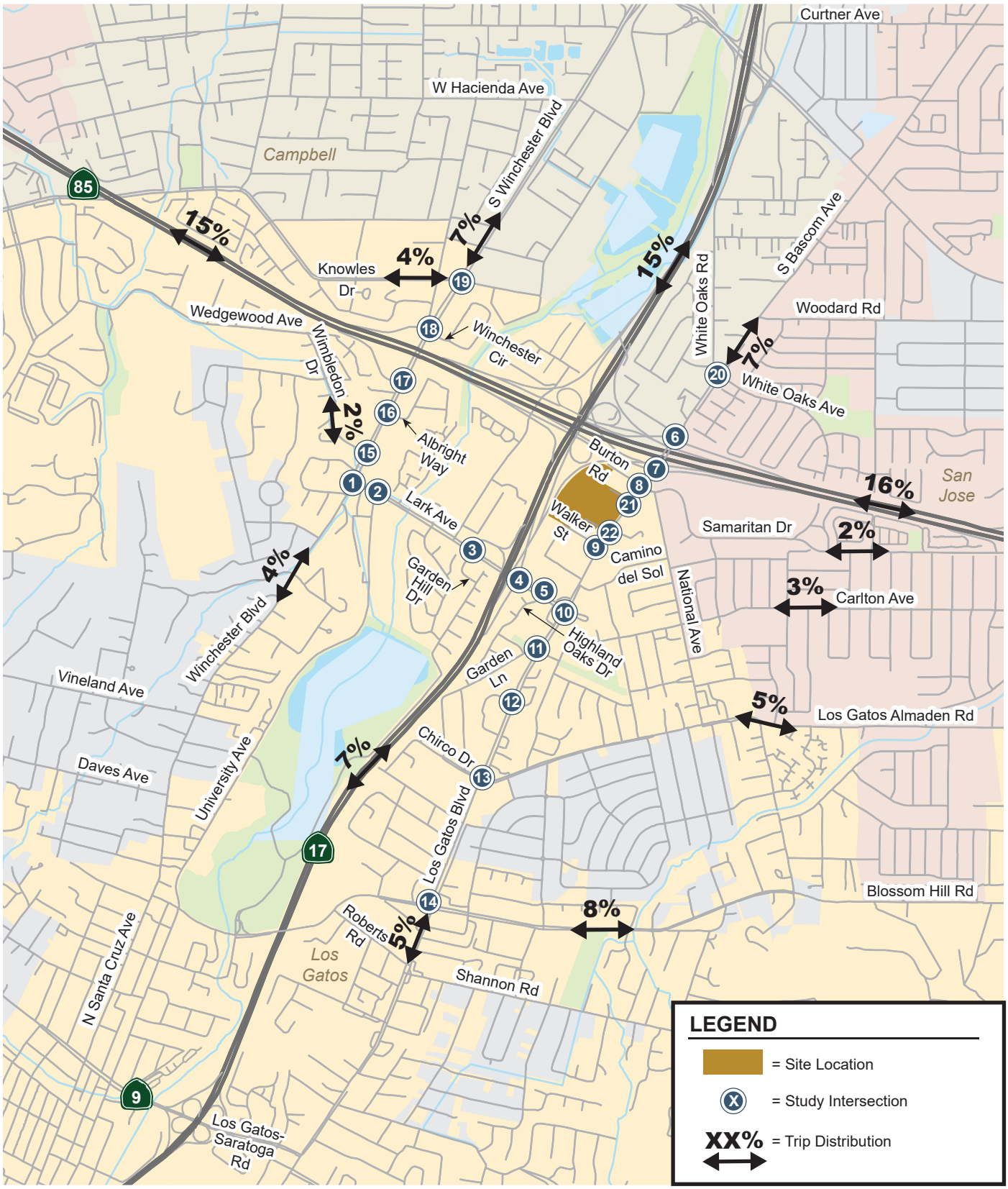
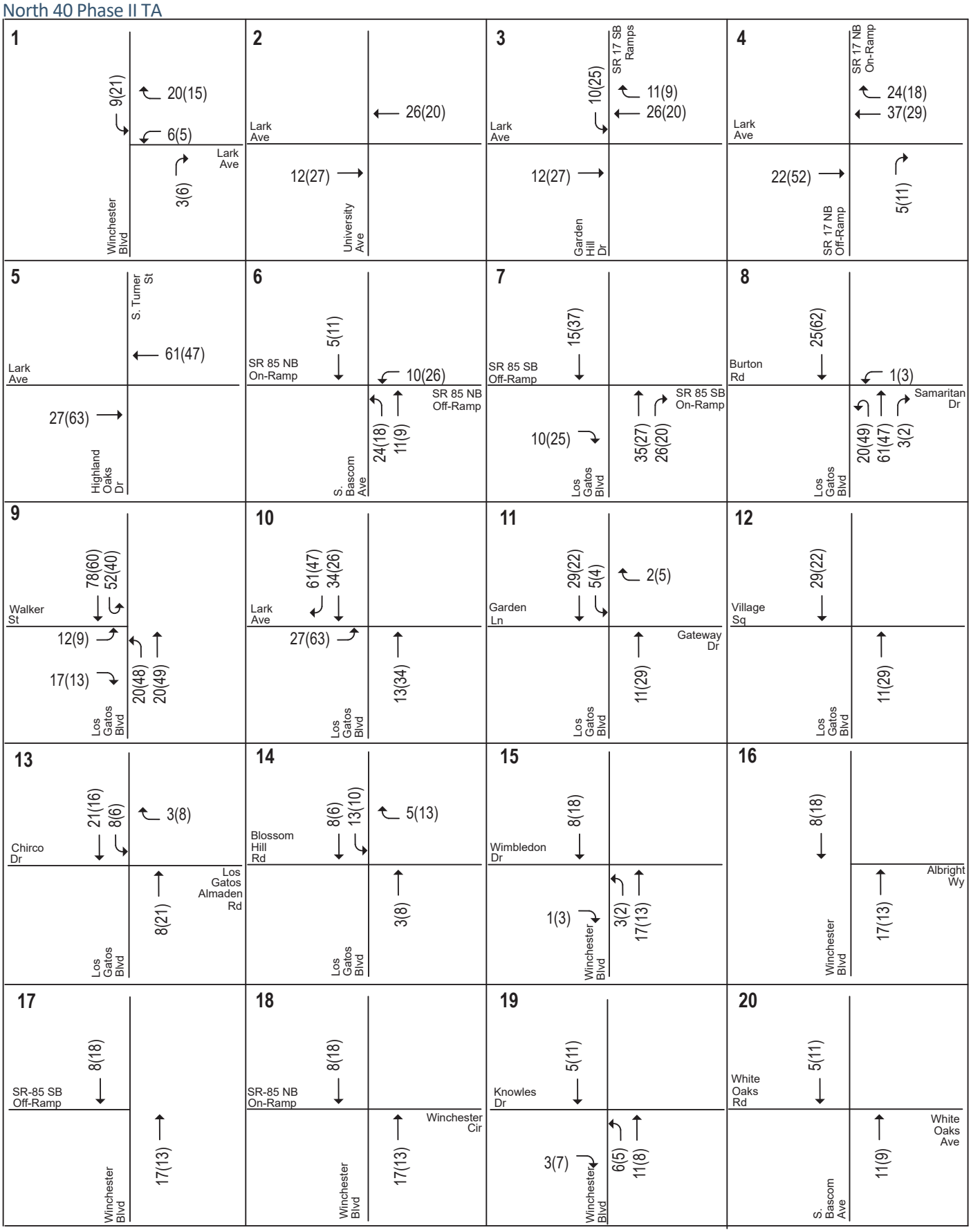


Figure 6
Project Trip Distribution



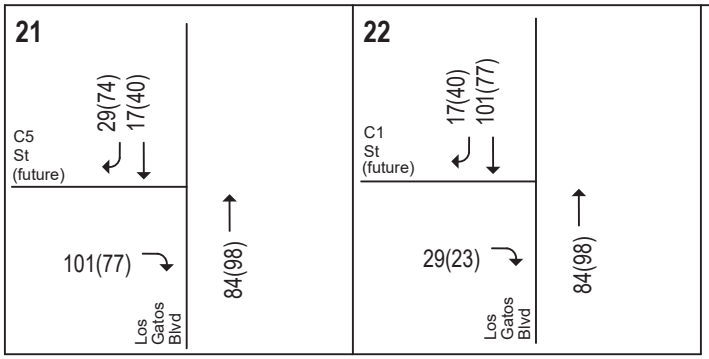
LEGEND

XX(XX) = AM(PM) Peak-Hour Trips

Figure 7
Project Trip Assignment (without Burton Road Connection)

HEXAGON

NORTH
Not to Scale



LEGEND

XX(XX) = AM(PM) Peak-Hour Trips

Figure 7
Project Trip Assignment (without Burton Road Connection)

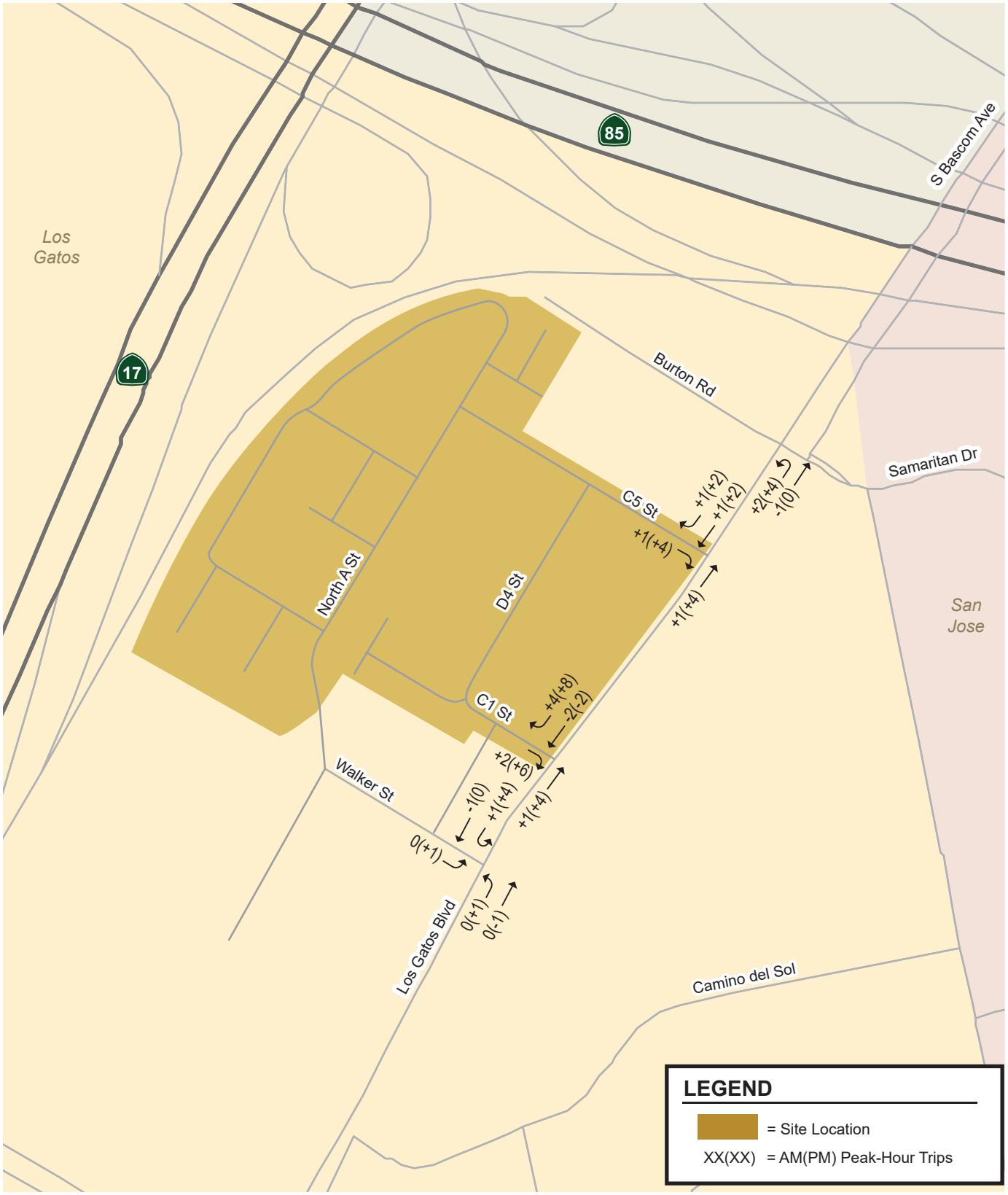


Figure 8
Pass-By Trip Assignment

Roadway Network

The roadway network under background, cumulative, and project conditions is assumed to be the same as under existing conditions with the following exception:

- Under cumulative conditions, it is assumed that the Town or a future developer will extend Burton Road to N. Turner Street (previously referred to as North A Street in the North 40 Specific Plan).

The peak-hour project trip assignment under cumulative conditions is shown on Figure 9. Project pass-by trips under cumulative conditions are shown on Figure 10.

Future Traffic Volumes

Existing Plus Project Traffic Volumes

Phase II project trips were added to existing traffic volumes to obtain existing plus project traffic volumes (see Figure 11).

Background Traffic Volumes

Background AM and PM peak-hour traffic volumes were estimated by adding to existing traffic volumes the trips generated by nearby approved but not yet completed or occupied projects (see Figure 12). The Town of Los Gatos provided a list of approved and pending developments (Appendix E). Approved and pending developments from the Cities of San Jose and Campbell were also obtained. Hexagon considered both the location and size of the approved and pending developments to eliminate those that were too far away or too small to affect traffic conditions at the selected study intersections. Background conditions reflect the additional traffic generated upon the completion of all Phase I developments in the North 40 Specific Plan area. The Phase I development was approved for 83 cottage cluster homes (semi-detached), 187 multi-family units, 50 senior apartment units, and 57,500 s.f. of commercial/retail. Most of the Phase I development has already been constructed and occupied. Trips associated with the unsold and unbuilt portion of the Phase I development were added under the background scenario. This analysis assumes 43 unsold homes (unbuilt or built and unoccupied, as of April 2024) and 57,500 s.f. of commercial space (under construction) that would add traffic under background conditions[1]. The approved and pending projects assumed as part of the analysis are listed in Appendix F.

Background Plus Project Traffic Volumes

Phase II project trips were added to background traffic volumes to obtain background plus project traffic volumes (see Figure 13).

Cumulative Traffic Volumes

Traffic volumes under cumulative no project conditions (see Figure 14) were estimated by adding the trips from proposed but not yet approved (pending) developments to the background traffic volumes. The approved and pending projects assumed as part of the analysis are listed in Appendix F. Cumulative conditions assume buildout of all parcels within the North 40 Specific Plan area outside of the Phase II site, including properties that have not yet submitted development applications. Town staff

[1] In addition, there are nine Phase I residential dwelling units yet to be built and occupied within the Transition District. The additional trips that would be added by these units (less than five per hour), would not affect the conclusions presented in this Transportation Analysis.

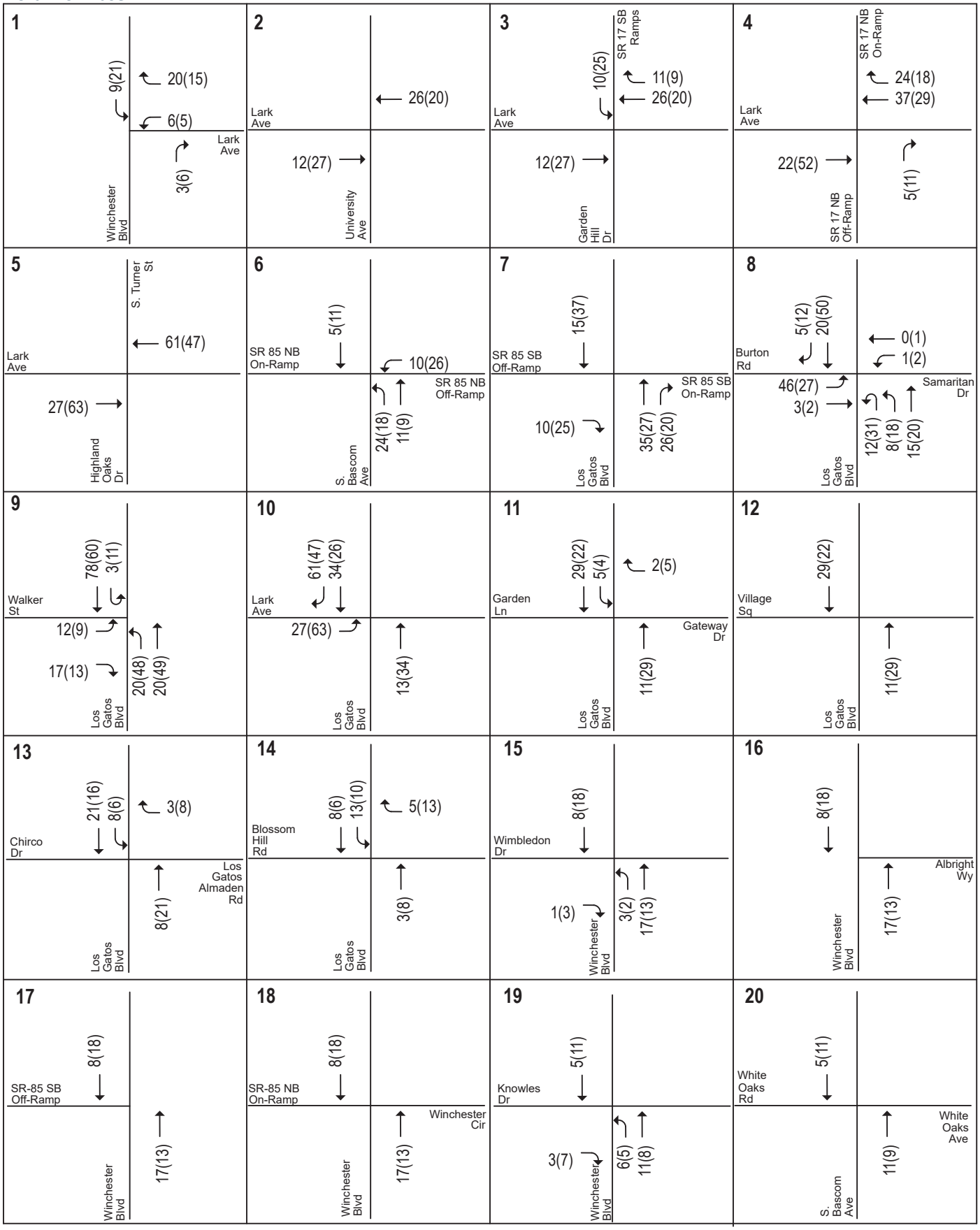
estimated the potential future development on the following properties within the North 40 Specific Plan area that have not yet submitted an application based on the density identified in the Housing Element:

- 16245 Burton Road (estimated 50 d.u.)
- 16240 Burton Road (estimated 7 d.u.)
- 16210 Burton Road and 14831 Los Gatos Boulevard (estimated 23 d.u.)
- 14823 Los Gatos Boulevard (estimated 10 d.u.)

In addition, cumulative conditions reflect changes in traffic pattern resulting from the planned future connection of Burton Road to N. Turner Street, as depicted in the North 40 Specific Plan.

Cumulative Plus Project Traffic Volumes

Project trips were added to cumulative traffic volumes to obtain cumulative plus project traffic volumes (see Figure 15). Note that the project trip assignment under cumulative conditions differs from other scenarios in that it assumes the project would have access to and from Los Gatos Boulevard via Burton Road.



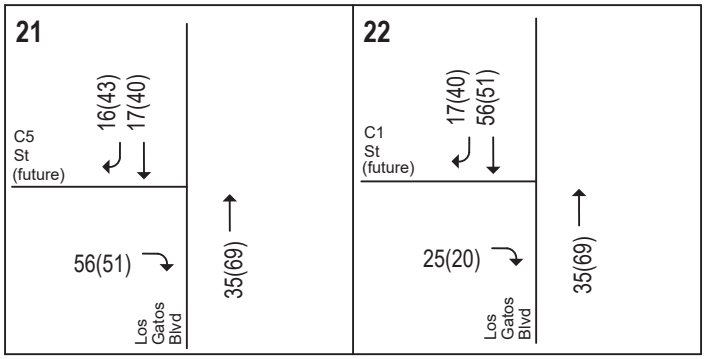
LEGEND

XX(XX) = AM(PM) Peak-Hour Trips

Figure 9
Cumulative Project Trip Assignment
(with Connection to Burton Road)

HEXAGON

NORTH
Not to Scale



LEGEND

XX(XX) = AM(PM) Peak-Hour Trips

Figure 9
Cumulative Project Trip Assignment
(with Connection to Burton Road)

NORTH
Not to Scale

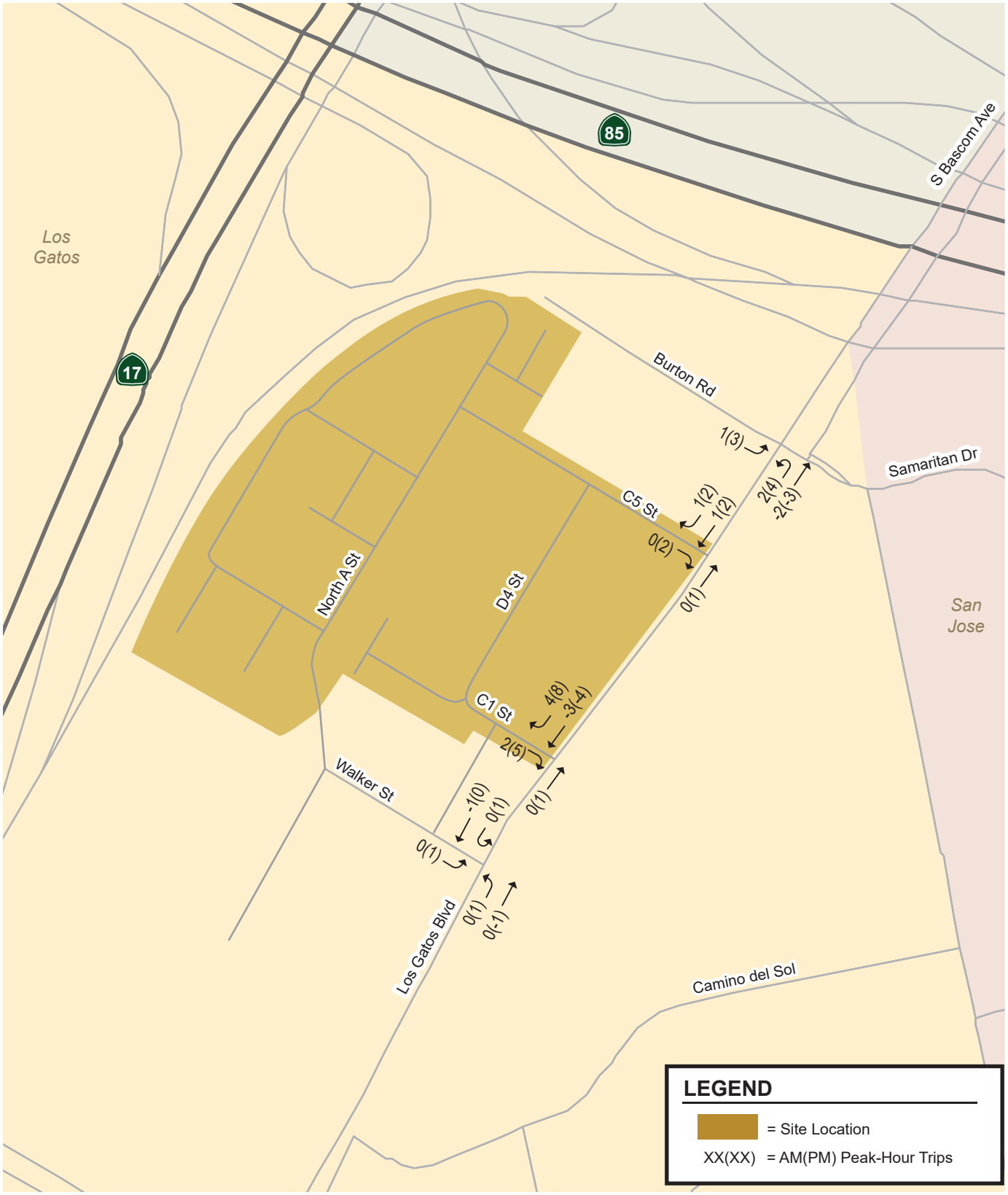
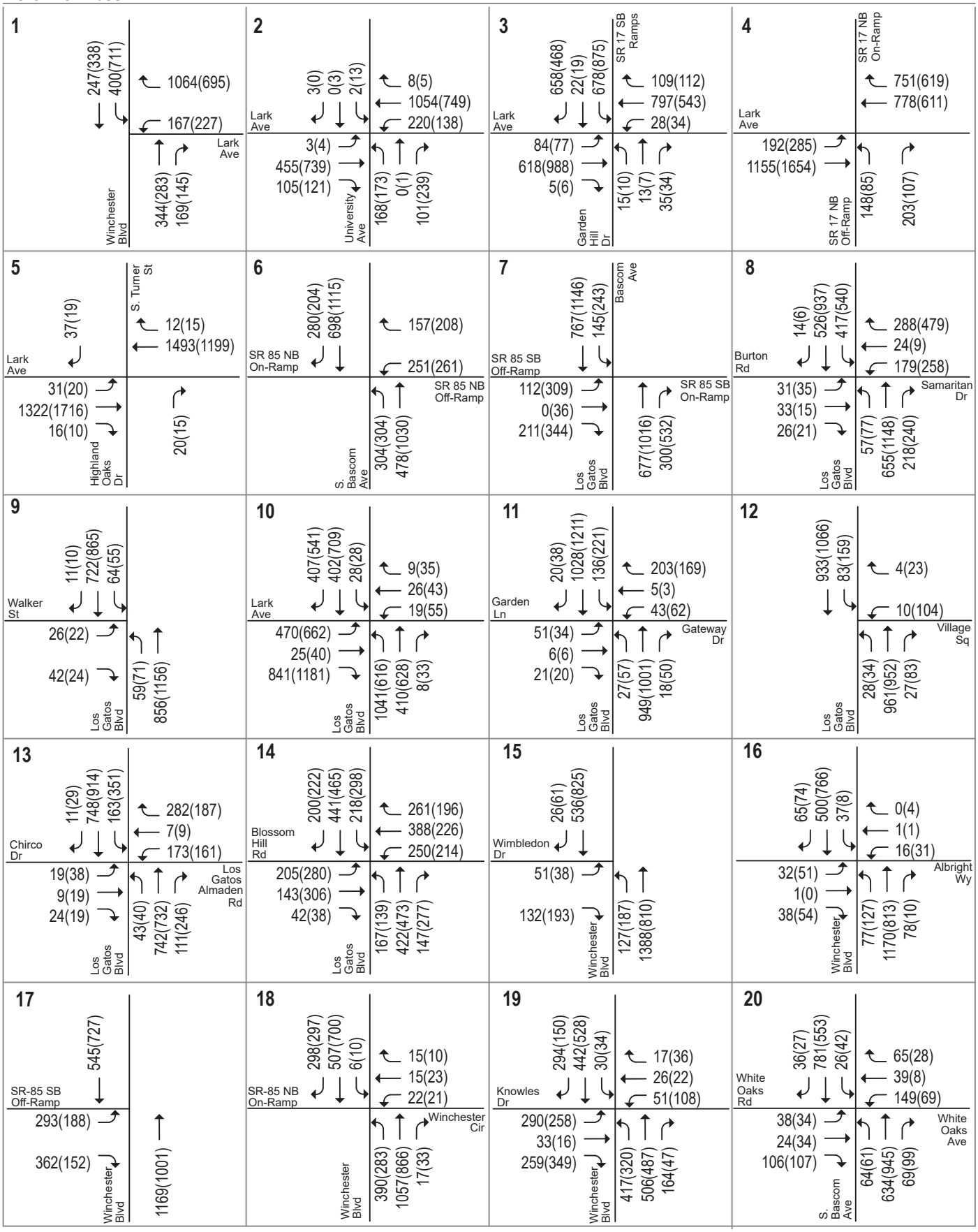


Figure 10
Cumulative Project Pass-by Trips (with Connection to Burton Road)



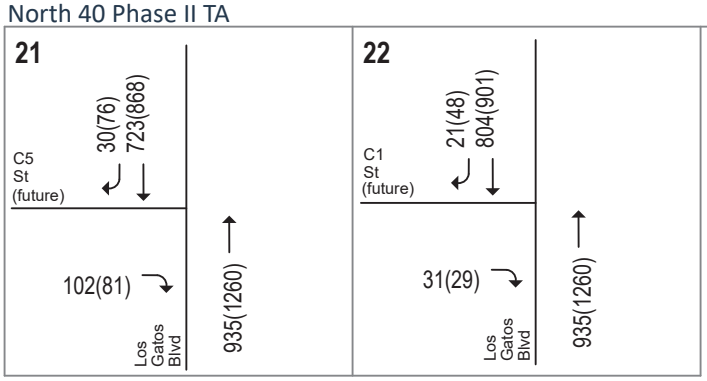
LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 11
Existing Plus Project Traffic Volumes

HEXAGON

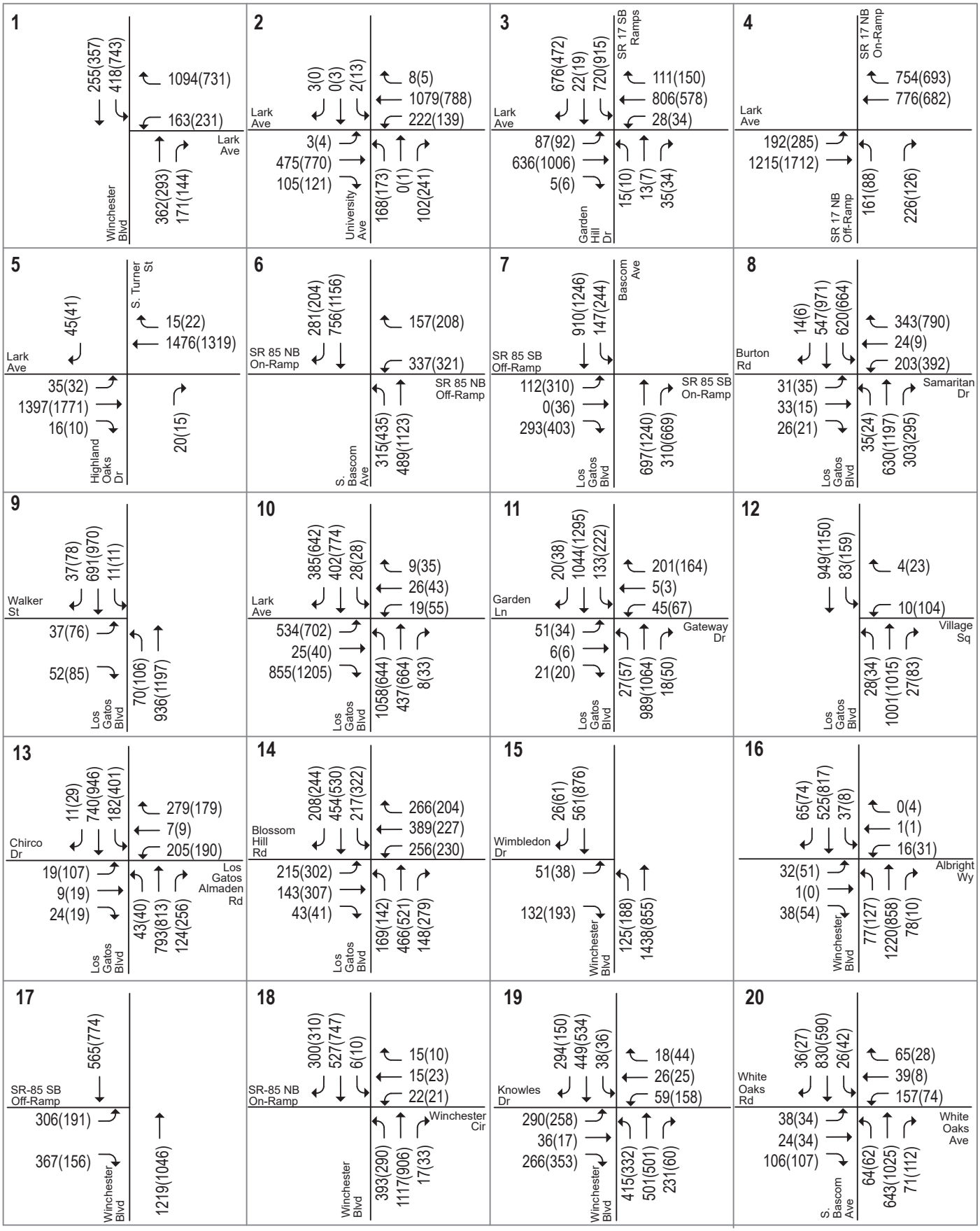
NORTH
Not to Scale



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 11
Existing Plus Project Traffic Volumes



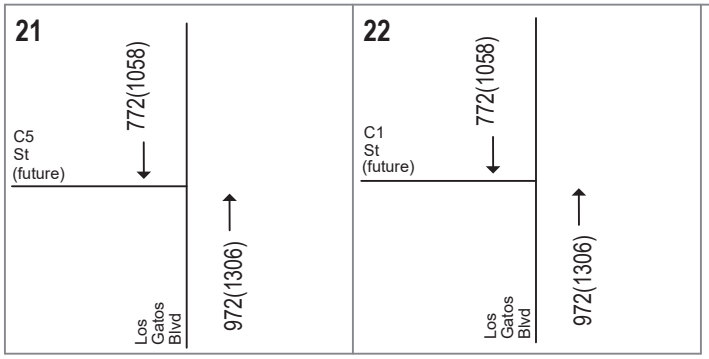
LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 12
Background Traffic Volumes

HEXAGON

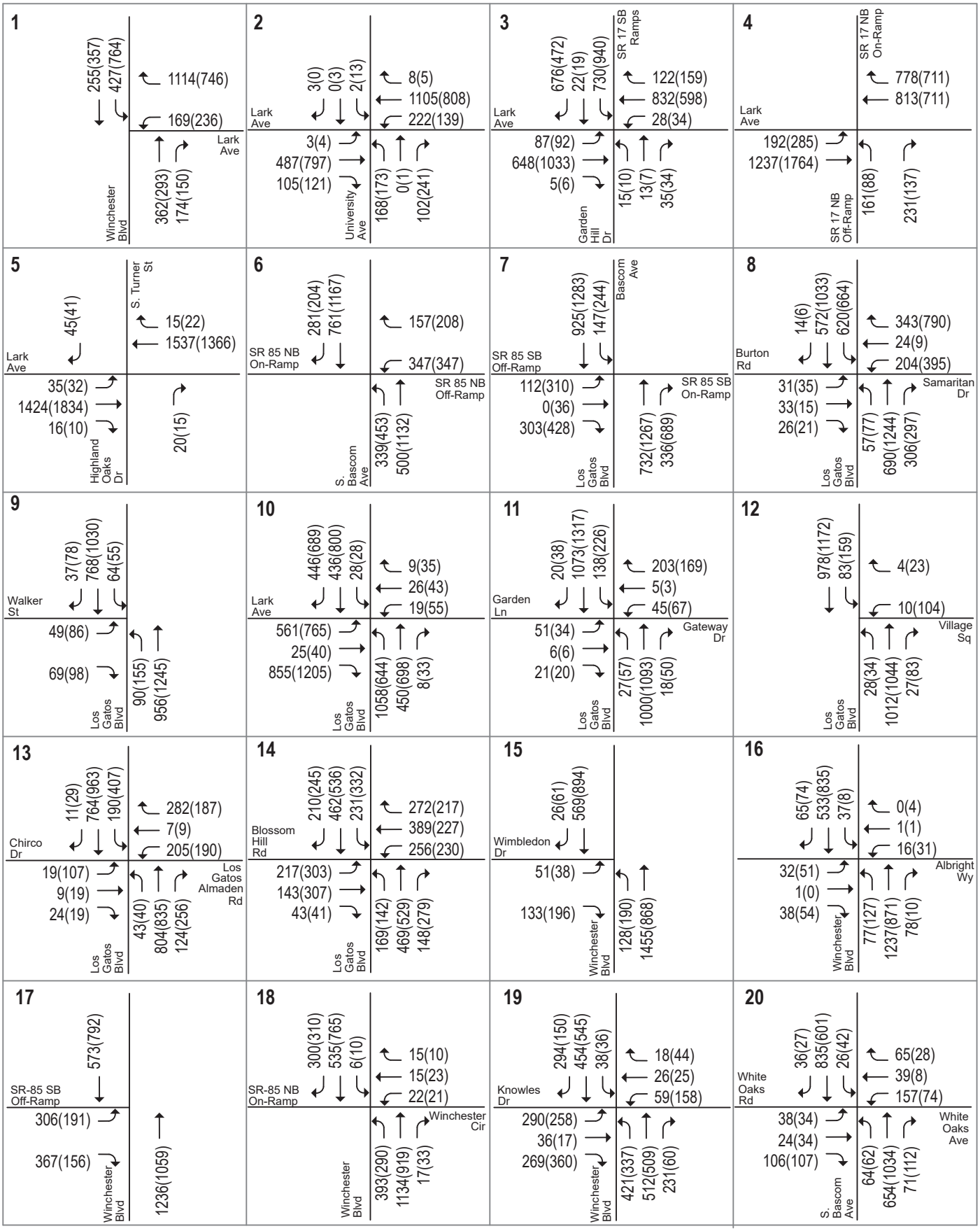
NORTH
Not to Scale



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

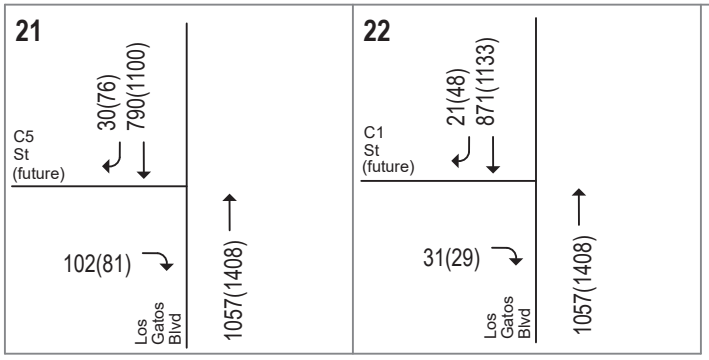
Figure 12
Background Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

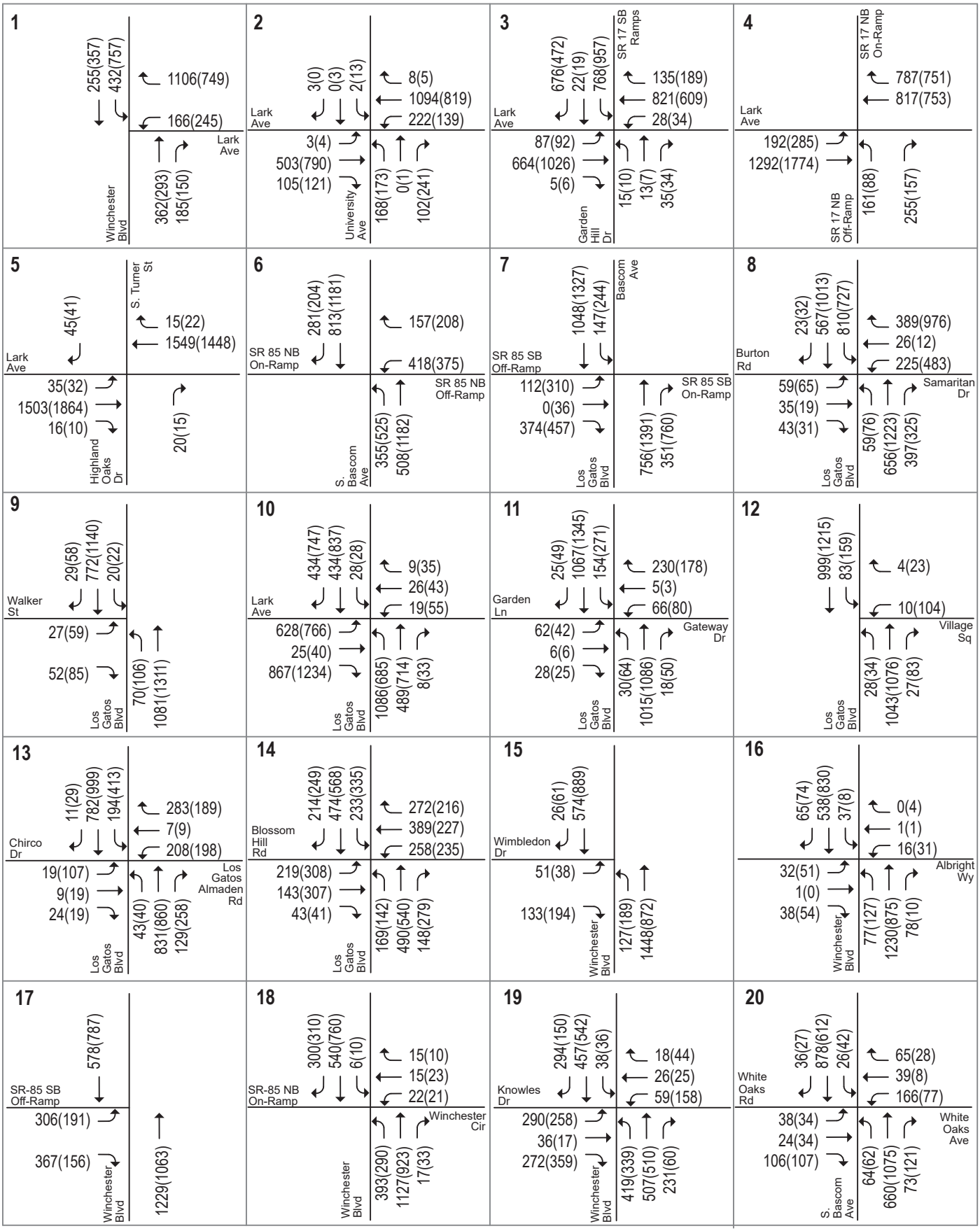
Figure 13
Background Plus Project Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

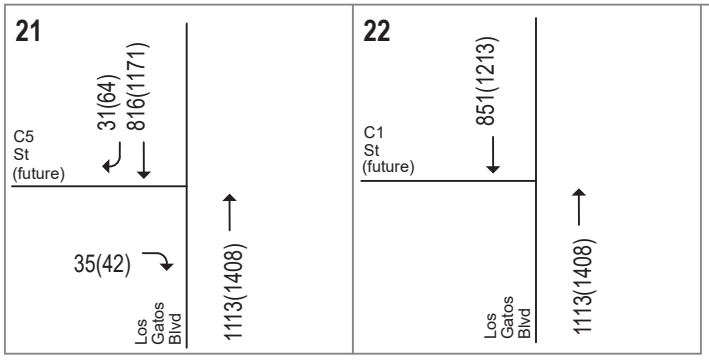
Figure 13
Background Plus Project Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

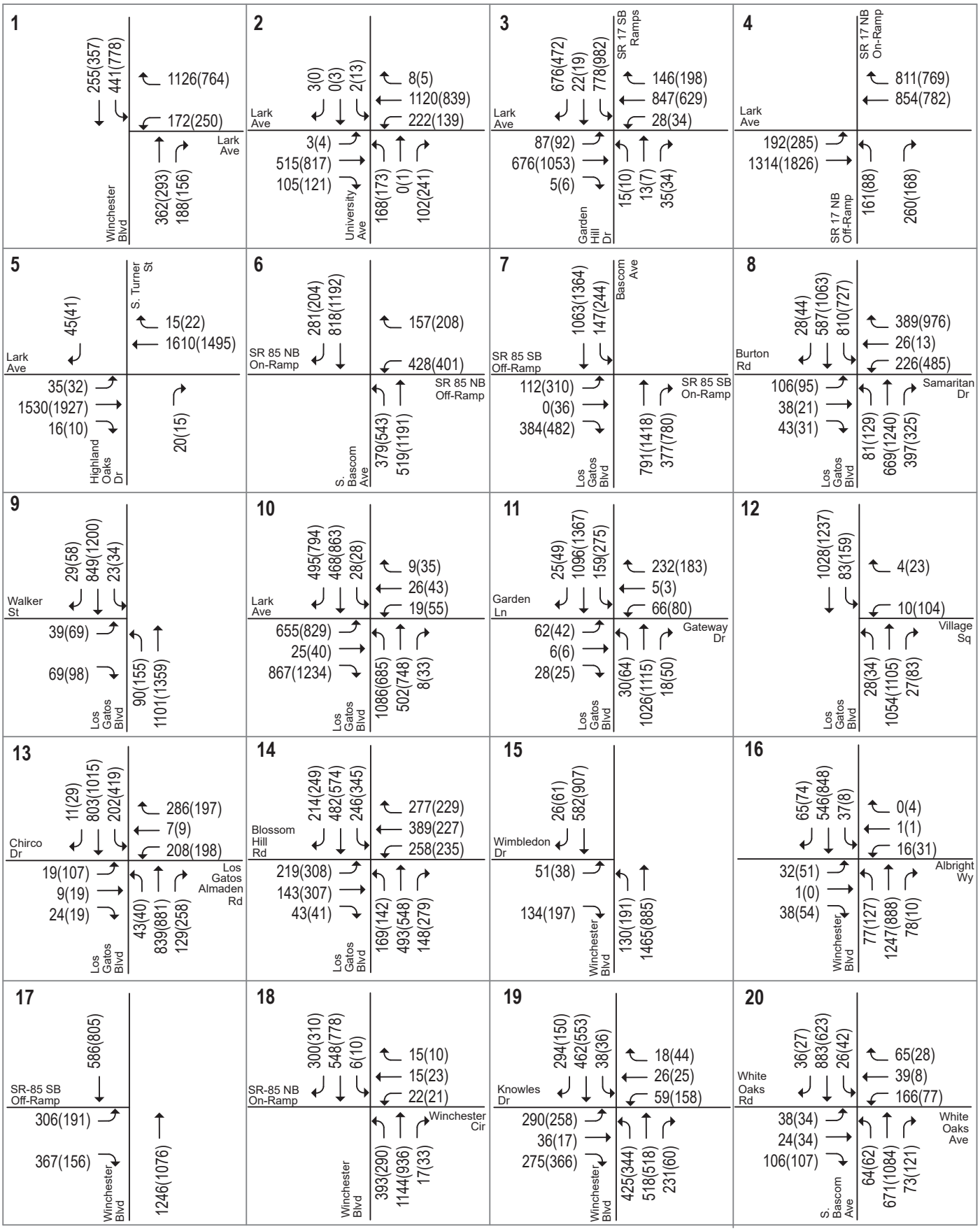
Figure 14
Cumulative Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

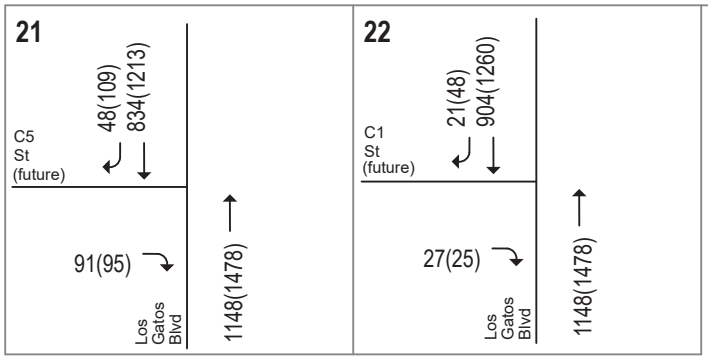
Figure 14
Cumulative Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 15
Cumulative Plus Project Traffic Volumes



LEGEND

XX(XX) = AM(PM) Peak-Hour Traffic Volumes

Figure 15
Cumulative Plus Project Traffic Volumes

Intersection Levels of Service

The results of the existing and existing plus project intersection level of service analysis are shown in Table 6. The results of the background and background plus project intersection levels of service analysis are shown in Table 7. The results of the cumulative and cumulative plus project levels of service analysis are shown in Table 8. The detailed intersection level of service calculation sheets for all study scenarios are included in Appendix D.

There are several signalized intersections for which the average delay under project conditions is shown to be less than under no project conditions during at least one peak hour. The average delay can decrease under project conditions because the intersection delay is a weighted average of all intersection movements. The addition of project traffic to movements with delays lower than the average intersection delay can reduce the average delay for the entire intersection.

The results of the analysis show that most study intersections would operate at acceptable levels of service under all scenarios, with the exception of the Los Gatos Boulevard/Samaritan Drive/Burton Road intersection under cumulative conditions both without and with the proposed project. The potential future level of service deficiency at this intersection is consistent with the findings of the North 40 Specific Plan EIR.

Los Gatos Boulevard/Samaritan Drive/Burton Road

Consistent with the findings of the North 40 Specific Plan EIR, during the PM peak hour under cumulative conditions, the project would increase the average delay at an intersection already operating at a substandard level of service. Therefore, according to the Town's definition, the project would cause an adverse effect at this intersection under cumulative conditions.

The intersection level of service could be restored to LOS D or better by installing a third northbound lane on Los Gatos Boulevard. This improvement is required to be completed by the approved but yet to be completed Samaritan Medical Complex Phase 2 Project in San Jose. Furthermore, the third northbound lane is consistent with the future lane configuration assumed in the *Town of Los Gatos 2040 General Plan EIR*. The North 40 Phase II project shall be required to contribute towards eastbound Burton Road traffic signal improvements previously identified at the Los Gatos Boulevard/ Samaritan Drive/Burton Road intersection. Table 9 shows the intersection level of service with installation of a third northbound lane. In the interim, a third lane could be constructed to a length of approximately 100 feet within the existing right-of-way. Extending the lane beyond this distance would require the acquisition of additional right-of-way along Los Gatos Boulevard. The acquisition of additional right of way generally occurs when properties adjacent to Los Gatos Boulevard redevelop and could be deferred until future traffic volumes warrant the installation of the third northbound lane on Los Gatos Boulevard.

Table 6
Existing Plus Project Intersection Level of Service

Study #	Intersection	Juristiction	Peak Hour	Existing Conditions					
				No Project		With Project			
				Avg. Delay (sec)	LOS	Avg. Delay (sec)	LOS	Incr. in Crit. Delay	Incr. in Crit. V/C
1	Winchester Boulevard & Lark Avenue	LG	AM	18.3	B	18.5	B	0.1	0.007
			PM	19.5	B	19.7	B	0.1	0.011
2	University Avenue & Lark Avenue	LG	AM	21.0	C	20.9	C	0.0	0.008
			PM	24.2	C	24.1	C	0.0	0.009
3	Southbound Highway 17 Ramps/Garden Hill Drive & Lark Avenue	LG	AM	30.2	C	30.3	C	0.2	0.014
			PM	30.7	C	30.9	C	0.3	0.017
4	Northbound Highway 17 Ramps & Lark Avenue	LG	AM	16.6	B	16.6	B	-0.1	0.011
			PM	11.9	B	12.2	B	0.3	0.015
5	Highland Oaks Drive/Turner Street & Lark Avenue[1]	LG	AM	12.2	B	12.4	B	0.0	0.002
			PM	12.7	B	13.0	B	0.0	0.001
6	Bascom Avenue & SR 85 NB Ramps (CMP)	LG	AM	24.7	C	25.1	C	0.5	0.009
			PM	21.0	C	21.4	C	0.4	0.008
7	Los Gatos Boulevard/Bascom Avenue & SR 85 SB Ramps (CMP)	LG/SJ	AM	23.8	C	23.7	C	-0.2	0.018
			PM	28.1	C	28.7	C	0.8	0.027
8	Los Gatos Bouelvard & Samaritan Drive/Burton Rd (CMP)	LG	AM	31.6	C	31.3	C	-0.4	0.018
			PM	30.7	C	30.9	C	0.3	0.014
9	Los Gatos Boulevard & Walker Street	LG	AM	8.6	A	12.0	B	6.2	0.056
			PM	7.2	A	9.8	A	2.9	0.047
10	Los Gatos Boulevard & Lark Avenue (CMP)	LG	AM	36.3	D	37.4	D	2.1	0.045
			PM	32.9	C	33.7	C	1.5	0.045
11	Los Gatos Boulevard & Gateway Drive/Garden Lane	LG	AM	24.6	C	24.6	C	0.2	0.006
			PM	24.1	C	24.1	C	0.1	0.011
12	Los Gatos Boulevard & Village Square	LG	AM	9.5	A	9.5	A	0.0	0.006
			PM	18.4	B	18.1	B	-0.3	0.006
13	Los Gatos Boulevard & Los Gatos-Almaden Road/Chirco Drive	LG	AM	28.0	C	28.0	C	0.3	0.008
			PM	28.1	C	28.6	C	0.4	0.022
14	Los Gatos Boulevard & Blossom Hill Road	LG	AM	39.5	D	39.5	D	0.2	0.007
			PM	39.2	D	39.4	D	0.1	0.007
15	Winchester Boulevard & Wimbledon Drive	LG	AM	11.4	B	11.4	B	0.0	0.006
			PM	15.1	B	15.2	B	0.1	0.009
16	Winchester Boulevard & Albright Way	LG	AM	15.4	B	15.4	B	0.0	0.005
			PM	20.3	C	20.1	C	-0.2	0.006
17	Winchester Boulevard & SR 85 SB Ramp	SJ	AM	13.7	B	13.6	B	0.0	0.005
			PM	9.3	A	9.2	A	-0.1	0.004
18	Winchester Boulevard & SR 85 NB Ramp	SJ	AM	15.7	B	15.7	B	0.0	0.000
			PM	15.5	B	15.4	B	-0.1	0.005
19	Winchester Boulevard & Knowles Drive	LG/C	AM	33.8	C	33.8	C	0.1	0.004
			PM	37.3	D	37.4	D	0.2	0.010
20	Bascom Avenue & White Oaks Avenue/White Oaks Road	SJ	AM	23.7	C	23.6	C	-0.1	0.001
			PM	16.1	B	16.0	B	-0.1	0.002
21	Los Gatos Boulevard & C5 Street (future) [1]	LG	AM	n/a	n/a	11.9	B	n/a	n/a
			PM	n/a	n/a	12.8	B	n/a	n/a
22	Los Gatos Boulevard & C1 Street (future) [1]	LG	AM	n/a	n/a	11.4	B	n/a	n/a
			PM	n/a	n/a	12.0	B	n/a	n/a

Juristrictions: LG = Los Gatos, SJ = San Jose, C = Campbell

Note:

[1] denotes a two-way stop controlled intersection. The average delay for the worst leg is shown.

Table 7
Background Plus Project Intersections Levels of Service

Study #	Intersection	Juristiction	Peak Hour	Background Conditions					
				No Project		With Project			
				Avg. Delay (sec)	LOS	Avg. Delay (sec)	LOS	Incr. in Crit. Delay	Incr. in Crit. V/C
1	Winchester Boulevard & Lark Avenue	LG	AM	18.4	B	18.6	B	0.2	0.007
			PM	19.8	B	20.0	C	0.1	0.011
2	University Avenue & Lark Avenue	LG	AM	20.9	C	20.9	C	0.1	0.008
			PM	24.1	C	24.1	C	0.0	0.009
3	Southbound Highway 17 Ramps/Garden Hill Drive & Lark Avenue	LG	AM	30.8	C	30.9	C	0.3	0.014
			PM	31.4	C	31.7	C	0.4	0.017
4	Northbound Highway 17 Ramps & Lark Avenue	LG	AM	17.3	B	17.3	B	0.1	0.009
			PM	12.7	B	13.1	B	0.4	0.015
5	Highland Oaks Drive/Turner Street & Lark Avenue[1]	LG	AM	12.5	B	12.7	B	0.0	0.003
			PM	13.2	B	13.5	B	0.0	0.002
6	Bascom Avenue & SR 85 NB Ramps (CMP)	LG	AM	25.9	C	26.3	C	0.6	0.012
			PM	23.0	C	23.4	C	0.3	0.008
7	Los Gatos Boulevard/Bascom Avenue & SR 85 SB Ramps (CMP)	LG/SJ	AM	26.5	C	26.4	C	-0.1	0.018
			PM	30.6	C	31.8	C	2.2	0.027
8	Los Gatos Bouelvard & Samaritan Drive/Burton Rd (CMP)	LG	AM	31.9	C	31.8	C	0.1	0.018
			PM	44.5	D	46.0	D	2.7	0.014
9	Los Gatos Boulevard & Walker Street	LG	AM	10.6	B	14.0	B	5.3	0.049
			PM	12.0	B	15.9	B	9.9	0.080
10	Los Gatos Boulevard & Lark Avenue (CMP)	LG	AM	37.8	D	39.0	D	2.1	0.045
			PM	35.6	D	38.0	D	3.9	0.045
11	Los Gatos Boulevard & Gateway Drive/Garden Lane	LG	AM	24.2	C	24.2	C	0.2	0.006
			PM	23.6	C	23.7	C	0.1	0.011
12	Los Gatos Boulevard & Village Square	LG	AM	9.4	A	9.3	A	0.0	0.006
			PM	17.5	B	17.2	B	-0.3	0.006
13	Los Gatos Boulevard & Los Gatos-Almaden Road/Chirco Drive	LG	AM	28.0	C	28.1	C	0.2	0.009
			PM	28.9	C	29.6	C	0.9	0.031
14	Los Gatos Boulevard & Blossom Hill Road	LG	AM	39.5	D	39.6	D	0.3	0.008
			PM	39.7	D	39.8	D	0.1	0.007
15	Winchester Boulevard & Wimbledon Drive	LG	AM	11.3	B	11.3	B	0.0	0.006
			PM	15.0	B	15.1	B	0.1	0.009
16	Winchester Boulevard & Albright Way	LG	AM	15.4	B	15.4	B	0.0	0.005
			PM	19.7	B	19.6	B	-0.1	0.006
17	Winchester Boulevard & SR 85 SB Ramp	SJ	AM	13.7	B	13.7	B	0.0	0.005
			PM	9.1	A	9.1	A	-0.1	0.004
18	Winchester Boulevard & SR 85 NB Ramp	SJ	AM	15.6	B	15.5	B	0.0	0.000
			PM	15.3	B	15.2	B	-0.1	0.005
19	Winchester Boulevard & Knowles Drive	LG/C	AM	34.2	C	34.2	C	0.1	0.004
			PM	39.4	D	39.5	D	0.3	0.010
20	Bascom Avenue & White Oaks Avenue/White Oaks Road	SJ	AM	23.5	C	23.4	C	-0.1	0.001
			PM	15.6	B	15.5	B	-0.1	0.002
21	Los Gatos Boulevard & C5 Street (future) [1]	LG	AM	n/a	n/a	12.3	B	n/a	n/a
			PM	n/a	n/a	14.6	B	n/a	n/a
22	Los Gatos Boulevard & C1 Street (future) [1]	LG	AM	n/a	n/a	11.7	B	n/a	n/a
			PM	n/a	n/a	13.4	B	n/a	n/a

Juristrictions: LG = Los Gatos, SJ = San Jose, C = Campbell

Note:

[1] denotes a two-way stop controlled intersection. The average delay for the worst leg is shown.

Table 8
Cumulative Plus Project Intersections Levels of Service

Study #	Intersection	Jurisdiction	Peak Hour	Cumulative Conditions: No Project Avg. Delay (sec)	No Project LOS	With Project Avg. Delay (sec)	With Project LOS	Incr. in Crit. Delay	Incr. in Crit. V/C
1	Winchester Boulevard & Lark Avenue	LG	AM	18.6	B	18.8	B	0.1	0.007
			PM	20.2	C	20.4	C	0.1	0.011
2	University Avenue & Lark Avenue	LG	AM	21.0	C	20.9	C	0.1	0.008
			PM	24.1	C	24.1	C	0.0	0.009
3	Southbound Highway 17 Ramps/Garden Hill Drive & Lark Avenue	LG	AM	31.2	C	31.4	C	0.3	0.014
			PM	31.8	C	32.2	C	0.5	0.017
4	Northbound Highway 17 Ramps & Lark Avenue	LG	AM	17.8	B	17.9	B	0.2	0.009
			PM	13.9	B	13.8	B	1.7	0.066
5	Highland Oaks Drive/Turner Street & Lark Avenue[1]	LG	AM	12.8	B	13.0	B	0.0	0.003
			PM	13.6	B	13.9	B	0.0	0.002
6	Bascom Avenue & SR 85 NB Ramps (CMP)	LG	AM	27.4	C	27.8	C	0.5	0.012
			PM	24.1	C	24.5	C	0.2	0.008
7	Los Gatos Boulevard/Bascom Avenue & SR 85 SB Ramps (CMP)	LG/SJ	AM	27.6	C	27.8	C	0.3	0.010
			PM	34.6	C	36.9	D	5.2	0.027
8	Los Gatos Bouelvard & Samaritan Drive/Burton Rd (CMP)	LG	AM	34.9	C	37.1	D	2.5	0.032
			PM	**68.3**	**E**	**71.0**	**E**	4.2	0.025
9	Los Gatos Boulevard & Walker Street	LG	AM	10.1	B	11.3	B	1.1	0.018
			PM	11.3	B	14.6	B	8.8	0.085
10	Los Gatos Boulevard & Lark Avenue (CMP)	LG	AM	40.5	D	42.1	D	2.8	0.045
			PM	46.1	D	51.6	D	9.2	0.045
11	Los Gatos Boulevard & Gateway Drive/Garden Lane	LG	AM	25.9	C	25.9	C	0.2	0.006
			PM	24.9	C	25.0	C	0.1	0.011
12	Los Gatos Boulevard & Village Square	LG	AM	9.2	A	9.1	A	0.0	0.006
			PM	16.9	B	16.7	B	-0.2	0.006
13	Los Gatos Boulevard & Los Gatos-Almaden Road/Chirco Drive	LG	AM	28.0	C	28.0	C	0.2	0.008
			PM	29.0	C	29.7	C	0.9	0.031
14	Los Gatos Boulevard & Blossom Hill Road	LG	AM	39.6	D	39.7	D	0.2	0.007
			PM	39.8	D	40.0	D	0.2	0.016
15	Winchester Boulevard & Wimbledon Drive	LG	AM	11.3	B	11.3	B	0.0	0.006
			PM	15.0	B	15.0	B	0.1	0.009
16	Winchester Boulevard & Albright Way	LG	AM	15.4	B	15.4	B	0.0	0.005
			PM	19.6	B	19.4	B	-0.1	0.006
17	Winchester Boulevard & SR 85 SB Ramp	SJ	AM	13.7	B	13.7	B	0.0	0.005
			PM	9.0	A	9.0	A	0.0	0.004
18	Winchester Boulevard & SR 85 NB Ramp	SJ	AM	15.6	B	15.6	B	0.0	0.000
			PM	15.2	B	15.1	B	-0.1	0.005
19	Winchester Boulevard & Knowles Drive	LG/C	AM	34.3	C	34.3	C	0.1	0.004
			PM	39.5	D	39.7	D	0.3	0.010
20	Bascom Avenue & White Oaks Avenue/White Oaks Road	SJ	AM	23.4	C	23.3	C	-0.1	0.001
			PM	15.3	B	15.2	B	-0.1	0.002
21	Los Gatos Boulevard & C5 Street (future) [1]	LG	AM	n/a	n/a	12.5	B	n/a	n/a
			PM	n/a	n/a	16.4	C	n/a	n/a
22	Los Gatos Boulevard & C1 Street (future) [1]	LG	AM	n/a	n/a	11.9	B	n/a	n/a
			PM	n/a	n/a	14.3	B	n/a	n/a

Jurisdictions: LG = Los Gatos, SJ = San Jose, C = Campbell

Note:

[1] denotes a two-way stop controlled intersection. The average delay for the worst leg is shown.

Bold indicates a substandard level of service.

Bold indicates an adverse effect.

Table 9
Cumulative Plus Project Level of Service (with Improvements)

Study #	Intersection	Peak Hour	Cumulative Conditions: No Project Avg. Delay (sec)	No Project LOS	With Project Avg. Delay (sec)	With Project LOS	Incr. in Crit. Delay	Incr. in Crit. V/C
8	Los Gatos Bouelvard & Samaritan Drive/Burton Rd (CMP)	AM	34.9	C	37.1	D	2.5	0.032
		PM	**68.3**	**E**	**71.0**	**E**	4.2	0.025
	(install third NB through lane)	AM			36.5	D	2.5	0.032
		PM			51.0	D	3.7	0.024

Note:
Bold indicates a substandard level of service.
Bold indicates an adverse effect.

Intersection Queuing Analysis

The analysis of intersection operations was supplemented with a vehicle queuing analysis for intersections where the project would add a substantial number of trips (10 or more) to the left-turn movements. This analysis provides a basis for estimating future storage requirements at the intersections under existing, background, cumulative, and project conditions. Vehicle queues were estimated using a Poisson probability distribution, described in Chapter 1. The following left-turn movements were evaluated, and the results of the queueing analysis are summarized in Table 10:

- Southbound Winchester Boulevard to Lark Avenue
- Southbound SR-17 SB Ramp to Lark Avenue
- Westbound SR-85 NB Ramps to Bascom Avenue
- Northbound Los Gatos Boulevard to Burton Road (Left-turn and U-turn)
- Southbound Los Gatos Boulevard at Walker Street (U-Turn)
- Northbound Los Gatos Boulevard to Walker Street
- Eastbound Walker Street to Los Gatos Boulevard
- Eastbound Lark Avenue to Los Gatos Boulevard
- Southbound Los Gatos Boulevard to Blossom Hill Road

Table 10
Intersection Queuing Analysis

	Winchester Boulevard & Lark Avenue		SR-17 SB Ramps & Lark Avenue		Bascom Avenue & SR-85 NB Ramps		Los Gatos Boulevard & Samaritan Drive/Burton Road	
	SBL		SBL		WBL		NBL	
	2 Lanes		2 Lanes		2 Lanes		1 Lane	
	AM	PM	AM	PM	AM	PM	AM	PM
Existing								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	196	345	334	425	121	118	35	24
95th %. Queue (veh/ln.)	8	12	15	18	8	7	3	2
95th %. Queue (ft./ln) [2]	200	300	375	450	200	175	75	50
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	Y	Y	Y	Y
Existing Plus Project								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	200	356	339	438	126	131	57	77
95th %. Queue (veh/ln.)	8	13	15	18	8	8	5	5
95th %. Queue (ft./ln) [2]	200	325	375	450	200	200	125	125
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	Y	Y	**N**	**N**
Background								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	209	372	360	458	169	161	35	24
95th %. Queue (veh/ln.)	8	13	16	19	10	9	3	2
95th %. Queue (ft./ln) [2]	200	325	400	475	250	225	75	50
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	**N**	Y	Y	Y
Background Plus Project								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	214	382	365	470	174	174	57	77
95th %. Queue (veh/ln.)	9	14	16	19	10	10	5	5
95th %. Queue (ft./ln) [2]	225	350	400	475	250	250	125	125
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	**N**	**N**	**N**	**N**
Cumulative								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	216	379	384	479	209	188	59	76
95th %. Queue (veh/ln.)	9	13	17	20	12	11	5	5
95th %. Queue (ft./ln) [2]	225	325	425	500	300	275	125	125
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	**N**	**N**	**N**	**N**
Cumulative Plus Project								
Cycle/Delay [1] (sec)	80	80	105	100	126	120	126	120
Volume (vphpl)	221	389	389	491	214	201	81	129
95th %. Queue (veh/ln.)	9	14	17	20	12	11	6	8
95th %. Queue (ft./ln) [2]	225	350	425	500	300	275	150	200
Storage (ft./ ln.)	350	350	300	300	240	240	100	100
Adequate (Y/N)	Y	Y	**N**	**N**	**N**	**N**	**N**	**N**

Notes:
NBL = northbound left movement, SBL = southbound left movement, EBL = eastbound left movement, WBL = westbound left movement.
[1] Vehicle queue calculations based on cycle length for signalized intersections.
[2] Assumes 25 Feet Per Vehicle Queued.

Table 10 (cont.)
Intersection Queuing Analysis

	Los Gatos Boulevard & Walker Street						Los Gatos Boulevard & Lark Avenue		Los Gatos Boulevard & Blossom Hill Road	
	SBL		NBL		EBL		EBL		SBL	
	1 Lane		1 Lane		1 Lane		3 Lanes[3]		2 Lanes	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Existing										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	11	11	39	22	14	12	156	213	103	144
95th %. Queue (veh/ln.)	2	2	3	2	2	2	10	11	7	9
95th %. Queue (ft./ln) [2]	50	50	75	50	50	50	250	275	175	225
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	**N**	**N**
Existing Plus Project										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	64	55	59	71	26	22	165	234	109	149
95th %. Queue (veh/ln.)	5	4	5	5	3	2	10	11	7	9
95th %. Queue (ft./ln) [2]	125	100	125	125	75	50	250	275	175	225
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	**N**	Y	Y	Y	Y	Y	Y	Y	**N**	**N**
Background										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	11	11	70	106	37	76	186	247	109	161
95th %. Queue (veh/ln.)	2	2	5	7	3	5	11	12	7	10
95th %. Queue (ft./ln) [2]	50	50	125	175	75	125	275	300	175	250
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	**N**	**N**
Background Plus Project										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	64	55	90	155	49	86	195	268	116	166
95th %. Queue (veh/ln.)	5	4	6	9	4	6	11	13	8	10
95th %. Queue (ft./ln) [2]	125	100	150	225	100	150	275	325	200	250
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	**N**	Y	Y	Y	Y	**N**	Y	Y	**N**	**N**
Cumulative										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	20	22	70	106	27	59	218	269	117	168
95th %. Queue (veh/ln.)	2	2	5	7	3	4	12	13	8	10
95th %. Queue (ft./ln) [2]	50	50	125	175	75	100	300	325	200	250
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	**N**	**N**
Cumulative Plus Project										
Cycle/Delay [1] (sec)	126	120	126	120	126	120	126	106	126	126
Volume (vphpl)	23	34	90	155	39	69	227	290	123	173
95th %. Queue (veh/ln.)	2	3	6	9	3	5	13	14	8	10
95th %. Queue (ft./ln) [2]	50	75	150	225	75	125	325	350	200	250
Storage (ft./ ln.)	100	100	375	375	125	125	350	350	150	150
Adequate (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	**N**	**N**

Notes:
NBL = northbound left movement, SBL = southbound left movement, EBL = eastbound left movement, WBL = westbound left movement.
[1] Vehicle queue calculations based on cycle length for signalized intersections.
[2] Assumes 25 Feet Per Vehicle Queued.
[3] Approach contains a shared through-left lane. Volume includes through lane traffic.

The queueing analysis indicates that the following intersections currently have queuing deficiencies, but the addition of project trips would not lengthen the 95th percentile queue:

- Southbound left-turn movement from Southbound SR-17 Ramps to Lark Avenue

The queuing analysis indicates that the following intersections would have queuing deficiencies caused or exacerbated by the project:

- Westbound left turn from SR-85 Northbound Ramps to Bascom Avenue (AM and PM peak hours)
- Northbound Los Gatos Boulevard to Burton Road (left- and U-turn) (AM and PM peak hours)
- Southbound Los Gatos Boulevard at Walker Street (U-turn) (AM peak hour)
- Eastbound Walker Street to Los Gatos Boulevard (left-turn) (PM peak hour)
- Southbound Los Gatos Boulevard to Blossom Hill Road (left-turn)(AM and PM peak hours)

SR 85 Northbound Ramp Left Turn to Bascom Avenue

The westbound left-turn lanes on the SR 85 Northbound off-ramp to Bascom Avenue provides vehicle storage capacity for approximately 20 vehicles. The addition of project trips would cause the 95th percentile queue at the westbound left-turn pocket to exceed its storage length during both peak hours under background and cumulative conditions. The addition of project trips would only lengthen the queue by one vehicle during the PM peak hour under background conditions. It should be noted that although the turn pocket length is exceeded, left-turning vehicles can queue on the no.1 lane of SR-85 off-ramp without impacting vehicles wanting to turn right. The queue would not extend onto the SR-85 freeway; thus, no improvements are recommended at this intersection. The North 40 Specific Plan EIR did not analyze the queue storage needed at this movement.

Northbound Los Gatos Boulevard Left Turn (U-turn) to Burton Road

The northbound left-turn lane on Los Gatos Boulevard provides vehicle storage capacity for approximately four vehicles. The addition of trips generated by the project as well as trips associated with other parcels in the North 40 Plan area would cause the 95th percentile queue at the northbound left-turn pocket to exceed its storage length during both peak hours under all scenarios. The northbound left-turn pocket could be extended by restriping the northbound direction of Los Gatos Boulevard to provide approximately 125 feet of storage space for the left-turn pocket. Beyond this distance, there is currently a two-way left-turn lane in the median. The project will construct a raised median along Los Gatos Boulevard along the project frontage with dedicated turn lanes at intersections. The turn lane could be extended to a maximum length of approximately 200 feet by making the turn pocket start just north of C5 Street. The potential queuing deficiency at this intersection was previously identified in the North 40 Specific Plan EIR. The project proposes an improvement to extend the turn lane to 200 feet for the northbound left-turn pocket along Los Gatos Boulevard at Burton Road to provide adequate queuing space with the addition of project trips and trips associated with other parcels that may be developed in the North 40 Plan area.

Southbound Los Gatos Boulevard U-turn at Walker Street

The provided vehicle storage capacity for the southbound U-turn lane on Los Gatos Boulevard at Walker Street is approximately four vehicles. The addition of project trips would cause the 95th percentile queue at the southbound U-turn pocket to exceed its storage length during the AM peak hour under all scenarios. The southbound U-turn pocket could be extended by reconstructing the median along Los Gatos Boulevard and striping the U-turn pocket to provide at least 125 feet of storage space. The North 40 Specific Plan EIR did not analyze the potential queuing issues at this movement. The

project proposes an improvement to extend the turn lane to 150 feet for the southbound left-turn pocket along Los Gatos Boulevard at Walker Street to provide adequate queuing space for the addition of project trips and trips associated with other parcels that may be developed in the North 40 Plan area.

Eastbound Walker Street Left Turn to Los Gatos Boulevard

The eastbound left-turn lane on Walker Street provides vehicle storage capacity for approximately five vehicles. The addition of project trips would cause the 95th percentile queue at the eastbound left-turn pocket to exceed its storage length during the PM peak hour under background conditions. It should be noted that with the addition of project trips, the 95th percentile queue would only exceed the storage capacity by one vehicle. Additionally, this storage capacity is calculated by measuring the distance to the upstream (on-site) intersection. Since the 95th percentile queue exceeds capacity by only one vehicle during the PM peak hour under background conditions only, no improvements are needed as vehicles can queue along Walker Street and Mill Street without significantly affecting on-site vehicular operations. The North 40 Specific Plan EIR did not analyze the queue length at this movement.

Southbound Los Gatos Boulevard Left Turn to Blossom Hill Road

The southbound left-turn lanes on Los Gatos Boulevard at Blossom Hill Road provide vehicle storage capacity for approximately 12 vehicles. The 95th percentile queue exceeds its storage length during both peak hours under all scenarios. The addition of project trips would only lengthen the queue by at most one vehicle during the AM peak hour under background conditions. Due the space constraints and the intersection's proximity to Placer Oaks Road, lengthening the turn pocket is not possible. Southbound Los Gatos Boulevard contains multiple lanes and southbound through vehicles can go around vehicles queued for the left-turn during the heaviest cycles where the queue exceeds the storage length. The North 40 Specific Plan EIR did not analyze this location for queuing.

4. Other Transportation Analyses

This chapter presents other transportation issues associated with the project, including:

- Site access and circulation
- Collision analysis
- Effects on pedestrians, bicycles, and transit facilities
- Parking
- Terreno De Flores Lane access
- Cut-Through traffic

The analyses in this chapter are based on professional judgment in accordance with the standards and methods employed by the traffic engineering community.

Vehicular Site Access and On-Site Circulation

The site access and circulation evaluations are based on the site plan, dated March 13, 2024 (see Figure 2 in Chapter 1). Site access was evaluated to determine the adequacy of the site's driveways with regard to the following: traffic volume, vehicle queues, geometric design, and stopping sight distance. On-site vehicular circulation and parking layout were reviewed in accordance with generally accepted traffic engineering standards and transportation planning principles.

Site Access

Vehicular access to Phase II of the North 40 site would be provided via Turner Street (via Walker Street) and two new streets (C1 Street and C5 Street) that connect to Los Gatos Boulevard. At Walker Street, vehicles are permitted to turn into the site from either direction of Los Gatos Boulevard. The project will construct a raised median along Los Gatos Boulevard along the project frontage. Therefore, vehicles will be restricted to right-turns in from southbound Los Gatos Boulevard and right-turns out from the two new streets (C1 Street and C5 Street). A depressed curb would be constructed at the intersections of Los Gatos Boulevard and C1 and C5 Streets, to provide left-turn access along northbound Los Gatos Boulevard for emergency vehicles only.

Future Access from Burton Road

Though not proposed as part of the Phase II project, the project shall accommodate a future through access connection to the Phase II site at the Burton Road terminus to advance the Town's circulation goals expressed in the North 40 Specific Plan. The Phase II project would construct a multi-use path running along the west side of Turner Street, where it transitions to the east side of Turner Street, north of C5 Street, to the property line that would connect to any future bicycle and pedestrian facilities that

may be constructed along Burton Road. The connection of the multi-use path will also include an easement to allow for the construction of this future connection by others. Furthermore, the Phase II project would construct a sidewalk and landscaping within an eight-foot wide public access easement along the site frontage on Burton Road to conform with the ultimate street cross section to be completed by others. The Town or a third party could construct a future vehicular access from N. Turner Street onto Burton Road when the other properties adjacent to Burton Road redevelop. Based on the project trip assignment and the trip assignment for approved and pending trips, the traffic volume at the N. Turner Street/Burton Road connection is expected to be quite low. Due to the relatively small number of trips generated by the affordable housing development and townhomes along 5th Street, vehicular delay at the N. Turner Street/Burton Road connection would be minimal. The primary streets (N. Turner Street and Burton Road) could connect without any traffic control and 5th Street could be stop-controlled. A roundabout or traffic circle could also be considered at the connection. Table 11 summarizes the delay and level of service at the connection of 5th Street & N. Turner Street/Burton Road. The intersection would operate at LOS A under two-way stop control or a single-lane roundabout. The intersection level of service calculations are presented in Appendix G. Because the westernmost portion of Burton Road is privately owned, the future design of a N. Turner/Burton intersection will be finalized when other properties along Burton Road are developed and the Town of Los Gatos gains control over the full length of Burton Road.

Table 11
Burton Road Connection Traffic Control Evaluation

				Cumulative Conditions With Project	
Study #	Intersection	Control	Peak Hour	Avg. Delay (sec)	LOS
A1	5th Street & Burton Road & N. Turner Street	TWSC	AM	8.6	A
			PM	8.5	A
A2	5th Street & Burton Road & N. Turner Street	RAB	AM	3.1	A
			PM	3.1	A

TWSC = Two-Way Stop Control, RAB = Roundabout

Note:
For TWSC, the average delay for the worst leg is shown.

Sight Distance

Sight Distance at Project Access Points

The project driveways should be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that exiting vehicles can see pedestrians on the sidewalk and vehicles and bicycles traveling on Los Gatos Boulevard. Any landscaping and signage should be located in such a way to ensure an unobstructed view for drivers exiting the site. Providing the appropriate sight distance reduces the likelihood of a collision at a driveway and provides drivers with the ability to locate sufficient gaps in traffic and exit a driveway.

The minimum acceptable sight distance is determined according to the standards and methodologies contained in the 7th edition of the American Association of State Highway and Transportation Officials (AASHTO) design manual, *A Policy on Geometric Design of Highways and Streets*. Sight distance

requirements vary depending on roadway speeds and the vehicle maneuver. Los Gatos Boulevard has a posted speed limit of 35 mph; the corner sight distance for a right-turn maneuver is 385 feet (based on a design speed of 40 mph). Thus, a driver must be able to see 385 feet from the north along Los Gatos Boulevard to locate a sufficient gap to turn out of the driveways.

There are no roadway curves along Los Gatos Boulevard that would obstruct the vision of exiting drivers. On-street parking is prohibited along the Los Gatos Boulevard project frontage. Some street trees and landscaping would be added along the project frontage on Los Gatos Boulevard. Any landscaping and signage within the sight triangles at the project driveways should be no taller than 3 feet and located in such a way to ensure an unobstructed view for exiting drivers. Any street trees and landscaping should be maintained to at least 14 feet in height or less than 3 feet in height so that they would not obstruct the view of drivers exiting the project site at C1 and C5 Streets.

Sight Distance at Internal Driveways

At unsignalized urban driveways, corner sight distance requirements are not applicable (*Caltrans Highway Design Manual* Index 205.3). Instead, stopping sight distance must be provided. It is presumed most vehicles would be traveling at low speeds (25 mph or less) while on internal streets (C1 and C5 Streets). The stopping sight distance is 150 feet for vehicles traveling at 25 mph. This would provide adequate space for vehicles traveling along the internal streets to react and stop if a vehicle is spotted departing a driveway onto an internal street. The site plan shows some street trees near both entrances to the Block E garage. The street trees should be maintained so that they would not obstruct the view of drivers exiting the parking garage.

Similarly, the site plan shows several street trees near both driveways to the Block I parking lot. The street trees should be maintained so that they would not obstruct the view of drivers exiting the parking lot.

> **Recommendation:** Street trees and other landscaping plants along Los Gatos Boulevard, and all internal streets should be maintained so that the view of drivers turning onto Los Gatos Boulevard or exiting internal driveways are not obstructed

On-Site Circulation

Most streets within the Phase II site area measure 24 to 26 feet in width from curb to curb, providing adequate access for two-way operations. Some minor streets and alleys that access townhome garages measure 20 to 24 feet in width. Driveway aprons, which are shown to be at least 6 feet long, would provide extra space to facilitate turns to and from the townhome garages. The proposed minimum 20-foot width is consistent with the North 40 Specific Plan, which depicts interior residential streets with 10-foot drive lanes in each direction. The proposed Phase II street widths also match the dimensions of streets in Phase I.

Surface parking is located throughout the Phase II development with a mixture of 90-degree parking and parallel parking. Several dead-end aisles are present within the development site. These aisles provide access to townhome garages and “RESIDENTS ONLY” and/or “NO OUTLET” signage should be posted accordingly.

It is recommended that signage should be posted at the mid-block crosswalk along N. Turner Street to alert drivers of the crosswalk and potential pedestrians crossing the street. Similarly, signage should be posted at the mid-block crossings along D4 Street. The project plans are unclear on whether there would be internal stop signs posted at internal intersections. It is recommended stop signs be posted at the following locations:

- Mills Street & C1 Street (north and south legs)
- D4 Street & C1 Street (west leg)

- D4 Street & C5 Street (south leg)
- N Turner Street & C5 Street (all legs)
- N Turner Street & C2 Street (west leg)
- N Turner Street & C3 Street (west leg)
- N Turner Street & C4 Street (west leg)
- N Turner Street & C6 Street (east leg)
- D1 Street & C2 Street (south leg)
- D2 Street & C2 Street (south leg)
- 5th Street & C4 Street (all legs)
- C4 Street & D5 Street (south leg)

On-Site Circulation (Block I Parking Lot)

Both driveways at the surface parking lot for Block I measure approximately 14 feet . The Town of Los Gatos Zoning Code (Section 29.10.155) requires driveways serving between 10 and 25 parking spaces to be no less than 11 feet wide if they provide only ingress or egress and no less than 20 feet wide if they provide both ingress and egress. This provides adequate width for vehicular ingress and egress and provides a reasonably short crossing distance for pedestrians. The project should designate the eastern driveway for ingress only and western driveway for egress only. A sign should be posted at the egress driveway to alert drivers that only egress is permitted. The project would provide angled parking within the Block I parking lot, which is the recommended configuration to reinforce the one-way operation of the drive aisle.

> **Recommendation:** "RESIDENTS ONLY" and/or "NO OUTLET" signage should be posted in advance of dead-end drive aisles providing access to townhomes
>
> **Recommendation:** Signage should be posted at the mid-block pedestrian crossings along N. Turner Street and D4 Street
>
> **Recommendation:** Stop signs should be posted at internal intersections, as noted above
>
> **Recommendation:** For the Block I parking lot, the project should designate the eastern driveway for ingress only and western driveway for egress only. A sign should be posted at the egress driveway to alert drivers that only egress is permitted.

On-Site Circulation (Block E Garage)

The Block E Garage consists of two levels: Level 1 parking for commercial employees and customers, guests, and residents, and basement level parking for primarily residents. Figures 16 and 17 show the site plan for Level 1 and the basement level of the Block E Garage, respectively. The site plan shows a roll-up open-grille door on the ramp to the basement level (Level B), which will restrict access to the residential parking areas for future residents and their guest only. The operations of the garage access points are evaluated in a subsequent section.

Two dead-end aisles are present on Level 1 of the Block E parking garage. A turnaround space is provided at each dead-end aisle to facilitate turnarounds in the event that a driver cannot locate an empty parking space. All drive aisles on both levels of the Block E parking garage measure at least 24 feet in width. A second roll-up open-grille door would separate the commercial and residential parking areas. There is space for a resident vehicle to queue in front of this roll-up door while waiting for the door to open without blocking vehicles entering the Level 1 parking garage from C5 Street. Given that there are only 33 residential parking spaces on Level 1, it is highly unlikely that more than one vehicle would queue while waiting for this roll up door to open.

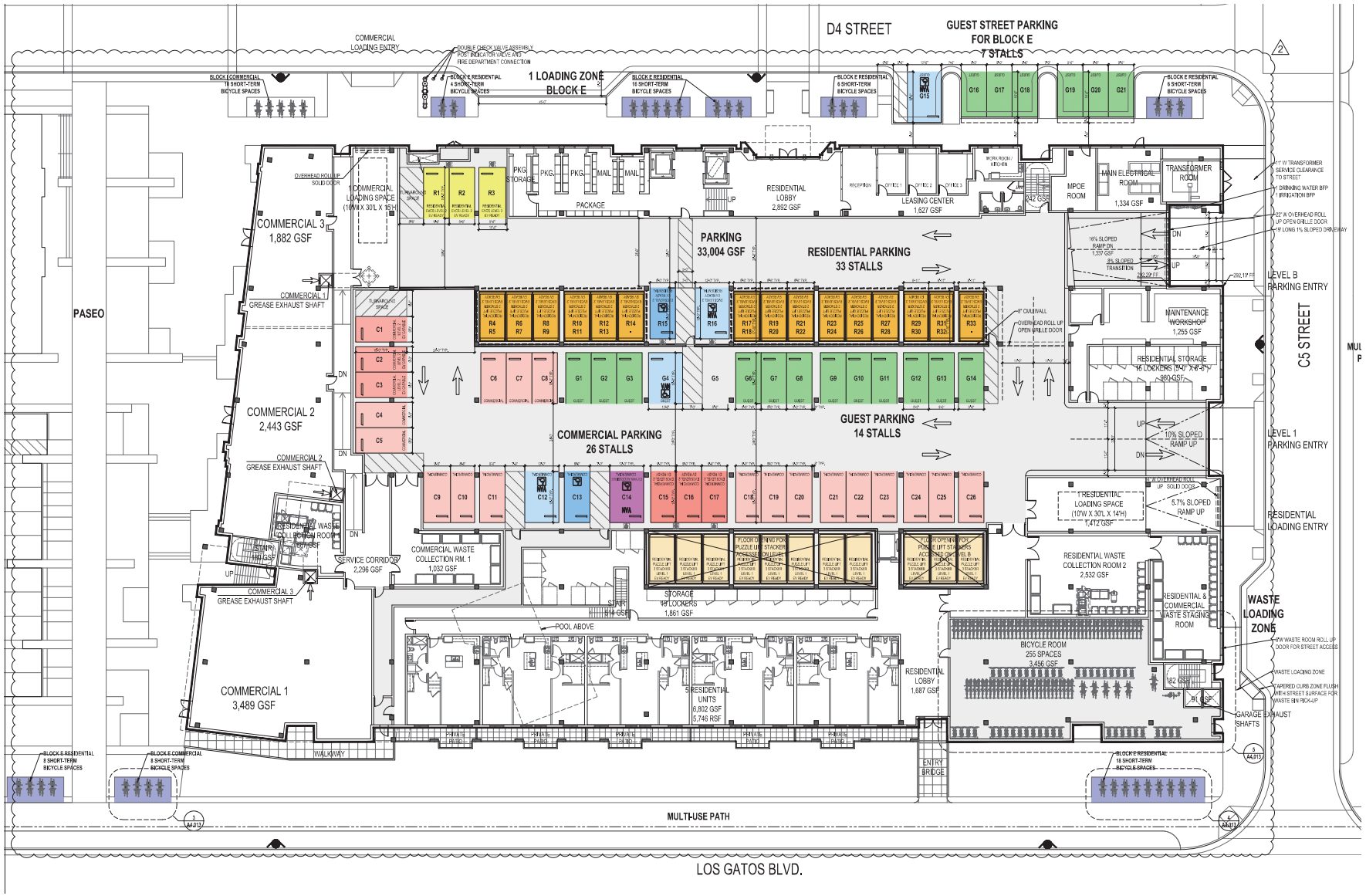


Figure 16
Block E Garage Ground Level Site Plan

NORTH
Not to Scale



Figure 17
Block E Garage Basement Level Site Plan

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North 40 Phase II Master Plan

NORTH 40 PHASE II

GROSVENOR

NORTH 40 PHASE II
ENTITLEMENT SET
FINAL SUBMITTAL

03/05/2025 (Final Submittal)

APPLICANT

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All Structures proposed with this project will comply with the Town's all electric construction requirements per Town Code Sections 6.120.060 and 070, California Green Building Standards Code as modified by the Town



EXHIBIT 11

North 40 Phase II Master Plan

NORTH 40 PHASE II

GROSVENOR

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G6	Rendering View 2 - Street Perspective
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A2.101	Affordable Housing: Level 2 Plan
A2.102	Affordable Housing: Level 3&4 Plan
A2.103	Affordable Housing: Level 5 Plan
A2.104	Affordable Housing: Roof Plan
A2.200	Affordable Housing: South and West Elevations
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A3.1.1.101	Level 3 & 4 Plans
A3.1.2.200	Elevations + Section
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Townhome A: 7-plex (style 2)

A3.2.1.100	Level 1 & 2 Plans
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Townhome A: 8-plex (style 1)

A3.3.1.100	Level 1 & 2 Plans
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A3.3.2.200	Elevations + Section
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Townhome A: 8-plex (style 2)

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Townhome B: 7-plex (style 3)

A3.5.1.100	Level 1 & 2 Plans
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Townhome B: 7-plex (style 4)

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Townhome B: 8-plex (style 3)

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CIVIL

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C9	Preliminary Grading Plan
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C17	Fire Access Plan
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Site Lighting

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EL200	Electrical Lighting Photometric Plan
EL300	Luminaire Schedule and City Standards
EL301	Luminaire Cut Sheets

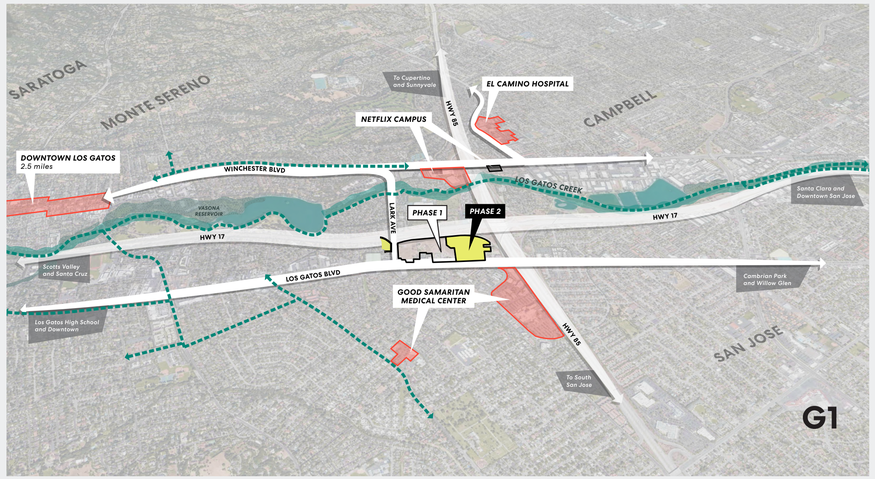
Project Description

The Applicant proposes the construction of the Project, a mixed-use housing development project that includes 450 homes, 15,000 square feet of retail, over 3,000 square feet of commercial and civic space, and associated on- and off-site improvements located in the North 40 Specific Plan area of the Town. The Project Site is 15.65 total acres, which includes unbuildable areas, areas planned for open space, and all of the land that will be dedicated to the public for access to the Project's circulation system and public utilities. Excluding the primary backbone public infrastructure and circulation portions of the Project Site that will be dedicated by easement for public use results in a lot area of 14.47 acres, which conservatively includes alleys, open space, and undevelopable land on the Project Site. The Project Site currently includes eight (8) single family homes, which would be demolished (as anticipated in the previously certified North 40 Specific Plan Environmental Impact Report) and replaced by the Project. The Town's Housing Element includes the Project Site in its inventory of sites available for housing development that will be affordable to lower income households to accommodate the Town's RHNA. The Housing Element designates the Project Site for residential development at a minimum density of at least 30 dwelling units per acre, and it assumed a development capacity of up to 461 units. The Project proposes 450 dwelling units on a site area of 14.47 acres, resulting in a gross density of 31.1 du/ac, which is consistent with the Housing Element's use and density designations. The Project's residential program will provide a total of 450 new rental apartments and for-sale and/or rental town homes. Of the 450 total units, the Project will dedicate 77 units as units that will be rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code as affordable rents, as defined in Section 50053 of the Health and Safety Code. The 77 dedicated units will include 67 affordable rental homes available to low and very low-income households (in addition to one unit reserved for a manager) on approximately 1.25 acres that will be transferred to an affordable housing developer. Ten additional units dedicated to low-income households will be made available in the Project's mixed-income multi-family building. The 450 homes are complemented by various resident amenities and community-serving ground floor commercial spaces within the multi-family rental building. The new buildings are arranged around a generously sized central public open space (the "**Meadow**"), open to all and visible from Los Gatos Boulevard along a pedestrian "**Paseo**". The Meadow will feature active uses, landscaping, and an interpretive display that features the existing red barn, that collectively celebrate the Property's agricultural heritage. The Meadow will also include a new public pavilion, which is designed to be adaptable for a variety of civic, community and/or retail uses for future flexibility. Adjacent to the public open space, a 2,400 square foot barn-inspired commercial space, Building J, is proposed and envisioned to complement both the Meadow's agrarian theme and the retail uses in Building I. A new 4,800 square foot retail building (Building I) is located closer to Los Gatos Boulevard and is designed to be sub-dividable for multiple tenants and includes generous outdoor dining areas. Building J and Building I are part of approximately 15,000 square feet of commercial space that helps create vibrancy and a sense of place. The Project includes all necessary access, circulation, streetscape, and landscaping to complement and service the new buildings and to complete relevant sections of the bicycle and pedestrian routes through and around the site. On-site streets will be connected to existing North 40 Phase I streets. The Applicant will dedicate land to the Town to accommodate the future widening of Burton Road and a through-connection between Burton Road and the Project to complete the internal circulation system as anticipated in the North 40 Specific Plan.

The Project Site



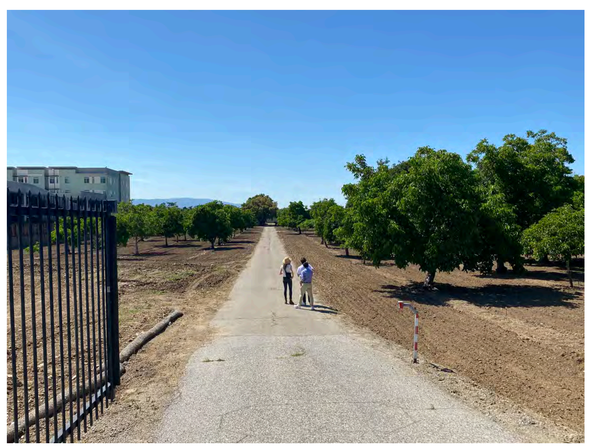
Regional Context



North 40 Phase II Master Plan

NORTH 40 PHASE II

GROSVENOR



The existing road into Phase 2



Walnut Orchard Trees



Adjacent Phase 1 Mixed-use Building, to west

Olive trees fronting Los Gatos Blvd,





Heritage Oak Trees are interspersed among the rows of walnut trees





Views to the northwest

A red barn and citrus tree hearken back to the region's bygone agricultural era





Aerial view of Phase II and adjacent commercial uses along Los Gatos Blvd

Existing Conditions Photographs



1 PROJECT SUMMARY PLAN
1" = 50'-0"

PROJECT SUMMARY LEGEND

- PROPERTY LINE
- 100% AFFORDABLE HOUSING
- TOWNHOUSE
- MULTI-FAMILY
- COMMERCIAL / RETAIL
- COMMUNITY / CIVIC

PROJECT SUMMARY		
Site Address	North 40, Los Gatos, CA 95032	
Site Area	15.65	ACRES
	682,017	SQFT
Development Area	14.47	ACRES
Development Density	31.1	DU/AC
Total Open Space Area	364,613	SQFT
Green Open Space Area	154,498	SQFT

i. See Sheet G11 for detailed breakdown of Open Space

PROGRAM AREA	GROSS SQFT	UNITS
100% Affordable Housing Building	76,395	68
Townhome	332,795	127
Multi-family Housing*	294,206	255
Total Residential Units	**703,396**	**450**
Commercial/Retail Building E1	7,874	
Commercial/Retail Building I1	4,800	
Commercial/Retail Building J	2,400	
Total Commercial/Retail	**15,074**	
Community/Civic	987	
Total Non-Residential SF	16,061	

**Multi-family has a portion of affordable units, see table below*

PROJECT AFFORDABILITY DATA	MIN. REQUIRED	PROPOSED
100% Affordable Housing Building		
Very Low Income		67
Low Income		
Multi-family Affordable Units (low income)		10
Market Rate Units		373
Sitewide Total Affordable Units	**75**	**77**
Percent of Market Rate Units per Town Code Sec. 29.10.3025	**20%**	**21%**
Total Residential Units	**450**	**450**

PARKING SUMMARY	MIN. REQUIRED	PROPOSED
Residential	***Based on State Density Bonus Inclusive of Guest Parking***	
Multi-family Residential Podium Parking	311	312
Multi-family Residential Guest Parking		25
Townhome in-unit Parking	243	254
Townhome Guest Parking		44
100% Affordable Surface Parking	68	68
Residential Parking Totals	**622**	**703**
Commercial/Retail	***N40 Specific Plan 1 stall per 300 GSF***	
Commercial/ Retail Multi-family Podium	26	26
Commercial/Retail Street Parking	24	24
Additional Site-wide Street Parking		28
Site Total	**672**	**781**

i. Parking Totals include Accessible Stalls - see C19 for accessible stalls and EV stalls distribution

ii. See G12 for detailed breakdown of sitewide parking

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
North 40 Specific Plan		
FAR/Density Max		
Height Max	45 ft	99'-8"
Open Space Ratio*		
Minimum Area	30%	53%
Green Open Space	20%	42%
Open Space Types	Plazas, pasos, pathways, perimeter buffers, common recreational amenities, fruit tree planting	
Publicly Accessible	20%	78%
Setbacks**		
Primary Streets	12 ft	
Secondary Streets	12 to 25 ft	
Interior Residential Streets	12 ft	

** for more detailed information Open Space information and compliance, please see G11*

*** for more detailed setback information and compliance, please see A1.100*

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PROJECT

NORTH 40 PHASE II
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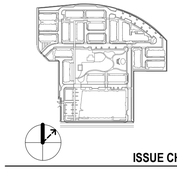
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

PROJECT SUMMARY

SHEET NUMBER

G3

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PROJECT

NORTH 40 PHASE II
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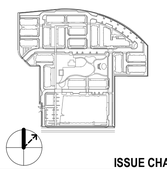

ISSUE CHART

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Job Number 492028.000

TITLE

ILLUSTRATIVE SITE PLAN

SHEET NUMBER

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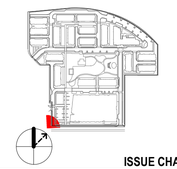

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TITLE

AERIAL 3D SITE

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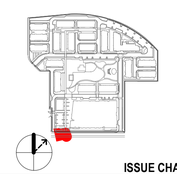

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STREET PERSPECTIVE

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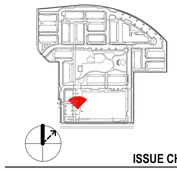

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PASEO PERSPECTIVE

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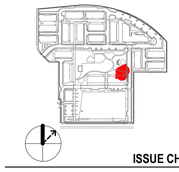

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MEADOW PERSPECTIVE

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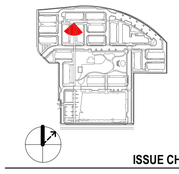

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TOWNHOUSE PERSPECTIVE

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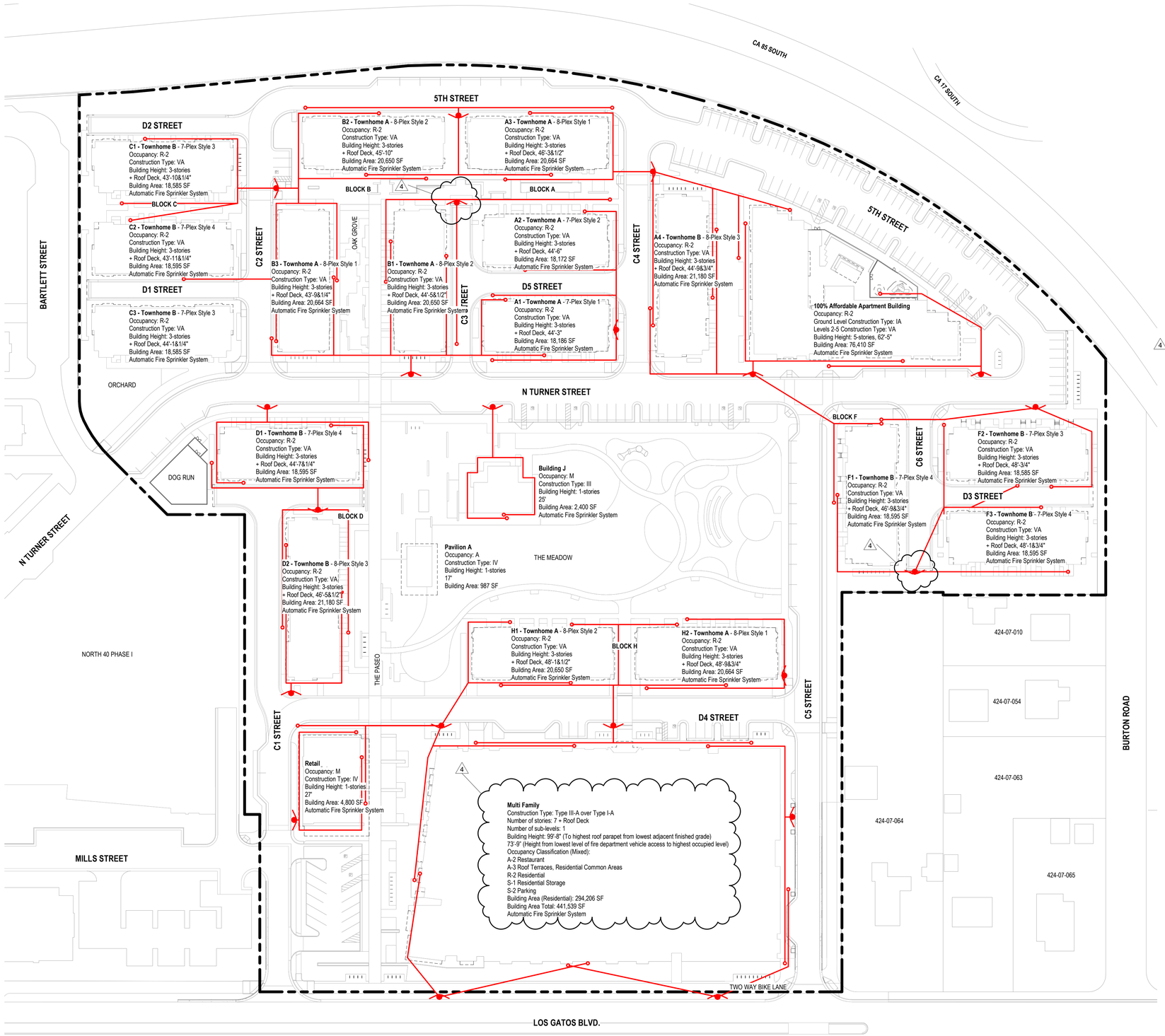

1 FIRE & BUILDING INFO PLAN
1" = 50'-0"

FIRE PROTECTION & ACCESS GENERAL NOTES

01. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

02. Fire Sprinklers Required: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2.

03. Fire Alarm Requirements: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 341-4420 for more information.

04. Emergency responder radio coverage in new buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. CFC Sec. 510.1.

05. No combustible construction shall occur prior to hydrant installation.

06. 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.

07. Two-way Communication System: Two-way communication systems shall be designed and installed in accordance with NFPA 72 (2022 edition), the California Electrical Code (2022 edition), the California Fire Code (2022 edition), the California Building Code (2022 edition), and the city ordinances where two way system is being installed, policies, and standards. Other standards also contain design/installation criteria for specific life safety related equipment. These other standards are referred to in NFPA 72.

08. Ladder pads are shown on Tentative Map Finished Grading Sheet C - and Enlarged Landscape Plans.

09. Standpipe Systems shall be provided on buildings. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protections shall be in accordance with Chapyer 32 Installatin Standard. Standpipe systems shall be installed in accordance with NFPA 14 as amended in Chapter 47. CFC Sec. 905.

10. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2. Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. CFC Sec. 501.3, 501.4.

FIRE PROTECTION LEGEND

FIRE HYDRANT

150' FIRE HOSE PULL

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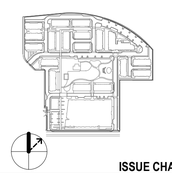

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FIRE & BUILDING INFO

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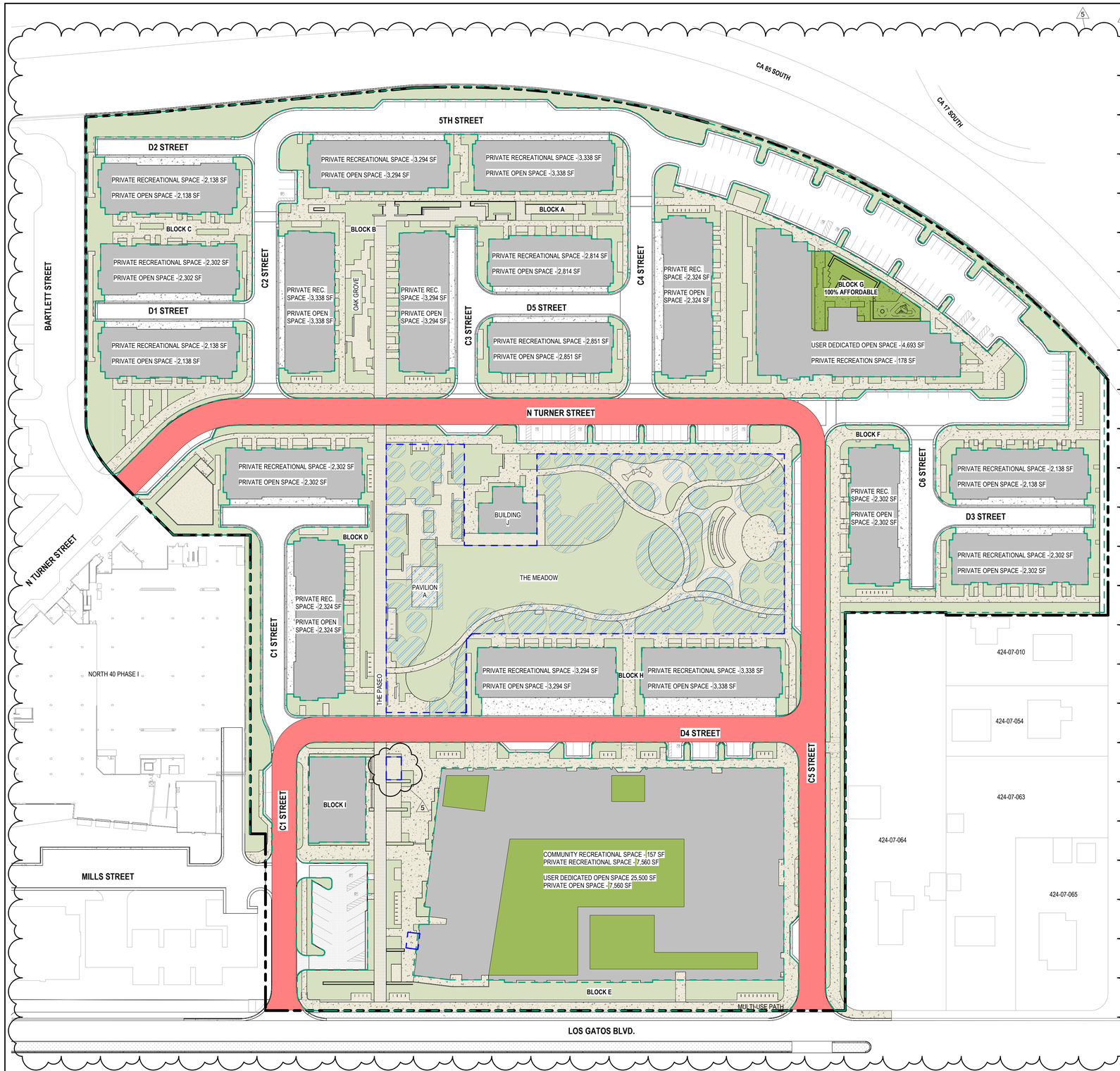

LOT COVERAGE

Based on N40 Specific Plan

	Required (SF)		Provided (SF)
SITE AREA			**682,017**
LOT COVERAGE AREA	MAX 50%	**341,009**	**212,514**

DEVELOPMENT DENSITY

In compliance with minimum density required for the property by Town of Los Gatos Housing Element

	Required	SF	ACRES
SITE AREA		**682,017**	**15.65**
DEVELOPMENT AREA		**630,118**	**14.47**
Main Roadway Excluded		**51,899**	**1.19**
DWELLING UNITS (DU)		**450**	
DWELLING UNITS/ACRE	30 DU/ACRE MIN	**31.11**	

OPEN SPACE SUMMARY

Based on N40 Specific Plan 2.5.4 and 3.3.4 Open Space Standards

	Required (SF)		Provided (SF)
SITE AREA			**682,017**
TOTAL OPEN SPACE	30% MIN (of total Site Area)	**204,605**	**364,613**
PUBLICALLY ACCESSIBLE	20% MIN (of total Open Space)	**72,923**	**283,153**
Green Open Space	20% MIN (of total Open Space)	**72,923**	**154,498**
Hardscape	Remainder of Publicly Accessible Open Space		**128,655**
USER-DEDICATED OPEN SPACE	Provided for exclusive use of units within Multi-Family and 100% Affordable Housing Building		**30,193**
PRIVATE OPEN SPACE	For exclusive use of individual units - Provided in all Townhomes, and some Multi-Family Units.		**51,267**

RESIDENTIAL OPEN SPACE

Based on N40 Specific Plan 2.7.2 Residential Open Space Standard

RESIDENTIAL COMMON OPEN SPACE	Required (SF)		Provided (SF)
RESIDENTIAL CONDOMINIUMS	100 SF PER UNIT @ 127 TOWNHOME UNITS	**12,700**	
MULTI-FAMILY RESIDENTIAL Mixed-Use Multi-Family	200 SF PER MULTI-FAMILY UNIT @ 255 MULTI-FAMILY UNITS	**51,000**	
MULTI-FAMILY RESIDENTIAL 100% Affordable Housing	200 SF PER UNIT @ 68 UNITS	**13,600**	
TOTAL RESIDENTIAL COMMON OPEN SPACE PROVIDED		**77,300**	**364,613**

RECREATION SPACE SUMMARY

Based on Objective Design Standard A.11.1

	Required (SF)		Provided (SF)
LANDSCAPE SPACE	20% MIN	**30,900**	**154,498**
COMMUNITY RECREATION SPACE	100 SF PER RES. UNIT plus 2% non-residential SF	**45,000**	**72,735**
Open to Sky	60% MIN OF COM. REC.	**43,641**	**71,114**
Shaded	15% MIN OF COM. REC.	**10,910**	**31,870**
PRIVATE RECREATION SPACE	60 SF MIN PER RES. UNIT*	**27,000**	**53,569**
	120 SF PER GROUND RES. UNIT	*Project does not comply*	

**100% Affordable Housing Units and Multi-Family Units do not all individually comply with A.11.1.b*

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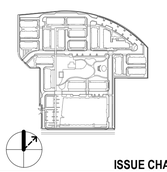

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OPEN SPACE DIAGRAM

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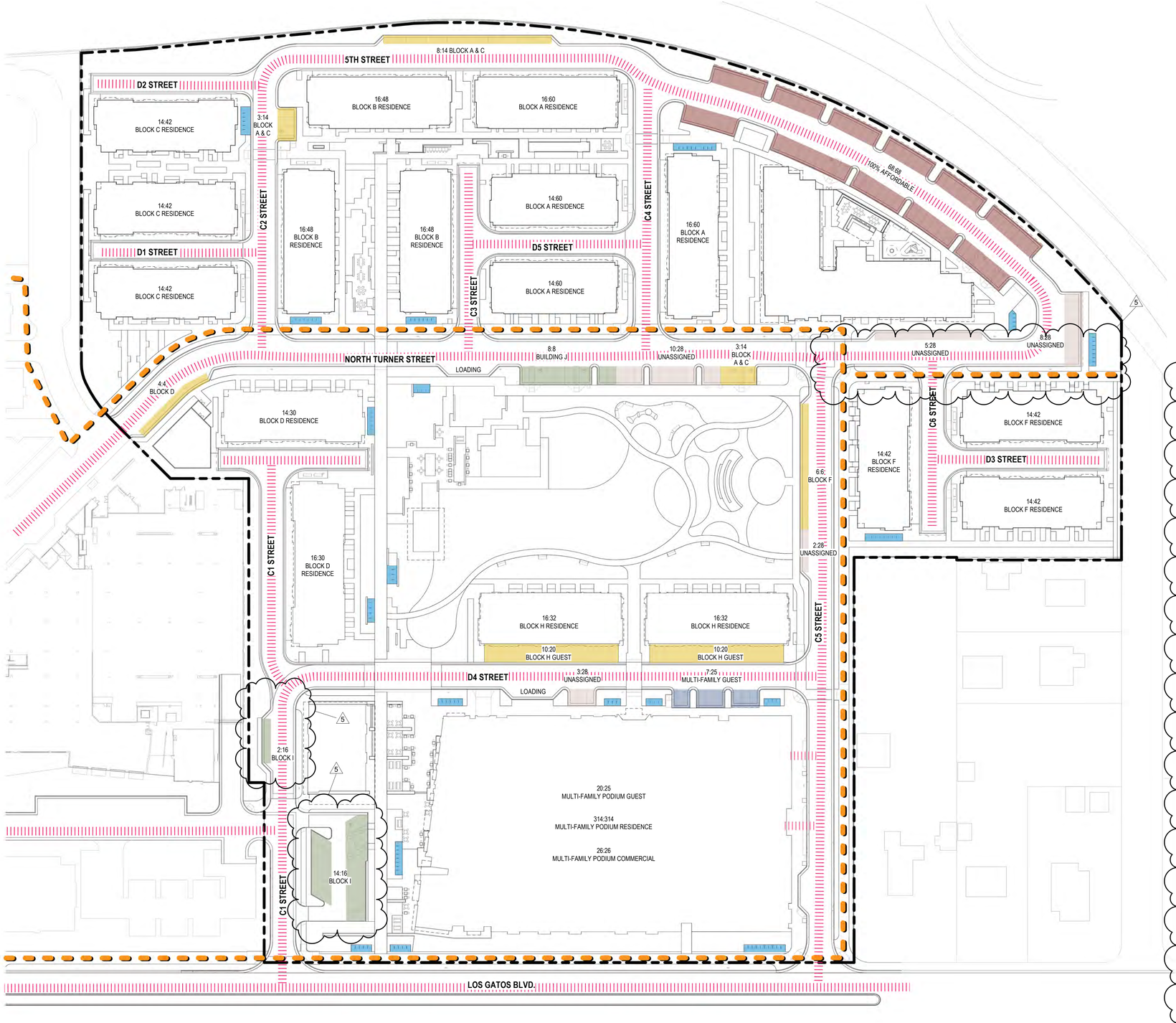

CIRCULATION LEGEND

- PROPERTY LINE
- VEHICULAR CIRCULATION
- MULTI-USE PATH
- TOWNHOME GUEST PARKING
- COMMERCIAL PARKING
- 100% AFFORDABLE HOUSING PARKING
- MULTI-FAMILY LEASING PARKING
- UNASSIGNED PARKING
- SHORT TERM BICYCLE PARKING

VEHICULAR PARKING SUMMARY			
BUILDING/USE		**REQUIRED**	**PROVIDED**
RESIDENTIAL PARKING SUMMARY			
Townhome*	Private Garage Parking Stalls	243	254
	Guest Surface Parking Stalls		44
	Townhome Subtotal		**298**
Multi-Family*	Resident Podium Parking Stalls (reserved with signage)	311	312
	Guest Parking Stalls (in Podium & on D4 Street)		25
	Multi-Family Subtotal		**337**
* Per State Density Bonus Requirements, inclusive of guest parking			
100% Affordable Housing** (reserved with signage)		68	**68**
** Per N40 Specific Plan Requirements			
COMMERCIAL PARKING SUMMARY Per N40 Specific Plan - (1) Stall per 300 GSF			
Multi-Family Retail Podium Parking		26	26
Block I Retail Surface Parking		16	16
Building J Retail Surface Parking		8	8
Additional Unassigned Surface Parking			28
SITE-WIDE PARKING TOTAL		**672 REQUIRED**	**781 PROVIDED**

i. See C19 for detailed information on EV and Surface Parking Accessible Stalls

ii. See A4.010 through A4.012 for detailed information regarding Multi-family Podium and Guest Parking, EV and Accessible Stalls

BIKE PARKING SUMMARY Per Objective Design Standard A.2 & A.3			
		Required	**Provided**
LONG-TERM BIKE PARKING			
Residential	One per dwelling unit		
	Multi-Family	255	255
	100% Affordable Housing	68	68
	Townhome	127	127
	Total Residential Short-Term Bike Parking	450	450
LONG-TERM BIKE PARKING TOTAL		**450 REQUIRED**	**450 PROVIDED**
SHORT TERM BIKE PARKING			
Residential	One per dwelling unit		
	Multi-Family	255	68
	100% Affordable Housing	68	26
	Townhome	127	82
	Total Residential Short-Term Bike Parking	450	176
Non-Residential	One per 2,000 SF	8	14
SHORT-TERM BIKE PARKING TOTAL		**458 REQUIRED**	**190 PROVIDED**

i. See A4.013 for detailed information regarding Multi-Family Long-Term Bike Parking

ii. Townhome Long-Term Bike Parking is provided in each unit's Garage

iii. See A1.101 for detailed information regarding 100% Affordable Housing Long-Term Bike Parking

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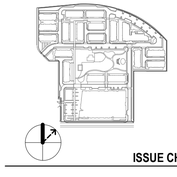
KEYPLAN



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7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

SITE CIRCULATION DIAGRAM

SHEET NUMBER

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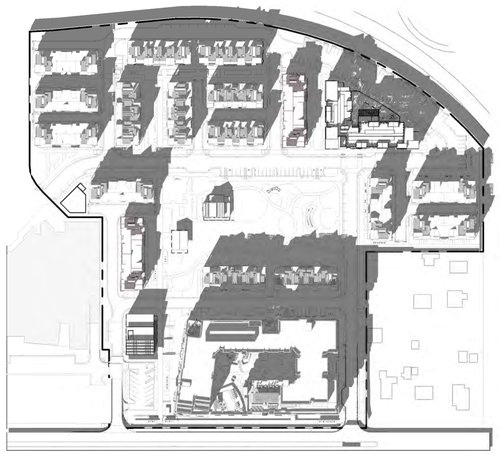
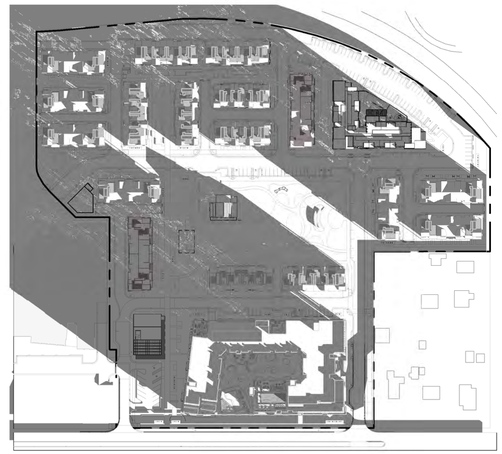


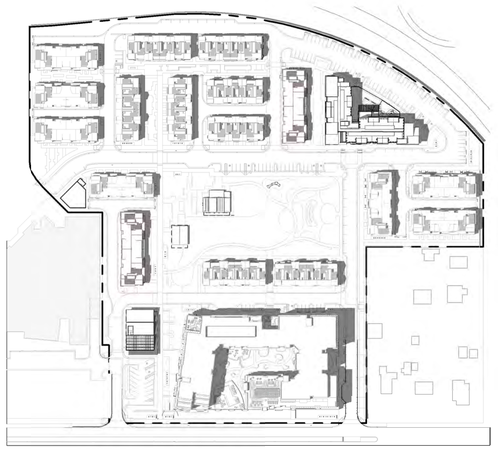
6 SUN STUDY WINTER SOLSTICE - 03 PM



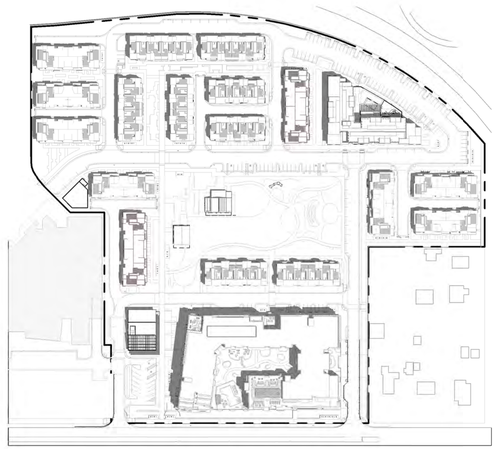
5 SUN STUDY WINTER SOLSTICE - 12 PM



4 SUN STUDY WINTER SOLSTICE - 09 AM



3 SUN STUDY SUMMER SOLSTICE - 03 PM



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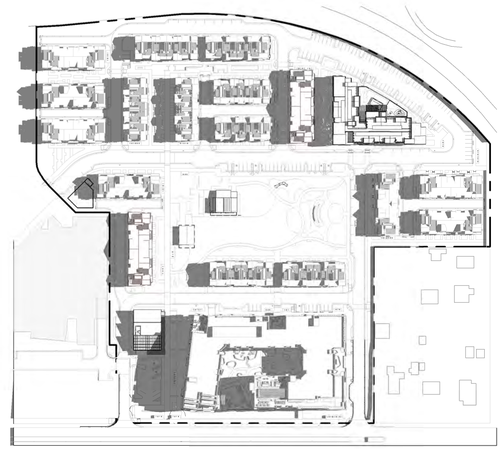

1 SUN STUDY SUMMER SOLSTICE - 09 AM

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600 Montgomery Street, Suite 1250
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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

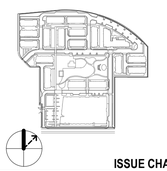
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



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7	ENTITLEMENT SET - REVISION 6	03/05/25
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Job Number 492028.000

TITLE

SOLAR ACCESS SHADOW STUDY

SHEET NUMBER

G13

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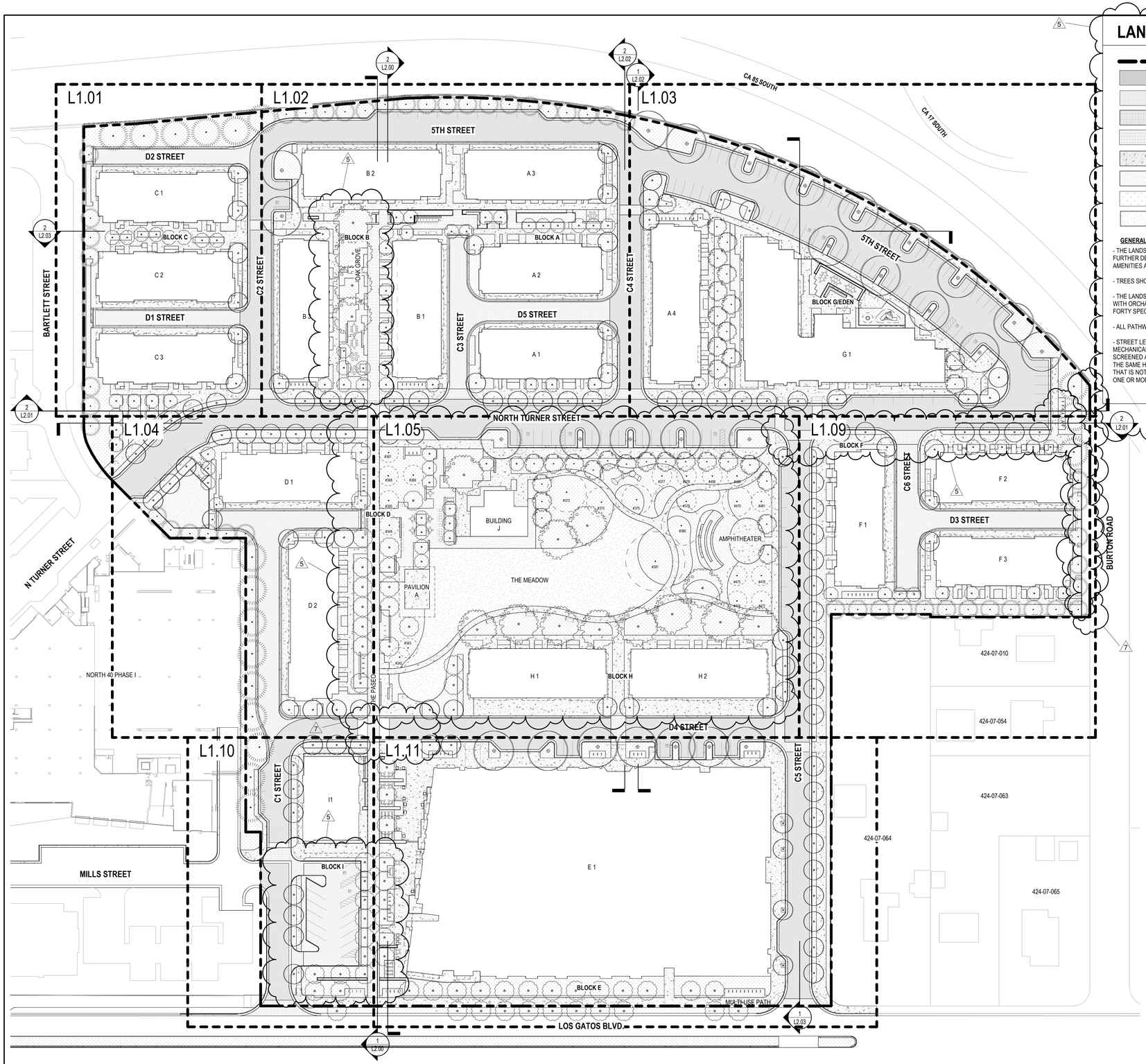

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
- STAMPED ASPHALT PAVING
- STANDARD BROOM FINISHED CONCRETE
- CONCRETE UNIT PAVER PAVING
- INTEGRATED COLOR CONCRETE PAVING
- DECOMPOSED GRANITE PAVING
- PLANTING AREA
- LAWN
- (23) EXISTING TREE TO REMAIN *
- (66) PERIMETER TREES 36" BOX-SIZE
- (140) ORCHARD TREES 24" BOX-SIZE
- (49) COMMON OPEN SPACE TREES 36" BOX SIZE
- (145) STREET TREES 24" BOX SIZE
- GROUND FIRE ACCESS

GENERAL NOTE:

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- TREES SHOWN IN PLANS ARE DISPLAYED AT 15 YEAR MATURITY

- THE LANDSCAPE BUFFER ON LOS GATOS BLVD. SHALL BE PLANTED WITH ORCHARD TREES AS PROVIDED IN CHAPTER 3 OF NORTH FORTY SPECIFIC PLAN

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***NOTE:**
- SEE C.16 FOR EXISTING TREE SURVEY AND TREE DISPOSITION PLAN
- SEE ARBORIST REPORT FOR TREE REPLACEMENT MITIGATION TABLE (T3)

1 LANDSCAPE SITE PLAN
1" = 50'-0"

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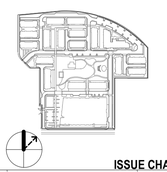
KEYPLAN



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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

LANDSCAPE SITE PLAN

SHEET NUMBER

L1.00

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EXHIBIT 12

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1 BLOCK C ENLARGEMENT
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LANDSCAPE LEGEND

- PROPERTY LINE
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- STAMPED ASPHALT PAVING
- STANDARD BROOM FINISHED CONCRETE
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- LAWN
- (23) EXISTING TREE TO REMAIN *
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- (145) STREET TREES 24" BOX SIZE
- GROUND FIRE ACCESS

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TOWNHOUSE ENTRIES



TREE GROVE

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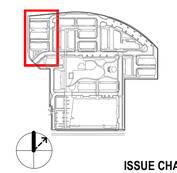
KEYPLAN



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4	ENTITLEMENT SET - REVISION 3	06/05/24
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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

BLOCK C ENLARGEMENT

SHEET NUMBER

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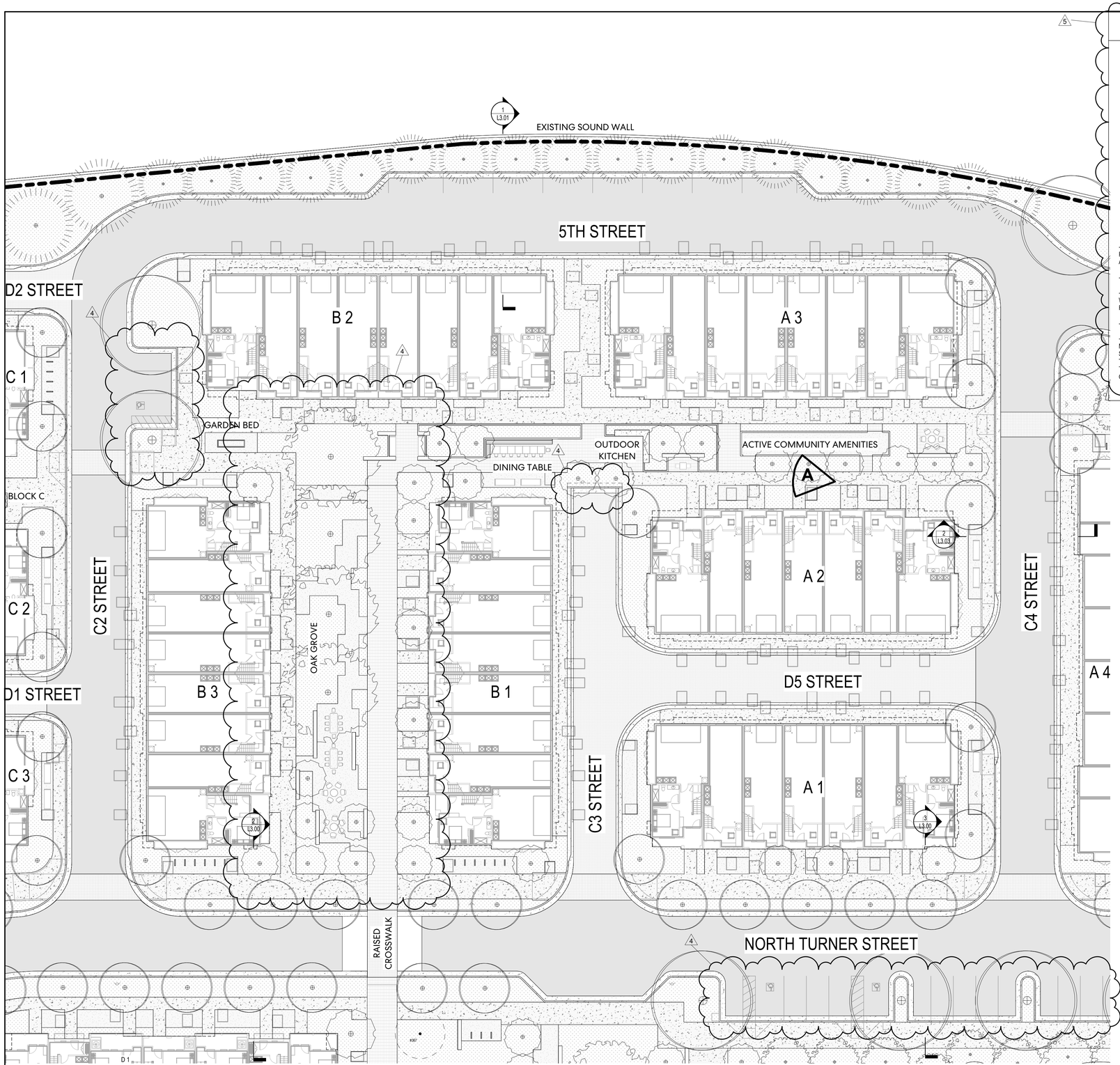

1 BLOCK A AND B ENLARGEMENT
1" = 20'-0"

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
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- STANDARD BROOM FINISHED CONCRETE
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PERSPECTIVE A



OUTDOOR KITCHEN AND DINING TABLES



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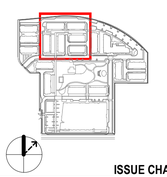

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Job Number 492028.000

TITLE

BLOCK A AND B ENLARGEMENT

SHEET NUMBER

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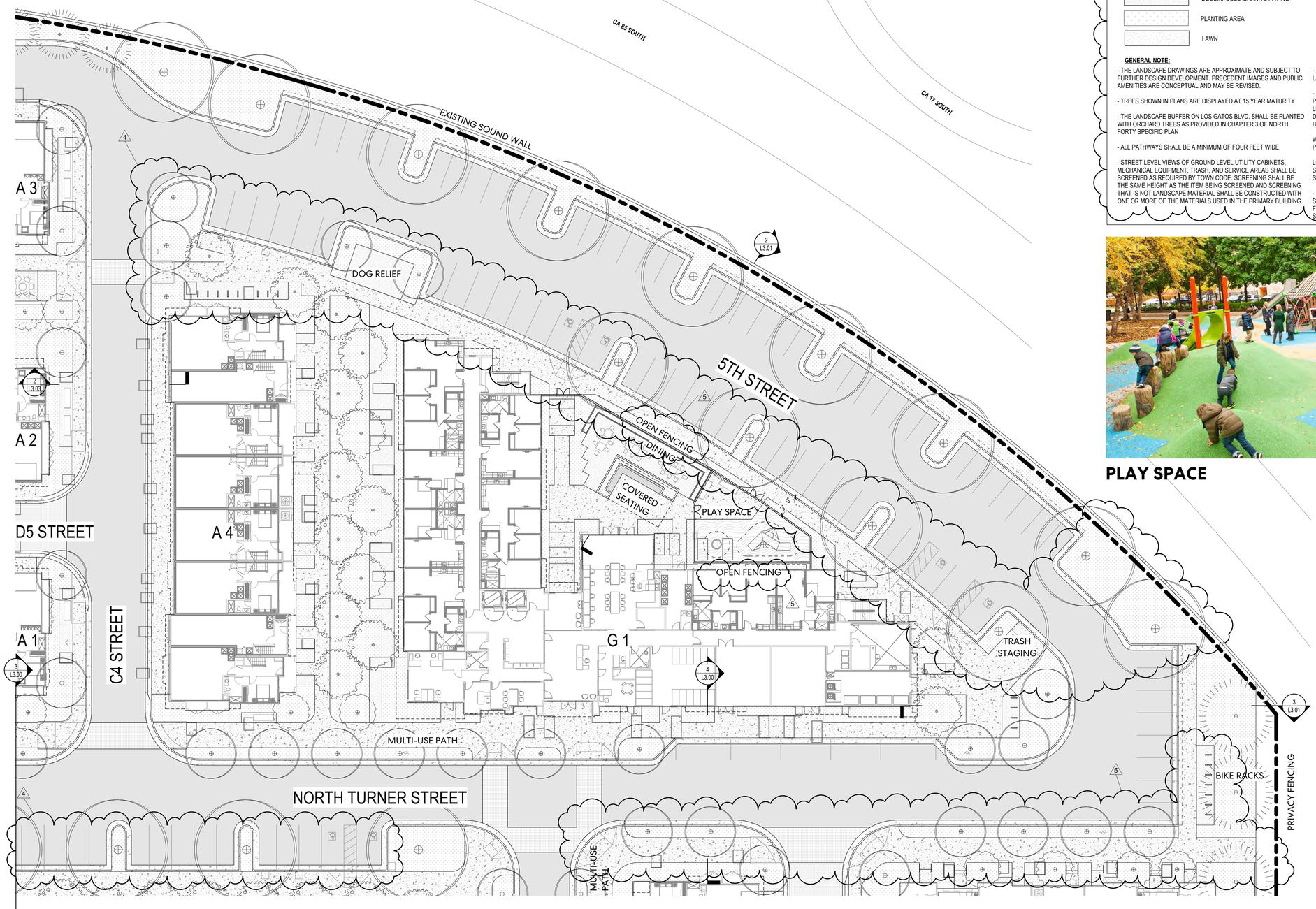

1 BLOCK G ENLARGEMENT
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LANDSCAPE LEGEND

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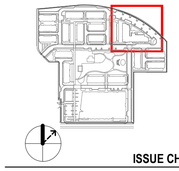

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Job Number 492028.000

TITLE

BLOCK G ENLARGEMENT

SHEET NUMBER

L1.03

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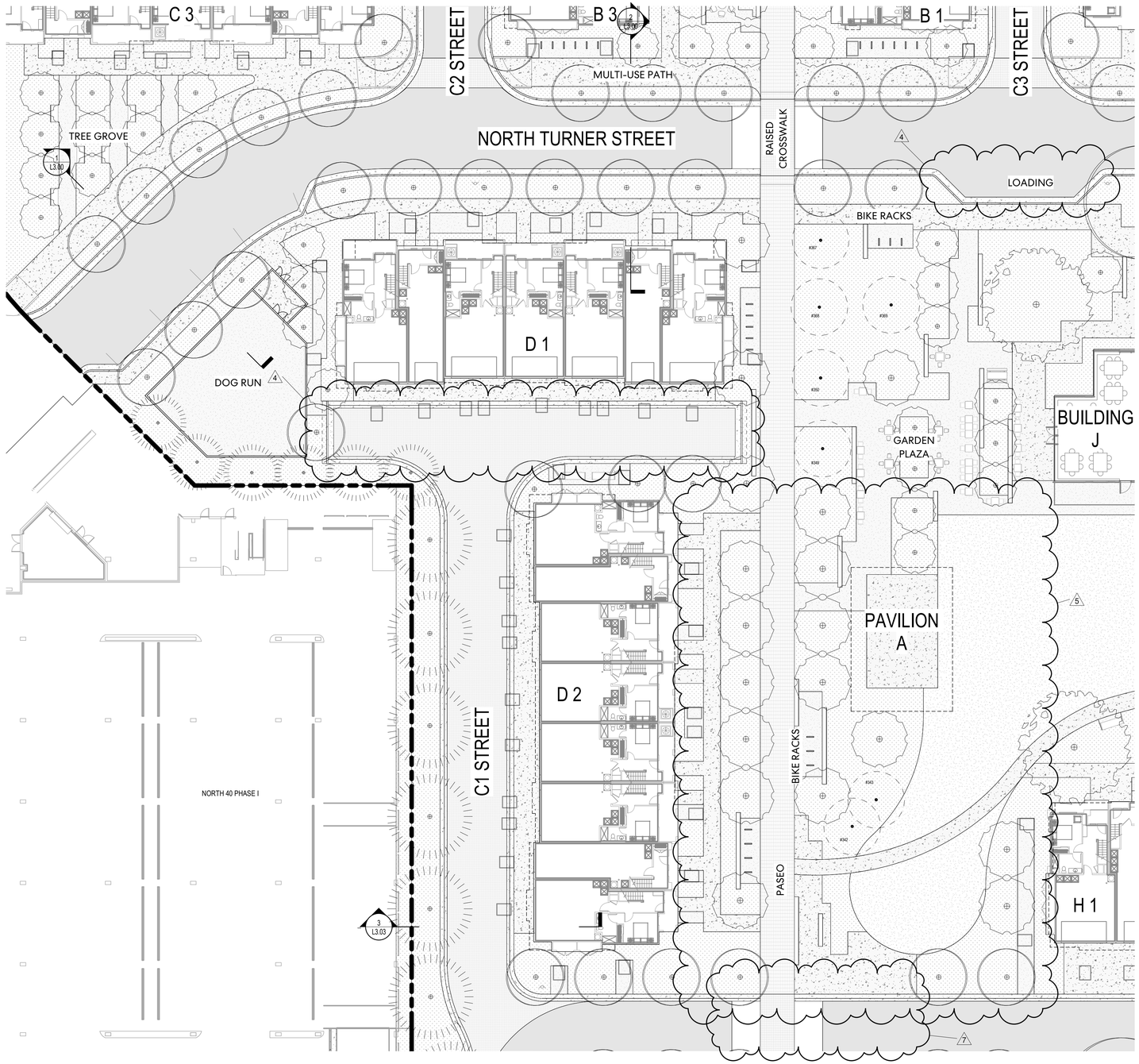

1 BLOCK D ENLARGEMENT
1" = 20'-0"

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
- STAMPED ASPHALT PAVING
- STANDARD BROOM FINISHED CONCRETE
- CONCRETE UNIT PAVER PAVING
- INTEGRATED COLOR CONCRETE PAVING
- DECOMPOSED GRANITE PAVING
- PLANTING AREA
- LAWN
- (23) EXISTING TREE TO REMAIN *
- (66) PERIMETER TREES 36" BOX-SIZE
- (140) ORCHARD TREES 24" BOX-SIZE
- (49) COMMON OPEN SPACE TREES 36" BOX SIZE
- (145) STREET TREES 24" BOX SIZE
- GROUND FIRE ACCESS

GENERAL NOTE:

- THE LANDSCAPE DRAWINGS ARE APPROXIMATE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT. PRECEDENT IMAGES AND PUBLIC AMENITIES ARE CONCEPTUAL AND MAY BE REVISED.

- TREES SHOWN IN PLANS ARE DISPLAYED AT 15 YEAR MATURITY

- THE LANDSCAPE BUFFER ON LOS GATOS BLVD. SHALL BE PLANTED WITH ORCHARD TREES AS PROVIDED IN CHAPTER 3 OF NORTH FORTY SPECIFIC PLAN

- ALL PATHWAYS SHALL BE A MINIMUM OF FOUR FEET WIDE.

- STREET LEVEL VIEWS OF GROUND LEVEL UTILITY CABINETS, MECHANICAL EQUIPMENT, TRASH, AND SERVICE AREAS SHALL BE SCREENED AS REQUIRED BY TOWN CODE. SCREENING SHALL BE THE SAME HEIGHT AS THE ITEM BEING SCREENED AND SCREENING THAT IS NOT LANDSCAPE MATERIAL SHALL BE CONSTRUCTED WITH ONE OR MORE OF THE MATERIALS USED IN THE PRIMARY BUILDING.

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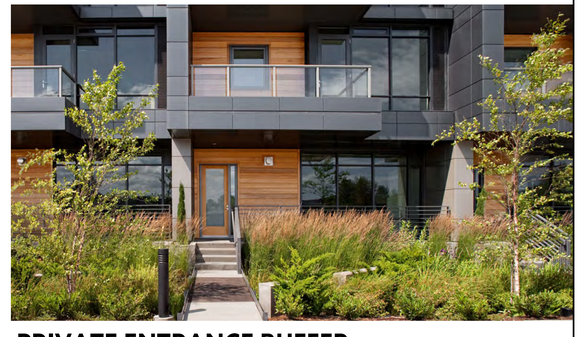
DOG RUN



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10 S LaSalle St.
Chicago, IL 60603

PROJECT

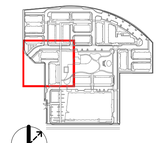
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

BLOCK D ENLARGEMENT

SHEET NUMBER

L1.04

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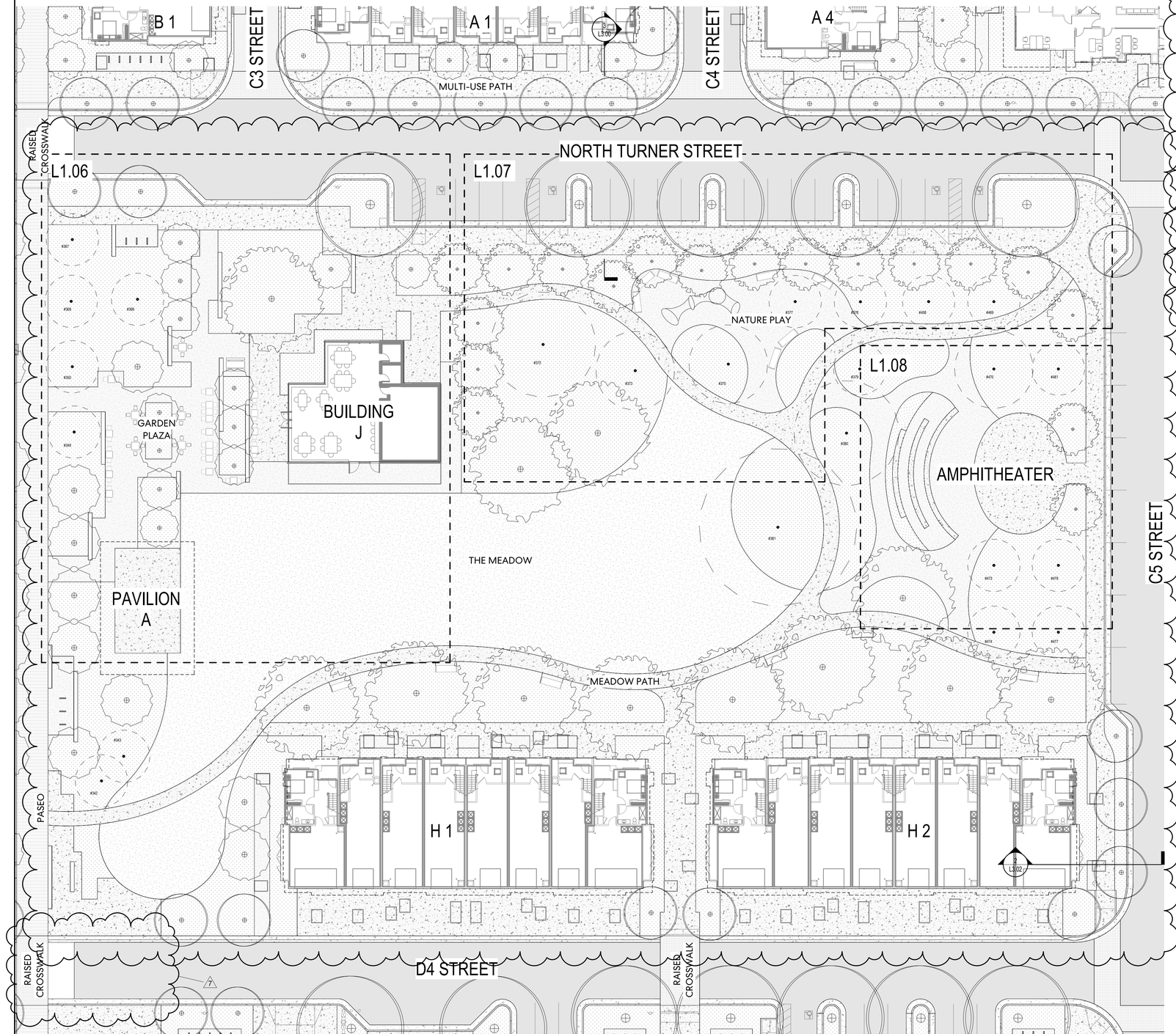

1 MEADOW ENLARGEMENT - OVERALL
1" = 20'-0"

LANDSCAPE LEGEND

- PROPERTY LINE
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- STAMPED ASPHALT PAVING
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THE MEADOW



MEADOW PATH

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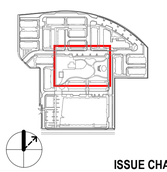

ISSUE CHART

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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
MEADOW ENLARGEMENT - OVERALL

SHEET NUMBER
L1.05

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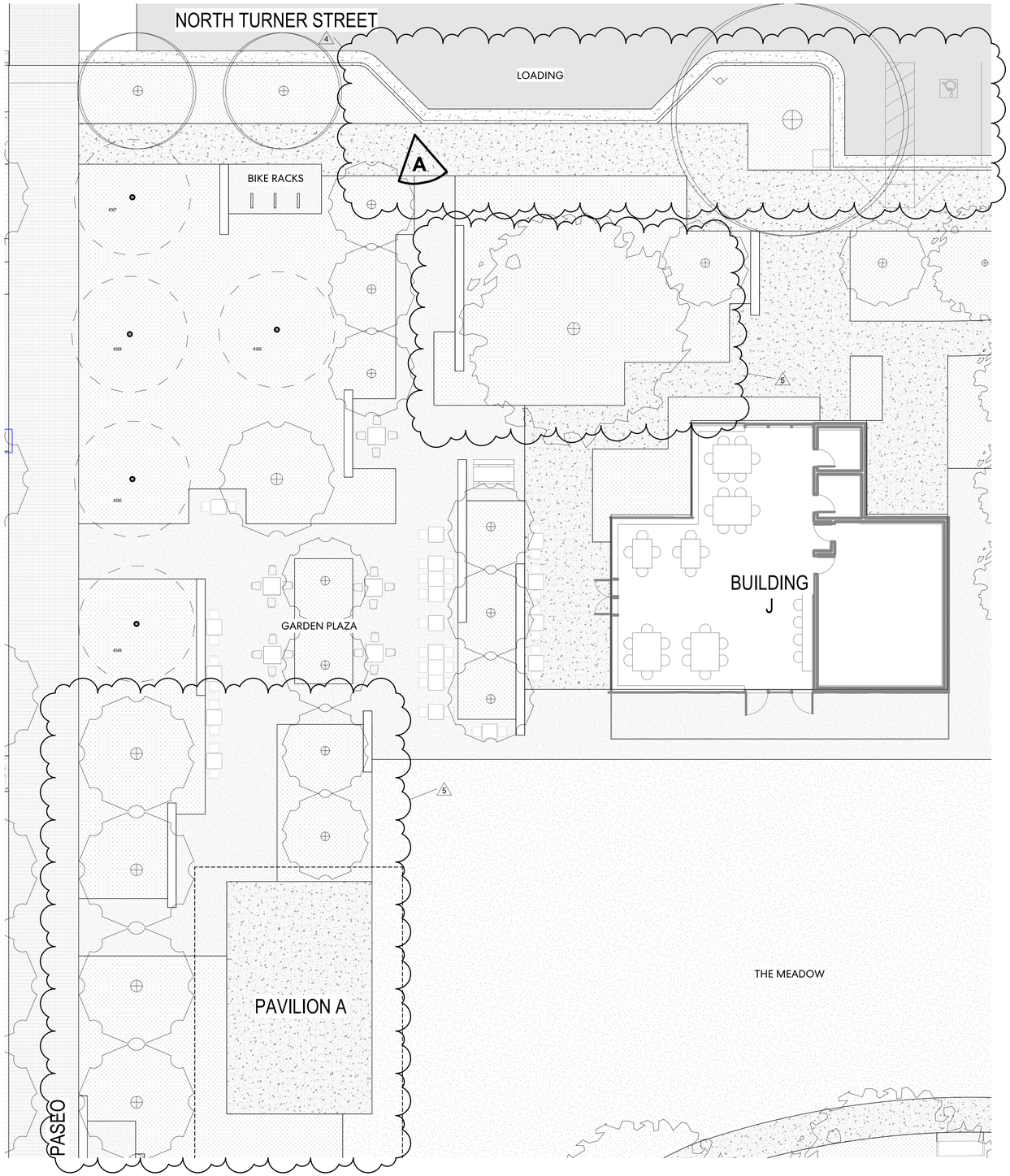

1 MEADOW ENLARGEMENT - RED BARN REPLICA
1" = 10'-0"

LANDSCAPE LEGEND

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PERSPECTIVE A



GARDEN PLAZA

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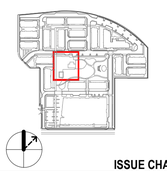

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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
MEADOW ENLARGEMENT - BUILDING J

SHEET NUMBER
L1.06

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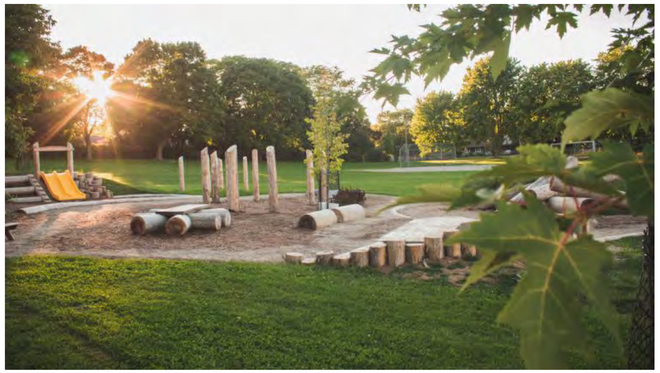

NATURE PLAY



LOG CLIMBERS

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
- STAMPED ASPHALT PAVING
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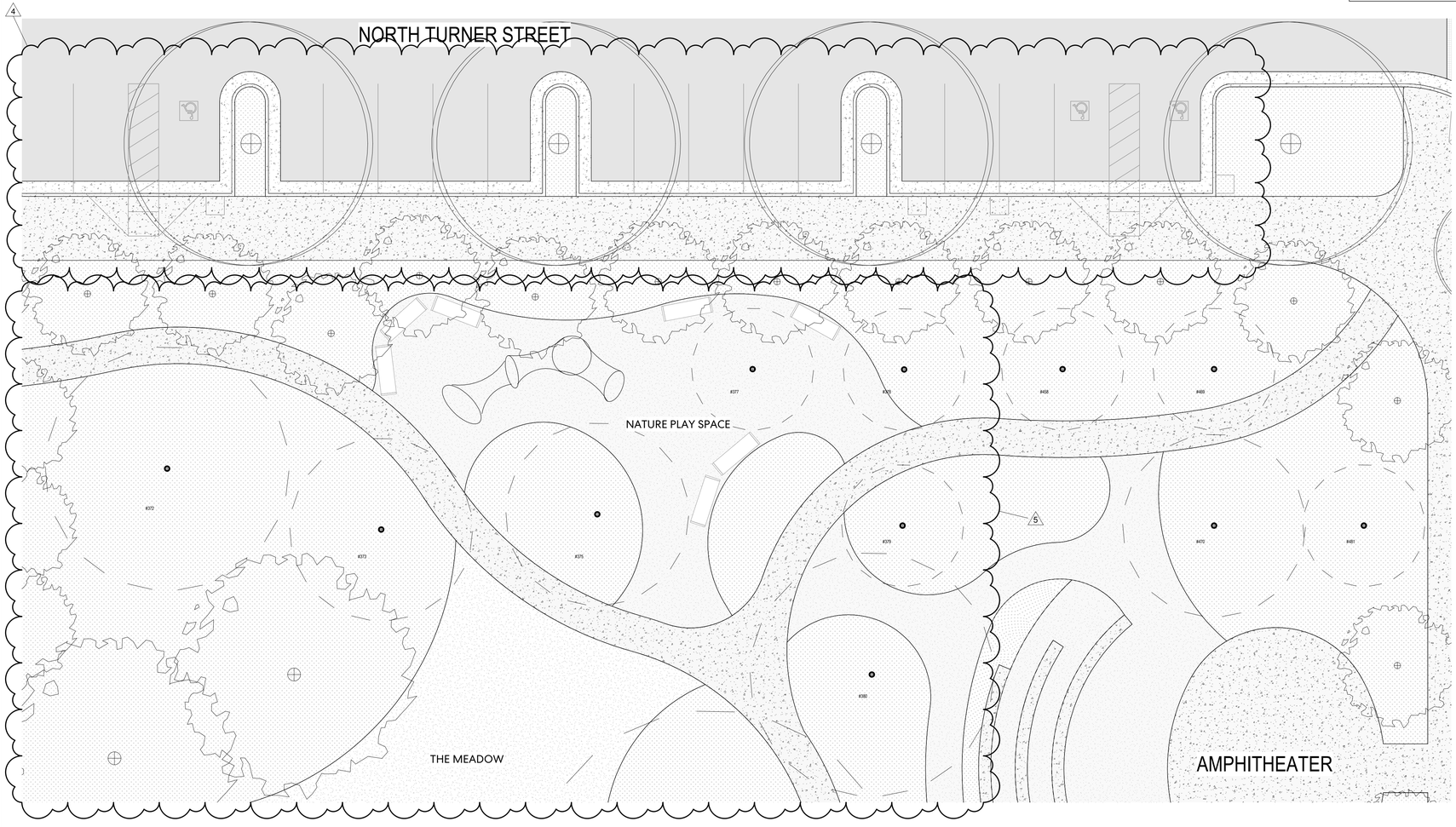

1 MEADOW ENLARGEMENT - PLAY SPACE
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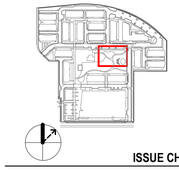

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Job Number 492028.000

TITLE
MEADOW ENLARGEMENT - PLAY SPACE

SHEET NUMBER
L1.07

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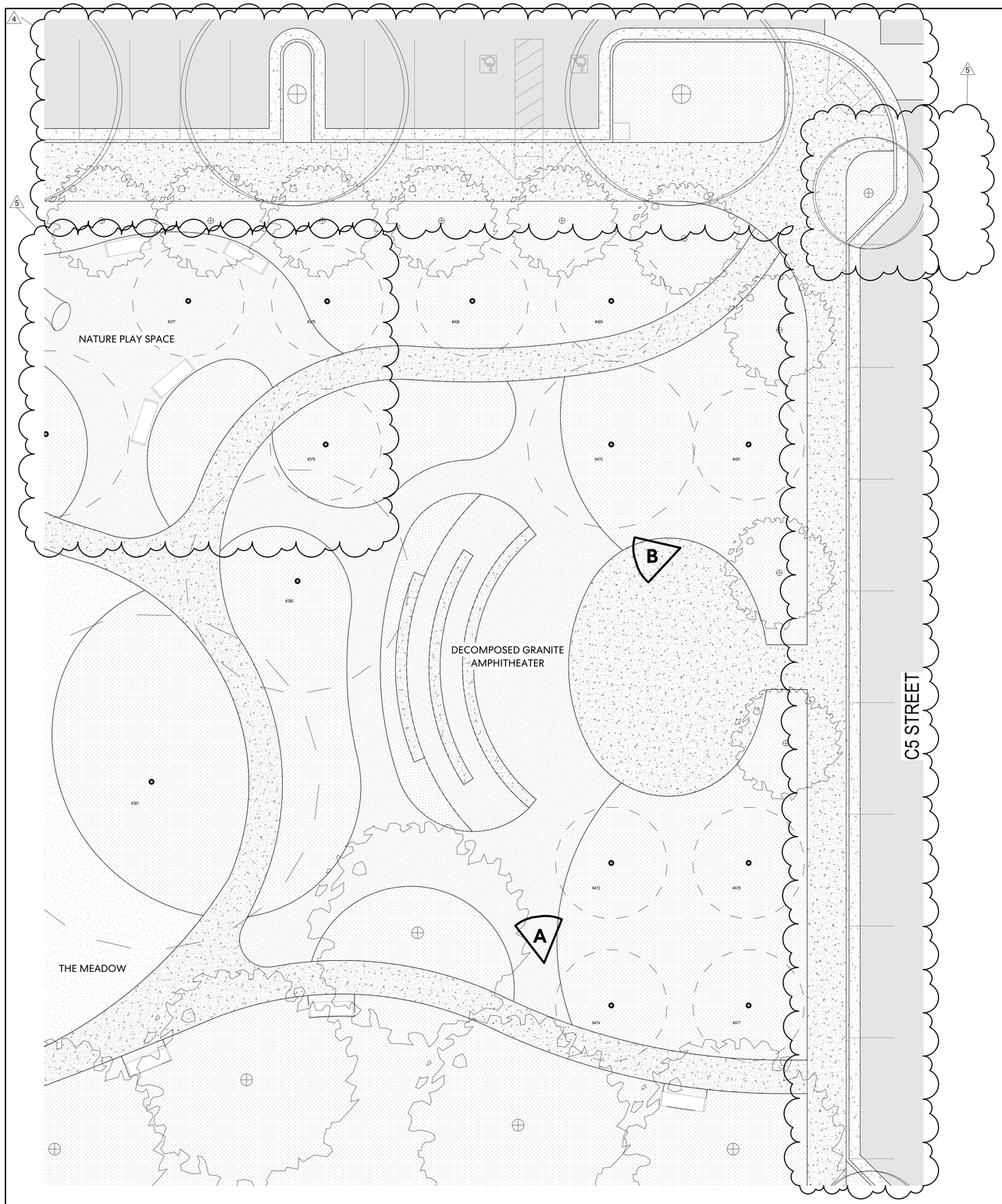

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PERSPECTIVE A



PERSPECTIVE B

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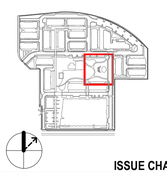

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MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
MEADOW ENLARGEMENT - AMPHITHEATER

SHEET NUMBER
L1.08

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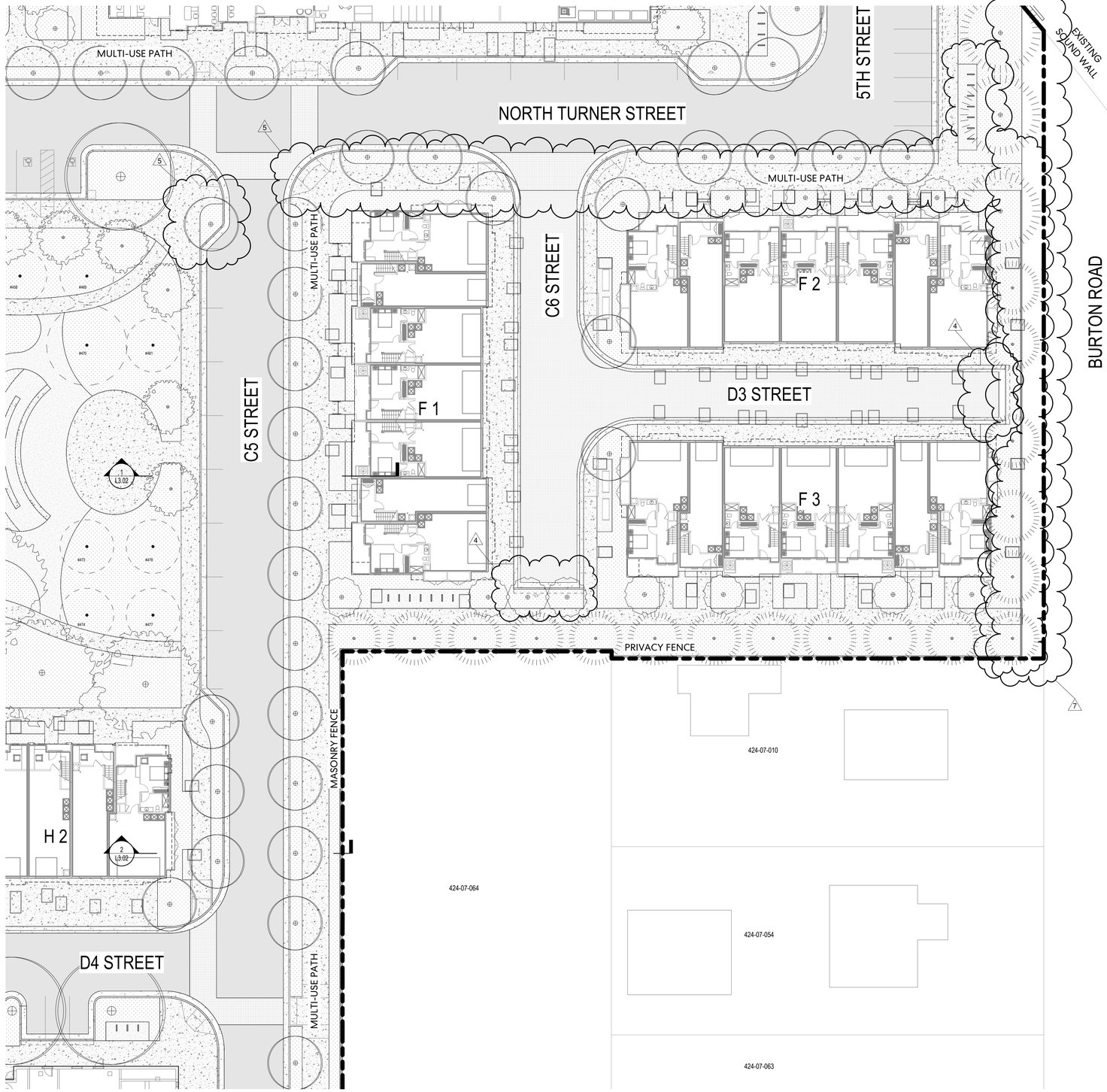

1 BLOCK F ENLARGEMENT

1" = 20'-0"

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
- STAMPED ASPHALT PAVING
- STANDARD BROOM FINISHED CONCRETE
- CONCRETE UNIT PAVER PAVING
- INTEGRATED COLOR CONCRETE PAVING
- DECOMPOSED GRANITE PAVING
- PLANTING AREA
- LAWN
- (23) EXISTING TREE TO REMAIN *
- (66) PERIMETER TREES 36" BOX-SIZE
- (140) ORCHARD TREES 24" BOX-SIZE
- (49) COMMON OPEN SPACE TREES 36" BOX SIZE
- (145) STREET TREES 24" BOX SIZE
- GROUND FIRE ACCESS

GENERAL NOTE:

- THE LANDSCAPE DRAWINGS ARE APPROXIMATE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT. PRECEDENT IMAGES AND PUBLIC AMENITIES ARE CONCEPTUAL AND MAY BE REVISED.

- TREES SHOWN IN PLANS ARE DISPLAYED AT 15 YEAR MATURITY

- THE LANDSCAPE BUFFER ON LOS GATOS BLVD. SHALL BE PLANTED WITH ORCHARD TREES AS PROVIDED IN CHAPTER 3 OF NORTH FORTY SPECIFIC PLAN

- ALL PATHWAYS SHALL BE A MINIMUM OF FOUR FEET WIDE.

- STREET LEVEL VIEWS OF GROUND LEVEL UTILITY CABINETS, MECHANICAL EQUIPMENT, TRASH, AND SERVICE AREAS SHALL BE SCREENED AS REQUIRED BY TOWN CODE. SCREENING SHALL BE THE SAME HEIGHT AS THE ITEM BEING SCREENED AND SCREENING THAT IS NOT LANDSCAPE MATERIAL SHALL BE CONSTRUCTED WITH ONE OR MORE OF THE MATERIALS USED IN THE PRIMARY BUILDING.

- AT LEAST 50% OF THE FRONT SETBACK AREA SHALL BE LANDSCAPED.

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- SURFACE PARKING LOTS SHALL BE SCREENED FROM VIEW OF THE STREET WITH LANDSCAPING OR A WALL WITH A MINIMUM THREE-FOOT HEIGHT TO SCREEN THE PARKING LOT WHEN NOT ALREADY SCREENED BY A PRIMARY BUILDING.



MULTI-USE PATH



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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

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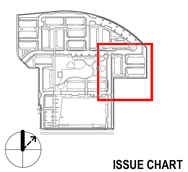
KEYPLAN



ISSUE CHART

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7	ENTITLEMENT SET - REVISION 6	03/05/25
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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

BLOCK F ENLARGEMENT

SHEET NUMBER

L1.09

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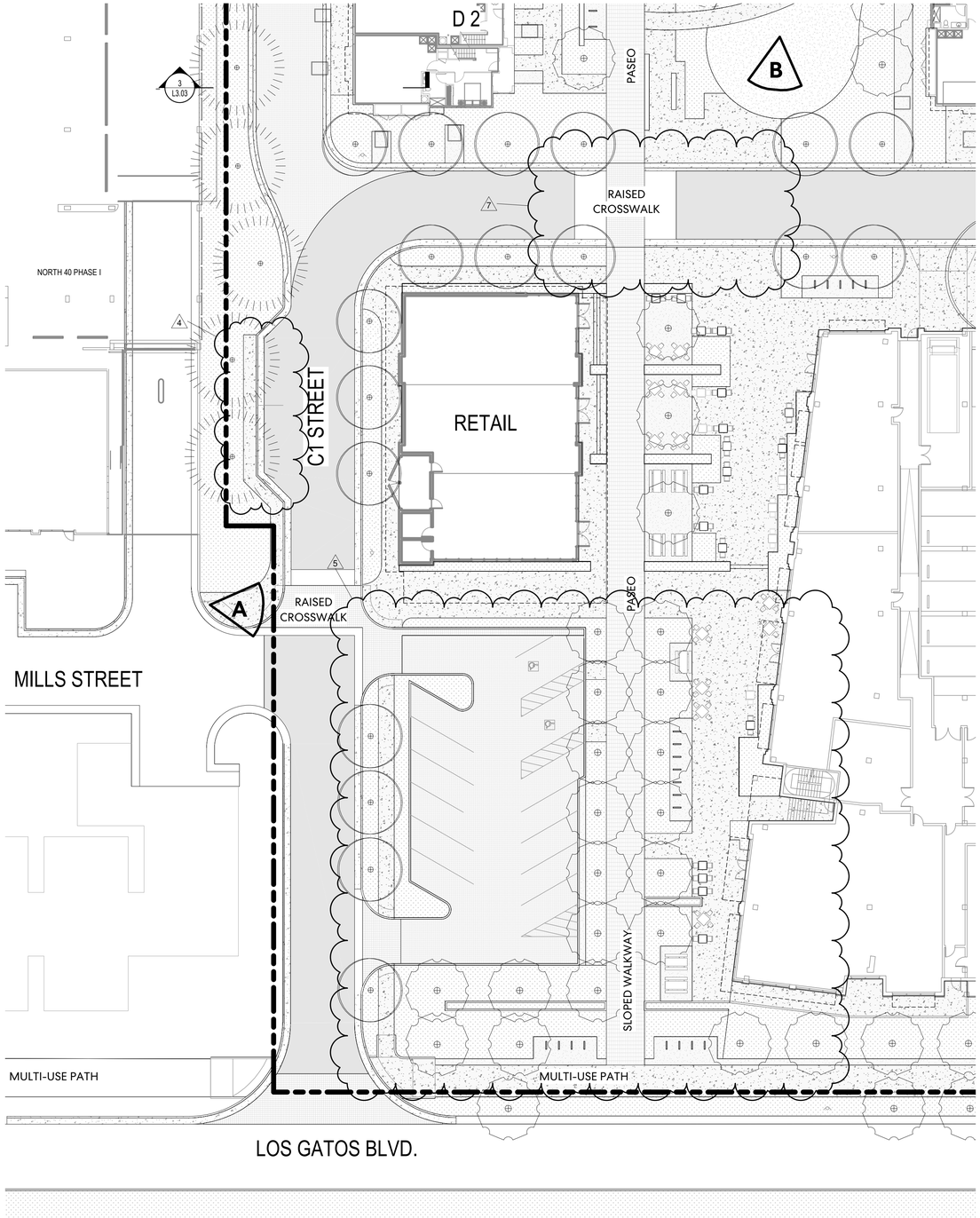

1 BLOCK I ENLARGEMENT
1" = 20'-0"

5

LANDSCAPE LEGEND

- PROPERTY LINE
- VEHICULAR ASPHALT PAVING
- STAMPED ASPHALT PAVING
- STANDARD BROOM FINISHED CONCRETE
- CONCRETE UNIT PAVER PAVING
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- (23) EXISTING TREE TO REMAIN *
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PERSPECTIVE A



PERSPECTIVE B

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PROJECT

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Los Gatos, CA 95032

GROSVENOR

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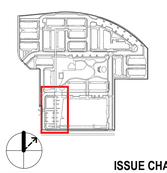
San Francisco, CA 94111

KEYPLAN



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Job Number 492028.000

TITLE

BLOCK I ENLARGEMENT

SHEET NUMBER

L1.10

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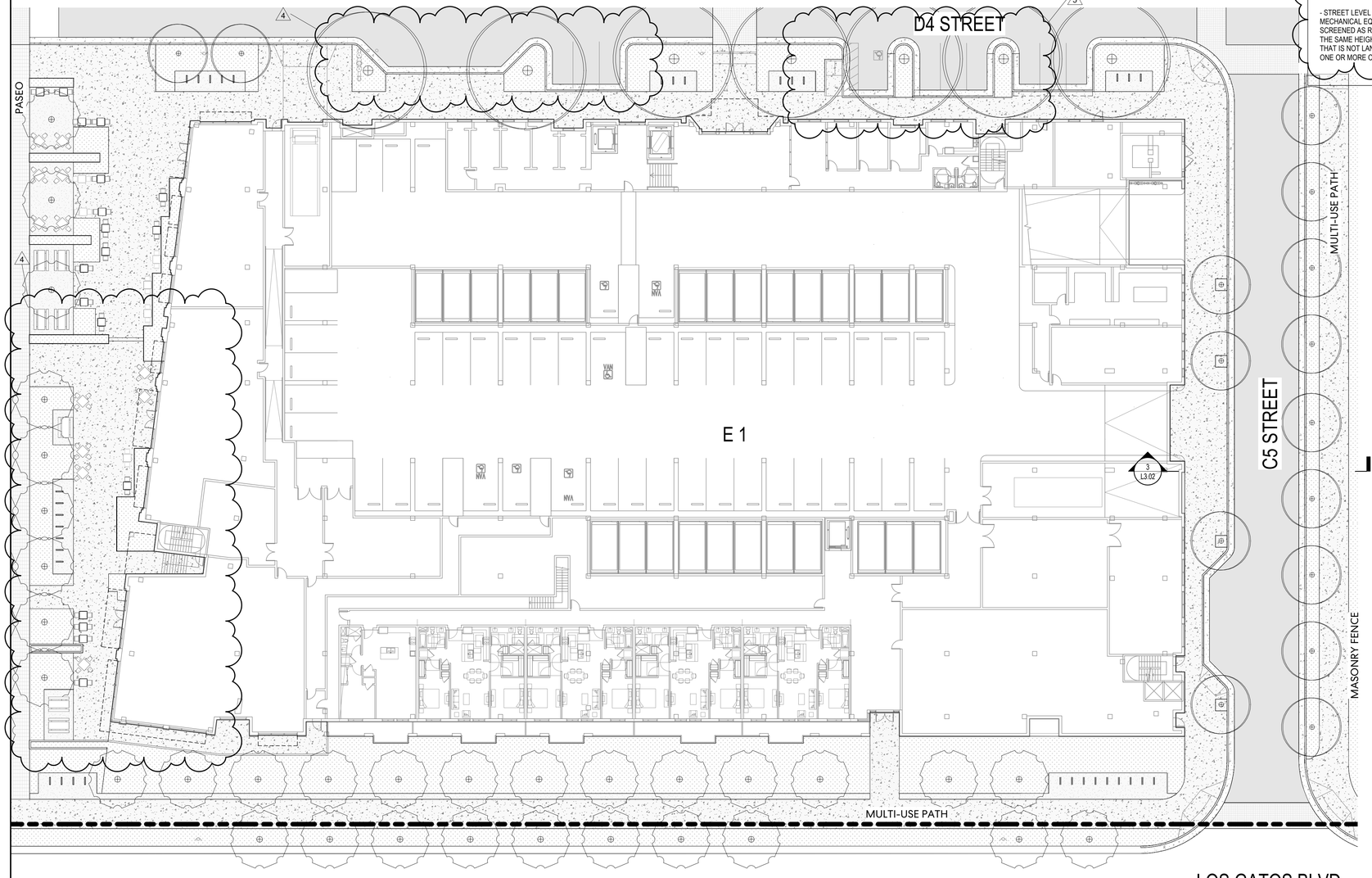

1 BLOCK E ENLARGEMENT
1" = 20'-0"

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10 S LaSalle St.
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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

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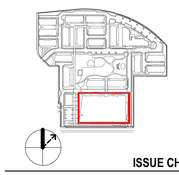
KEYPLAN



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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

BLOCK E ENLARGEMENT

SHEET NUMBER

L1.11

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2 PASEO ELEVATION - EAST

1" = 20'-0"





1 PASEO ELEVATION - WEST

1" = 20'-0"

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North 40
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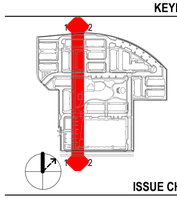

ISSUE CHART

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7	ENTITLEMENT SET - REVISION 6	03/05/25
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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

PASEO ELEVATIONS

SHEET NUMBER

L2.00

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EXHIBIT 13

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2 NORTH TURNER STREET - SOUTH

1" = 20'-0"



1 NORTH TURNER STREET - NORTH

1" = 20'-0"

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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

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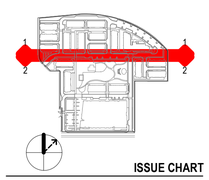
KEYPLAN



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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

NORTH TURNER STREET ELEVATIONS

SHEET NUMBER

L2.01

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2 C4 STREET WEST

1" = 40'-0"



1 C4 STREET EAST

1" = 40'-0"

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NORTH 40 PHASE II
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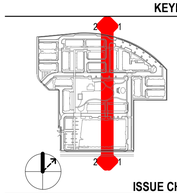

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TITLE

C4 STREET ELEVATIONS

SHEET NUMBER

L2.02

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2 MIDBLOCK - SOUTH

1" = 40'-0"



1 C5 STEET WEST

1" = 40'-0"

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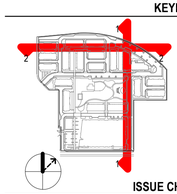

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Job Number 492028.000

TITLE

C5 STREET AND COURTYARD ELEVATIONS

SHEET NUMBER

L2.03

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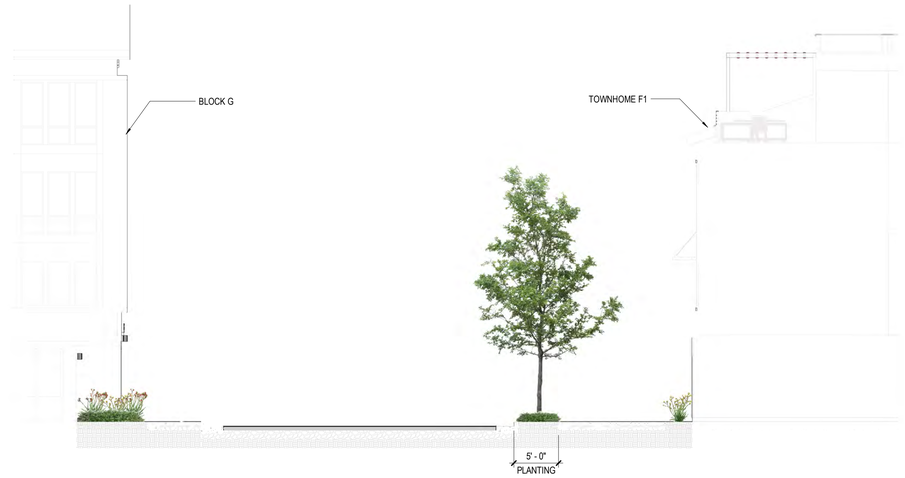

4 NORTH TURNER STREET - SECTION 4
1/8" = 1'-0"



3 NORTH TURNER STREET - SECTION 3
1/8" = 1'-0"



2 NORTH TURNER STREET - SECTION 2
1/8" = 1'-0"



1 NORTH TURNER STREET - SECTION 1
1/8" = 1'-0"

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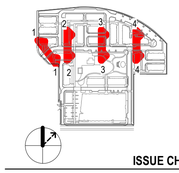
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

NORTH TURNER STREET SECTIONS

SHEET NUMBER

L3.00

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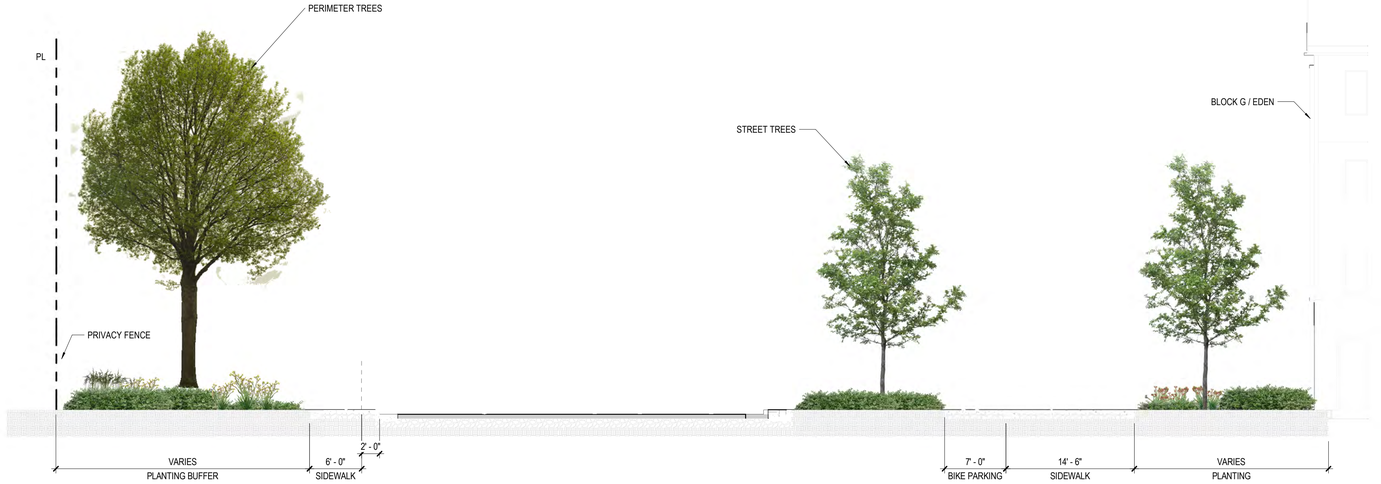
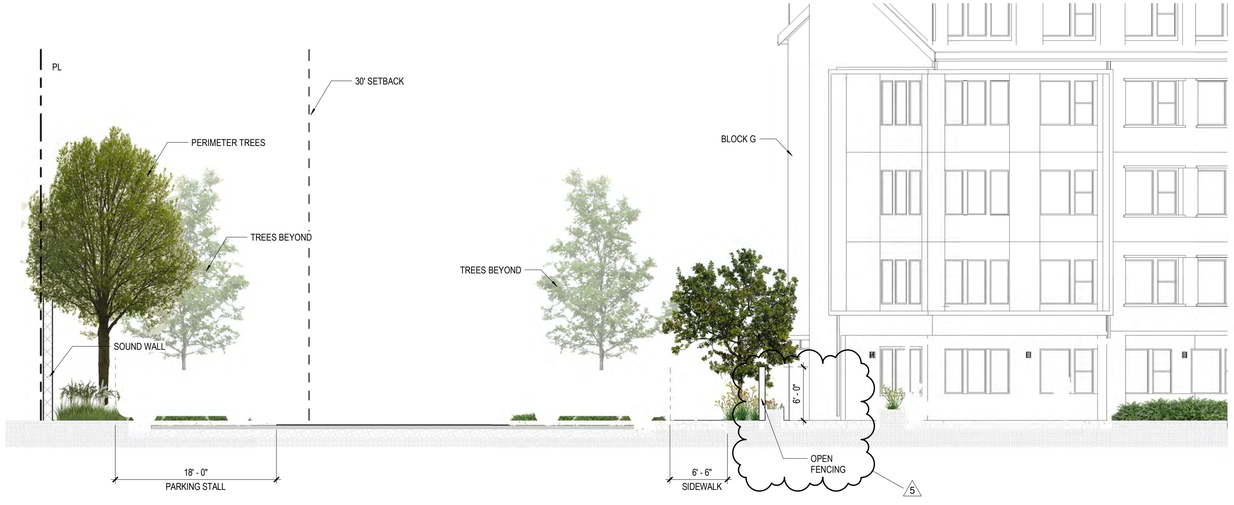
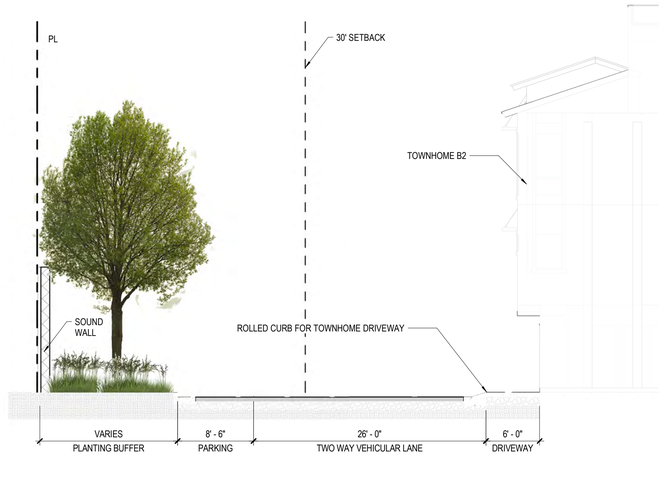


3 5TH STREET - SECTION 3
1/8" = 1'-0"



2 5TH STREET - SECTION 2
1/8" = 1'-0"



1 5TH STREET - SECTION 1
1/8" = 1'-0"

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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

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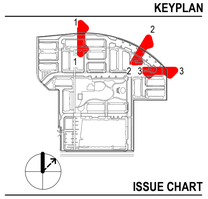
San Francisco, CA 94111

KEYPLAN



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TITLE

5TH STREET SECTIONS

SHEET NUMBER

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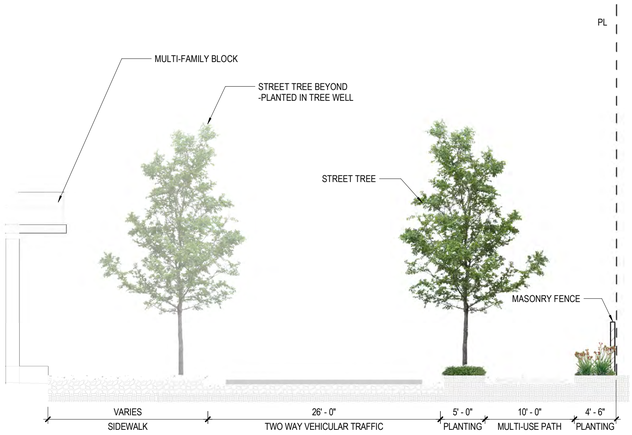
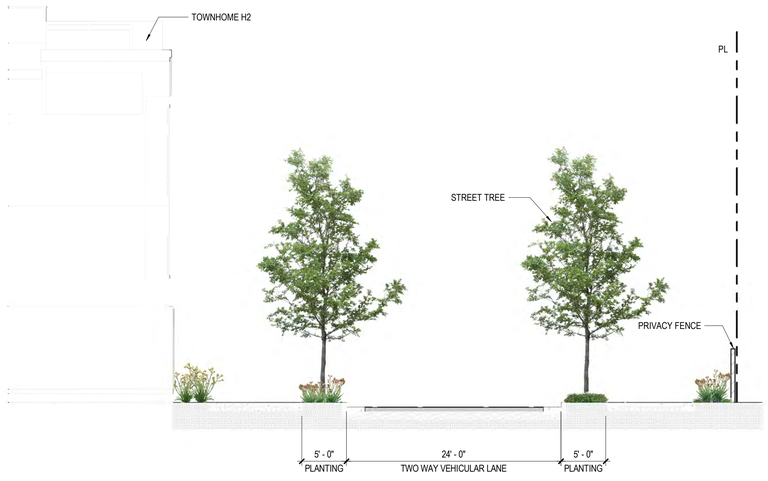


3 C5 STREET - SECTION 3
1/8" = 1'-0"



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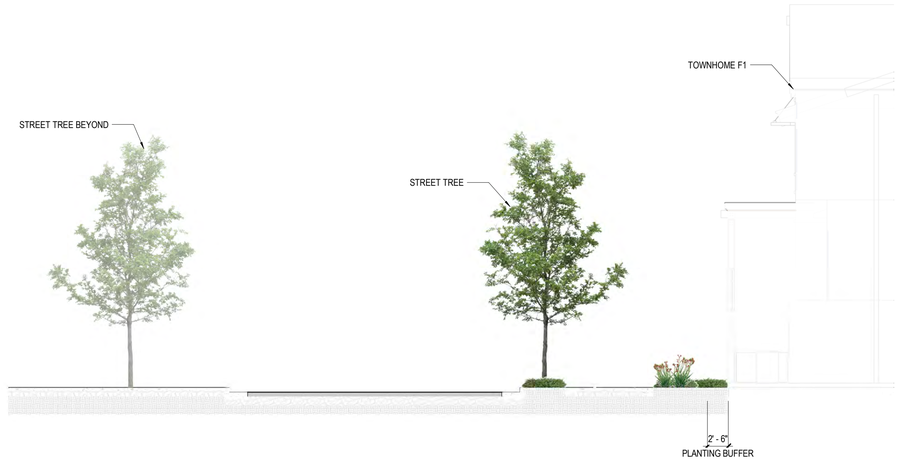
1/8" = 1'-0"



1 C5 STREET - SECTION 1
1/8" = 1'-0"

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PROJECT

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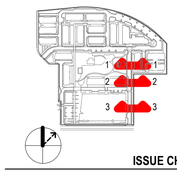
KEYPLAN



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TITLE

C5 STREET SECTIONS

SHEET NUMBER

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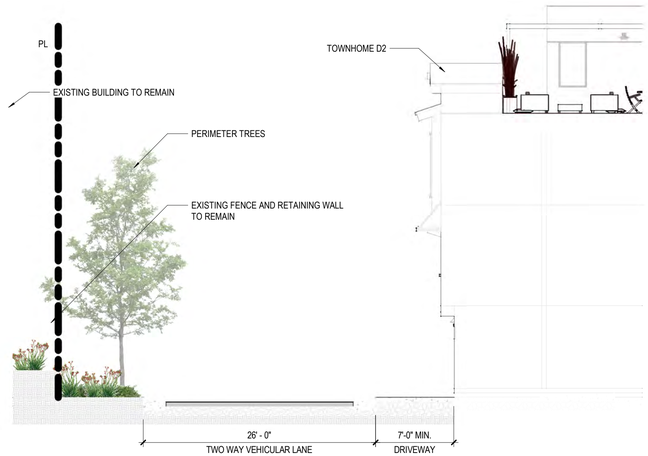
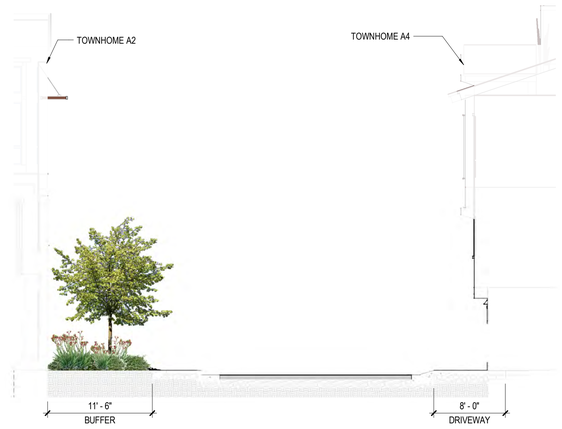


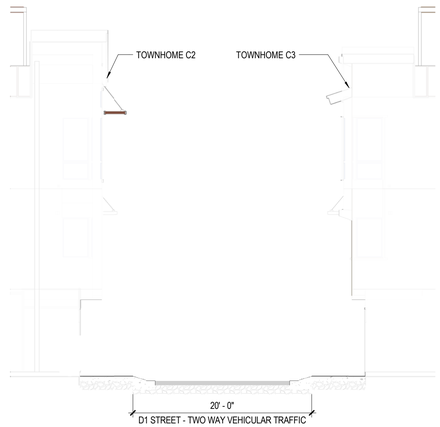
3 C1 STREET - SECTION

1/8" = 1'-0"



2 C4 STREET - SECTION

1/8" = 1'-0"



1 D1 STREET - SECTION

1/8" = 1'-0"

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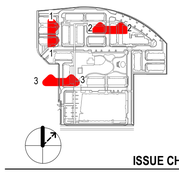
KEYPLAN



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Job Number 492028.000

TITLE

DRIVEWAY SECTIONS

SHEET NUMBER

L3.03

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PERIMETER TREES



Pinus radiata
Monterey pine

Initial size: 48" box

Mature size:
80'-100' high x 25'-35' wide

Evergreen



Populus nigra
Lombardy poplar

Initial size: 48" box

Mature size:
40'-100' high x 15'-30' wide

Deciduous



Sequoia sempervirens
Coast redwood

Initial size: 60" box

Mature size:
70'-90' high x 15'-30' wide

Evergreen

ORCHARD TREES



Juglans californica 'Hindsii'
California black walnut

Initial size: 36" box

Mature size:
30' -150" high x 30' -50' wide

Deciduous



Malus floribunda 'Paris'
Pink crabapple

Initial size: 36" box

Mature size:
12'-20' high x 12'-20' wide

Deciduous



Prunus serrulata 'Kwanzan'
Kwanzan Flowering Cherry

Initial size: 36" box

Mature size:
20'-25' high x 15'-20' wide

Deciduous

COMMON OPEN SPACE TREES



Arbutus menziesii
Pacific madrone

Initial size: 48" box

Mature size:
20'-100' high x 20'-100' wide

Evergreen



Liquidambar styraciflua
Sweet gum

Initial size: 48" box

Mature size:
60' high x 20'-25' wide

Deciduous



Koelreuteria paniculata
Goldenrain tree

Initial size: 48" box

Mature size:
20'-35' high x 25'-40' wide

Deciduous



Platanus racemosa
Sycamore

Initial size: 48" box

Mature size:
30'-38' high x 20'-50' wide

Deciduous



Quercus agrifolia
Coast live oak

Initial size: 60" box

Mature size:
20'-70' high x 20'-70' wide

Evergreen



Quercus ilex
Holly oak

Initial size: 48" box

Mature size:
30'-60' high x 30'-60' wide

Evergreen



Magnolia 'Little gem'
Dwarf southern magnolia

Initial size: 48" box

Mature size:
10' high x 8'-12' wide

Evergreen



Lagerstroemia speciosa
Crape myrtles

Initial size: 46" box

Mature size:
15'-25' high x 20'-25' wide

Deciduous

STREET TREES



Cinamomum camphora
Camphor tree

Initial size: 60" box

Mature size:
50'+ high x 60' wide

Evergreen



Ginkgo biloba
Maiden hair tree

Initial size: 48" box

Mature size:
30'-50' high x 15'-25' wide

Deciduous



Melaleuca linariifolia
Melaleuca

Initial size: 48" box

Mature size:
20'-30' high x 20'-30' wide

Evergreen



Tilia cordata
Little leaf linden

Initial size: 48" box

Mature size:
30'-50' high x 15'-30' wide

Deciduous

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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

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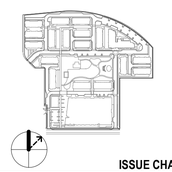
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
4	ENTITLEMENT SET - REVISION 3	06/05/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

TREE PALETTE

SHEET NUMBER

4

L4.00

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SHRUBS AND PERENNIALS



Arctostaphylos densiflora
Manzanita 'McMinn'

Initial size: 5 gallon

Mature size:
7'-10' high x 7'-10' wide

Drought tolerant
California natuve

Evergreen



Azalea indica 'formosa'
Formosa azalea

Initial size: 5 gallon

Mature size:
6'-10' high x 6'-10' wide

Drought tolerant

Evergreen



Buddleia spp.
Butterfly bush

Initial size: 5 gallon

Mature size:
6'-12' high x 6'-12' wide

Drought tolerant

Evergreen



Calycanthus occidentalis
Spicebush

Initial size: 5 gallon

Mature size:
3'-10' high x 3'-20' wide

Drought tolerant
California native

Deciduous



Camellia japonica
Camellia

Initial size: 5 gallon

Mature size:
6'-12' high x 6'-12' wide

Evergreen



Cotoneaster microphyllus
Rockspray cotoneaster

Initial size: 5 gallon

Mature size:
2'-3' high x 5' wide

Drought tolerant

Evergreen



Escallonia x exoniensis
Pink princess escallonia

Initial size: 5 gallon

Mature size:
4'-6' high x 4'-6' wide

Drought tolerant

Evergreen



Heteromeles arbutifolia
Toyon bush

Initial size: 5 gallon

Mature size:
12' high x 8' wide

Drought tolerant
California native

Evergreen



Lavandula angustifolia
Lavander

Initial size: 1 gallon

Mature size:
2-4' high x 2-3' wide

Drought tolerant

Evergreen



Myrica californica
Pacific wax myrtle

Initial size: 5 gallon

Mature size:
15' high x 8' wide

Drought tolerant
California native

Evergreen



Pittosporum tobira
Mock orange

Initial size: 5 gallon

Mature size:
3-5' high x 5' wide

Drought tolerant

Evergreen



Rosmarinus officinalis
Tuscan blue rosemary

Initial size: 5 gallons

Mature size:
6'-7' high x 2-3' wide

Drought tolerant

Evergreen



Rosmarinus 'prostratus'
Postrate rosemary

Initial size: 1 gallon

Mature size:
1'-3' high x 3' wide

Drought tolerant

Evergreen



Viburnum tinus
Laurestinus

Initial size: 5 gallons

Mature size:
7'-20' high x 10' wide

Evergreen



Carex pansa
California meadow sedge

Initial size: 1 gallon

Mature size:
8" high x 8" wide

Drought tolerant

Evergreen



Iris douglasiana
Pacific coast iris

Initial size: 1 gallon

Mature size:
10"-30" high x 10"-30" wide

Drought tolerant
California native

Evergreen



Juncus effusus
Rush

Initial size: 1 gallon

Mature size:
2'-4' high x 2' wide

Evergreen



Miscanthus sinensis
Silver grass

Initial size: 1 gallon

Mature size:
3'-7' high

Evergreen



Muhlenbergia rigens
Deergrass

Initial size: 1 gallon

Mature size:
5' high

Drought tolerant

Evergreen

VINES



Parthenocissus tricuspidata
Boston ivy

Initial size: 1 gallon

Deciduous



Rosa genus
Climbing roses

Initial size: 1 gallon

Evergreen



Wisteria spp.
Wisteria

Initial size: 1 gallon

Deciduous

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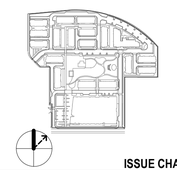

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TITLE

PLANT PALETTE

SHEET NUMBER

L4.01

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MATERIALS



CONCRETE UNIT PAVERS



INTEGRATED COLOR CONCRETE



CRUSHED BASALT SURFACING



DECOMPOSED GRANITE



CLAD STONE WALLS



STAMPED CONCRETE



WOOD MULCH SURFACING



COMPOSITE WOOD DECKING



TACTILE PAVERS



WOOD BENCH



HANDRAILS



WOOD TRELLIS



PRIVACY FENCING

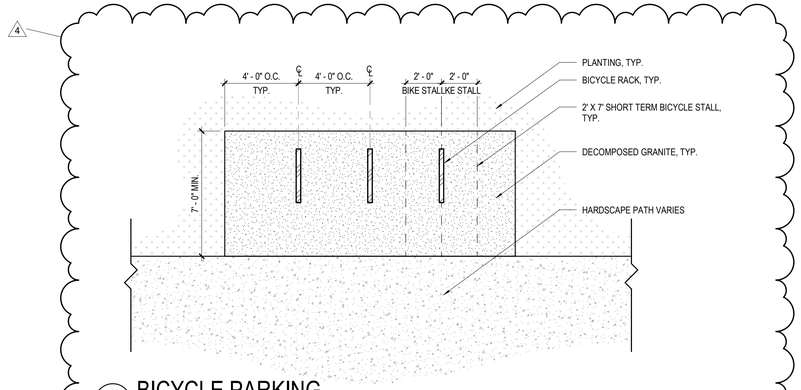


MASONRY FENCE

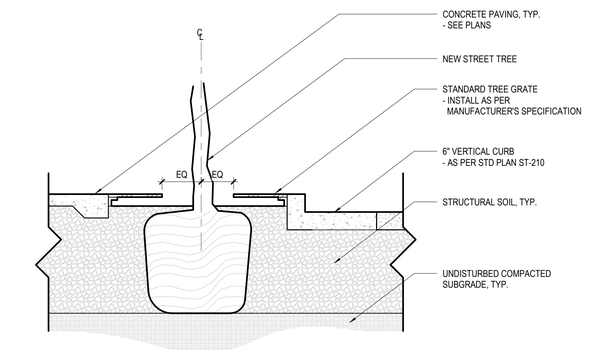


OPEN FENCING (WOOD AND METAL MESH)

5



3 BICYCLE PARKING
1/4" = 1'-0"



2 TREE GRATE DETAIL
1/2" = 1'-0"

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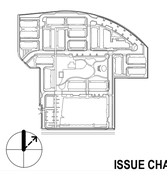

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TITLE

LANDSCAPE MATERIALS PALETTE

SHEET NUMBER

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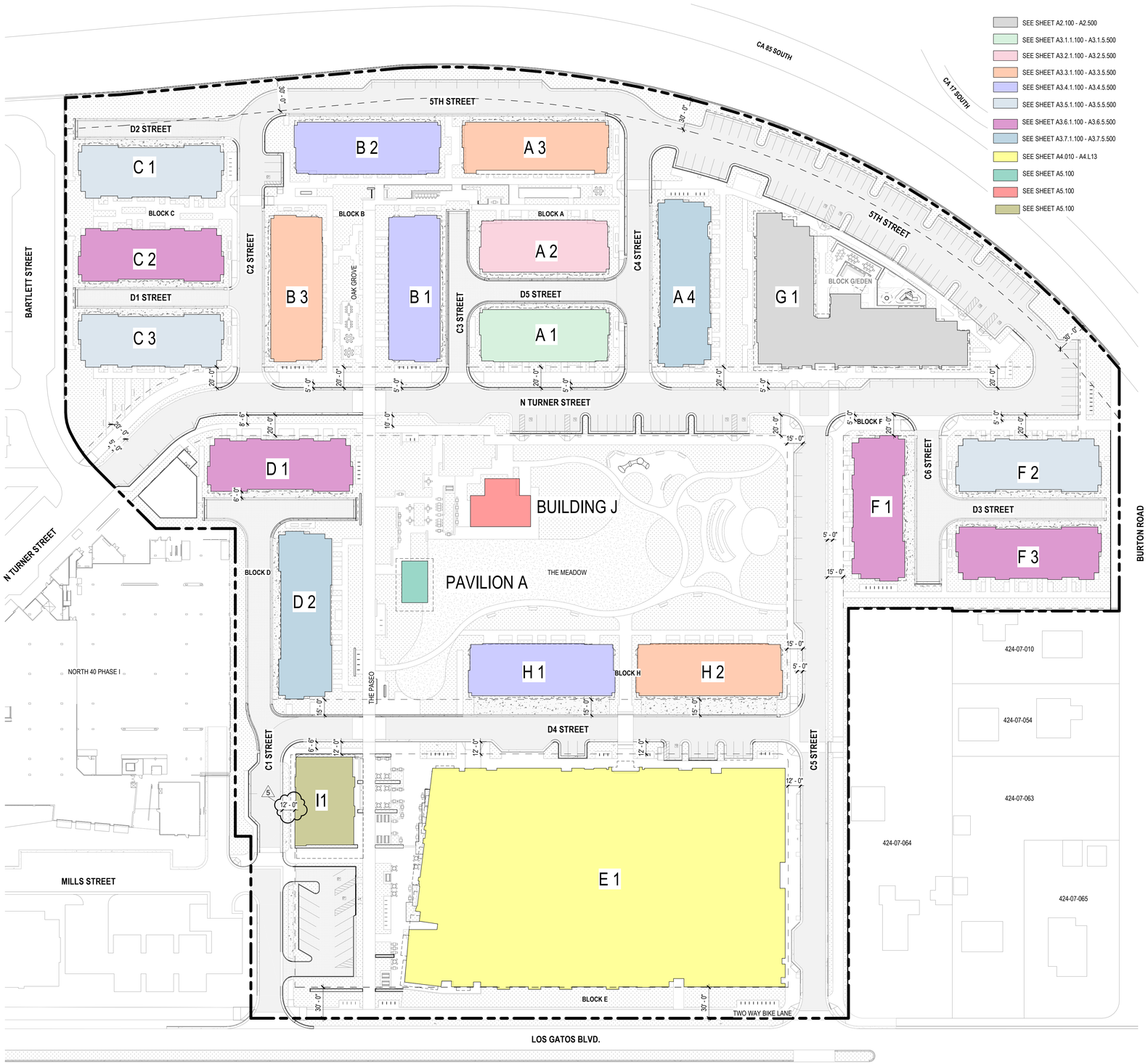

ARCHITECTURE LEGEND

- PROPERTY LINE
- SETBACK FROM PROPERTY LINE
- SETBACK FROM STREET

GENERAL NOTE:

- ALL SETBACKS ARE FROM THE NORTH 40 SPECIFIC PLAN
- MORE THAN 50% OF THE FRONT SETBACK AREA ON LOS GATOS BLVD. IS LANDSCAPED

Street and Building Setbacks
As Outlined in the N40 Specific Plan

Setback	Setback Required	Setback Provided	Setback Design
Table 2-5 Primary Frontage Setbacks			
Los Gatos Boulevard	MIN 30 FT	30 FT	Orchard Street Trees Planting Strip No Parking Provided on Los Gatos Blvd.
Neighborhood Street (C5 Street, D4 Street, West Side)	MIN 15 FT	15 FT	15' From Street to Building 5' Landscape Planters Containing Street Trees
North Turner Street, C1 Street	MIN 12 FT	12 FT	12' From Street to Building 5' Landscape Planters Containing Street Trees
Table 2-6 Non-Residential/Mixed Use Building Setbacks			
Front Setback (D4 Street, East Side)	MIN 12 FT	12 FT	Oriented to Street with parking in rear Landscaping
Side Setback	NONE REQUIRED	N/A	
Rear Setback	NONE REQUIRED	N/A	

1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

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LIGHTING DESIGN
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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.100

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EXHIBIT 14

3/5/2025 3:23:53 PM Autodesk Docs://Los Gatos North 40/ARCH_Los Gatos North 40_Site_R22.rvt

PARKING SPACE SUMMARY

Affordable Building - PARKING REQUIREMENTS (Specific Plan)					
Unit Type	# of Units	Parking Required (.5 per unit)	Guest Parking Required (.5 per unit)	Total Parking Required	Parking Provided
Affordable Building					
1-A (1bed)	31	15.5	15.5	31	See sheet G3
2-A (2 bed)	18	9	9	18	
3-A (3 bed)	18	9	9	18	
PM(2-B) (2 bed)	1	0.5	0.5	1	
TOTAL	68	34	34	68	

OPEN SPACE SUMMARY

Affordable Building - PRIVATE SPACE REQUIREMENTS					
Unit Type	# of Units	Private recreation space REQUIRED (60 sf/unit)	Private recreation space PROVIDED	Ground floor Private recreation space REQUIRED (120 sf/unit)	Ground floor Private recreation PROVIDED
Affordable Building		**Objective Design Standards A11**			
1-A	31	1860	0	360	0
2-A	18	1080	0	360	0
3-A	18	1080	0	240	0
PM(2-B)	1	60	178	0	0
TOTAL	68	4080	178	960	0

UNIT DATA TABLE

Units - Affordable Building						
Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Affordable Building						
1-A	3	7	8	8	5	**31**
2-A	3	4	4	4	3	**18**
3-A	2	4	4	4	4	**18**
PM(2-B)	0				1	**1**
TOTAL	**8**	**15**	**16**	**16**	**12**	**68**

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE EGRESS PATH
- 4 TRASH STAGING PATH
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE
- GROUND FLOOR OPEN AREA ABUTTING STREET-FACING FACADE (60 SF MIN. REQUIRED)
- RECESSED BUILDING ENTRY (24 SF MIN. REQUIRED)



ARCHITECTURAL SITE PLAN - LEVEL 1

1/16" = 1'-0"

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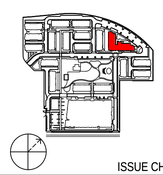
GROSVENOR

KEYPLAN



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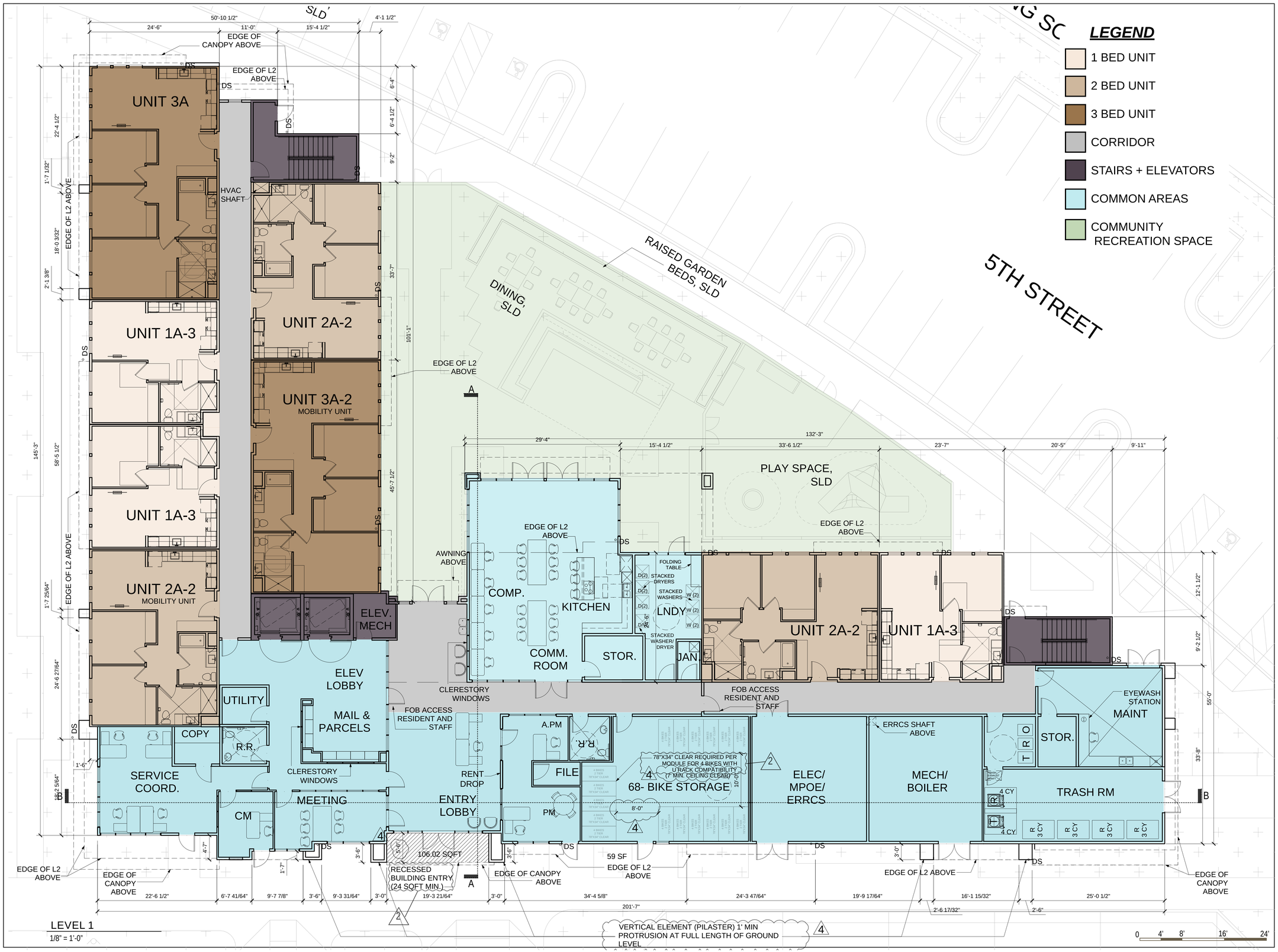
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
AFFORDABLE HOUSING: ARCHITECTURAL SITE PLAN

SHEET NUMBER

2 **A1.101**



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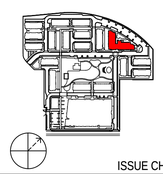

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Job Number

TITLE
AFFORDABLE HOUSING: LEVEL 1 PLAN

SHEET NUMBER

A2.100



LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE

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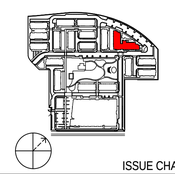

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Job Number

TITLE
AFFORDABLE HOUSING: LEVEL 3 & 4 PLAN

SHEET NUMBER

A2.102



LEVEL 5

1/8" = 1'-0"

0 4' 8' 16' 24'

LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE

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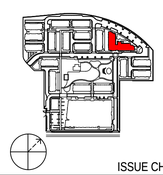
KEYPLAN



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Job Number

TITLE

AFFORDABLE HOUSING: LEVEL 5 PLAN

SHEET NUMBER

A2.103



LEVEL 2

1/8" = 1'-0"

0 4' 8' 16' 24'

LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE

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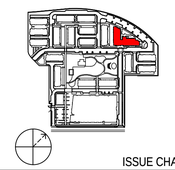
KEYPLAN



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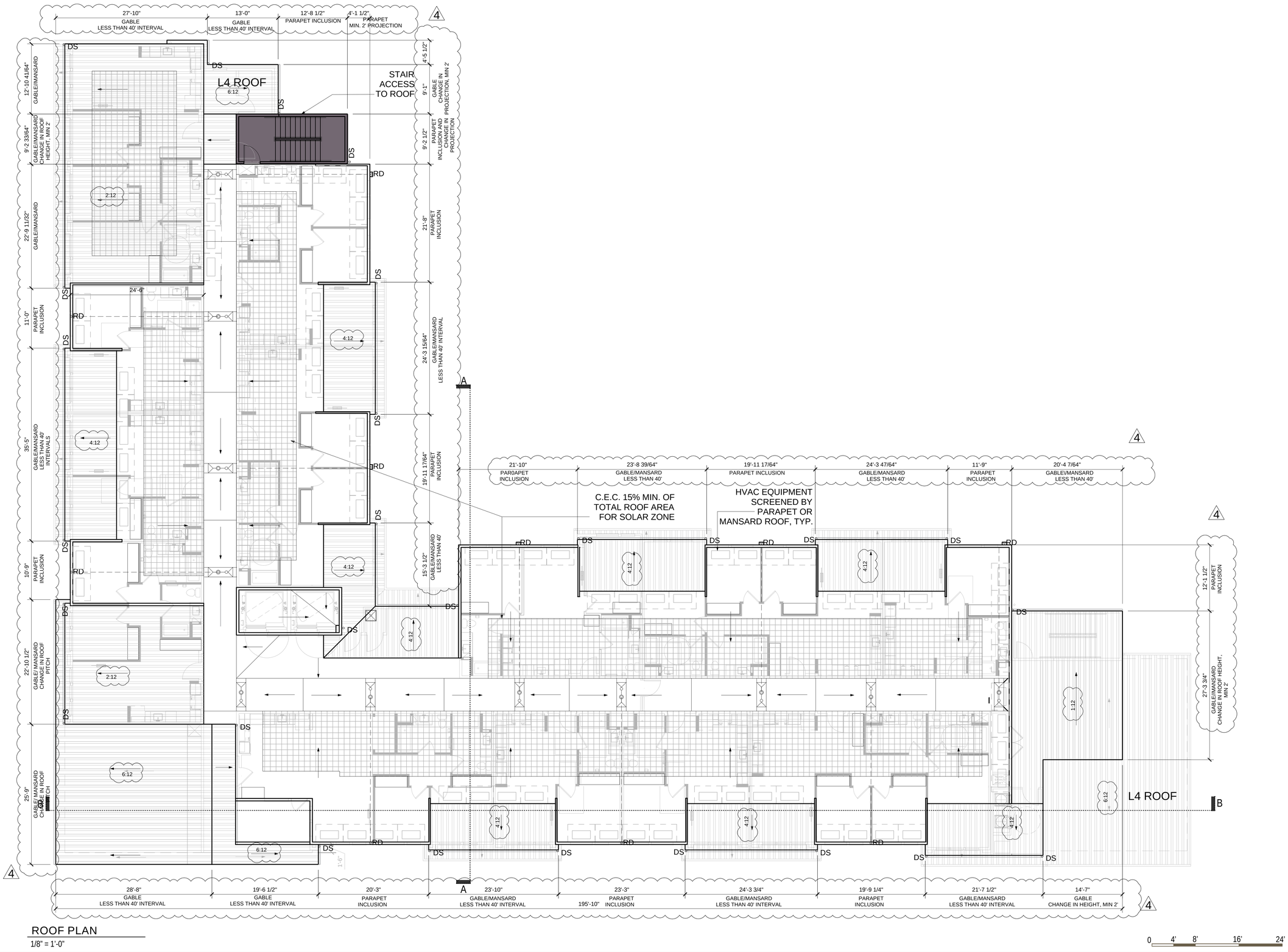
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
AFFORDABLE HOUSING: LEVEL 2 PLAN

SHEET NUMBER

A2.101



ROOF PLAN

1/8" = 1'-0"

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PROJECT

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North 40 Phase II
Los Gatos, CA 95032

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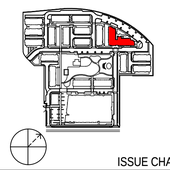
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	08/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
AFFORDABLE HOUSING: ROOF PLAN

SHEET NUMBER

2

A2.104



MATERIALS KEY

1. ALUMINUM STOREFRONT
2. VINYL WINDOWS AND DOORS
3. 3 COAT STUCCO WITH METAL REVEALS
4. HORIZONTAL SIDING WITH WOOD GRAIN FINISH
5. CEMENTIOUS PANEL WITH METAL REVEALS & SMOOTH FINISH
6. VERTICAL SIDING
7. STANDING SEAM ROOF
8. METAL AWNING/ CANOPY
9. LIGHT FIXTURE
10. PERFORATED METAL SUN SHADE

KEY PLAN

0 4' 8' 16' 24'

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PROJECT

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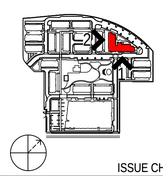
KEYPLAN



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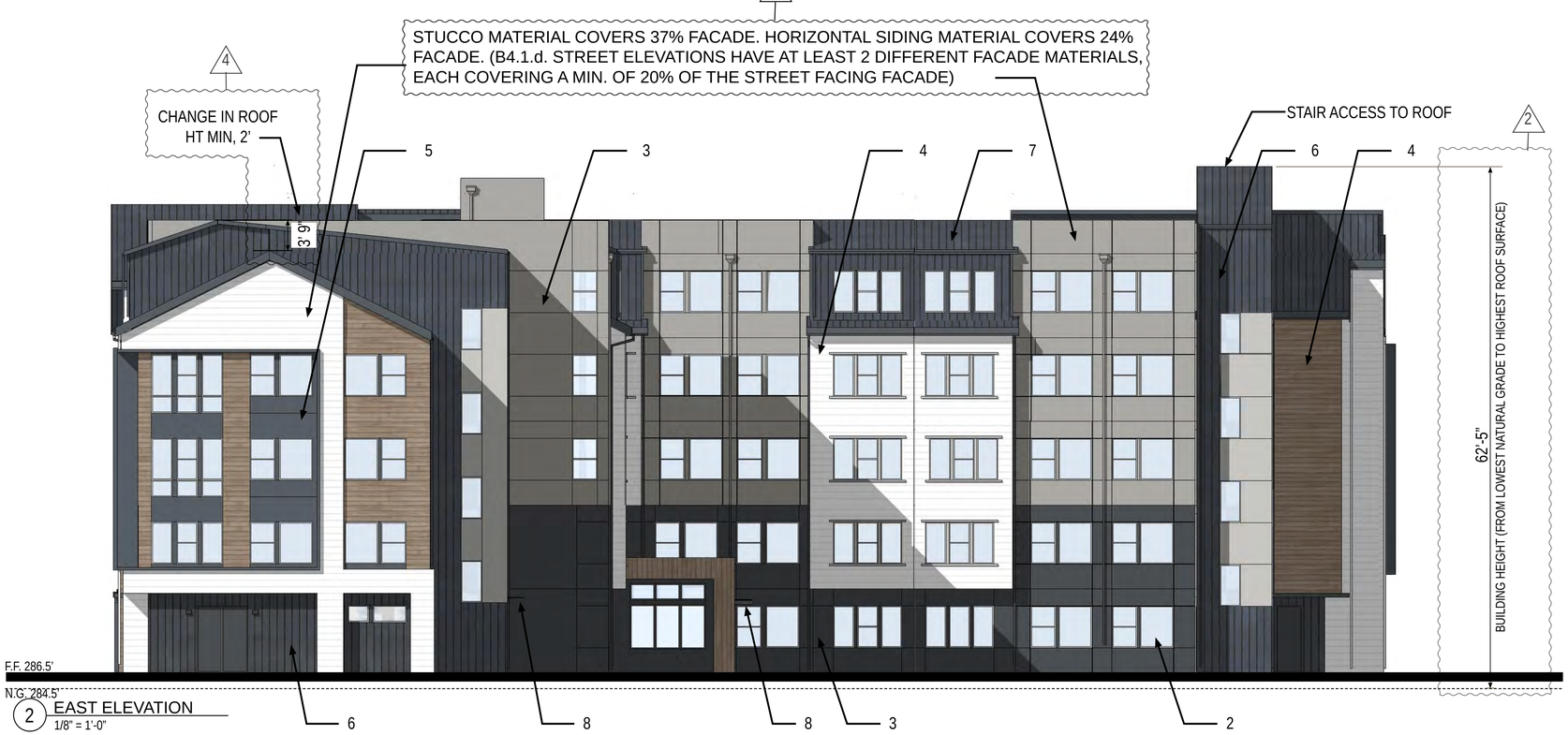
Job Number

TITLE
AFFORDABLE HOUSING: SOUTH AND WEST ELEVATIONS

SHEET NUMBER
A2.200



1 NORTH ELEVATION
1/8" = 1'-0"

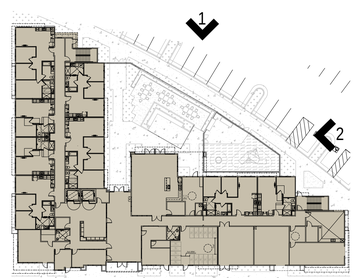


2 EAST ELEVATION
1/8" = 1'-0"

MATERIALS KEY

1	ALUMINUM STOREFRONT
2	VINYL WINDOWS AND DOORS
3	3 COAT STUCCO WITH METAL REVEALS
4	HORIZONTAL SIDING WITH WOOD GRAIN FINISH
5	CEMENTIOUS PANEL WITH METAL REVEALS & SMOOTH FINISH
6	VERTICAL SIDING
7	STANDING SEAM ROOF
8	METAL AWNING/ CANOPY
9	LIGHT FIXTURE
10	PERFORATED METAL SUN SHADE

KEY PLAN



0 4' 8' 16' 24'

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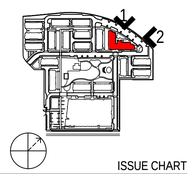
KEYPLAN



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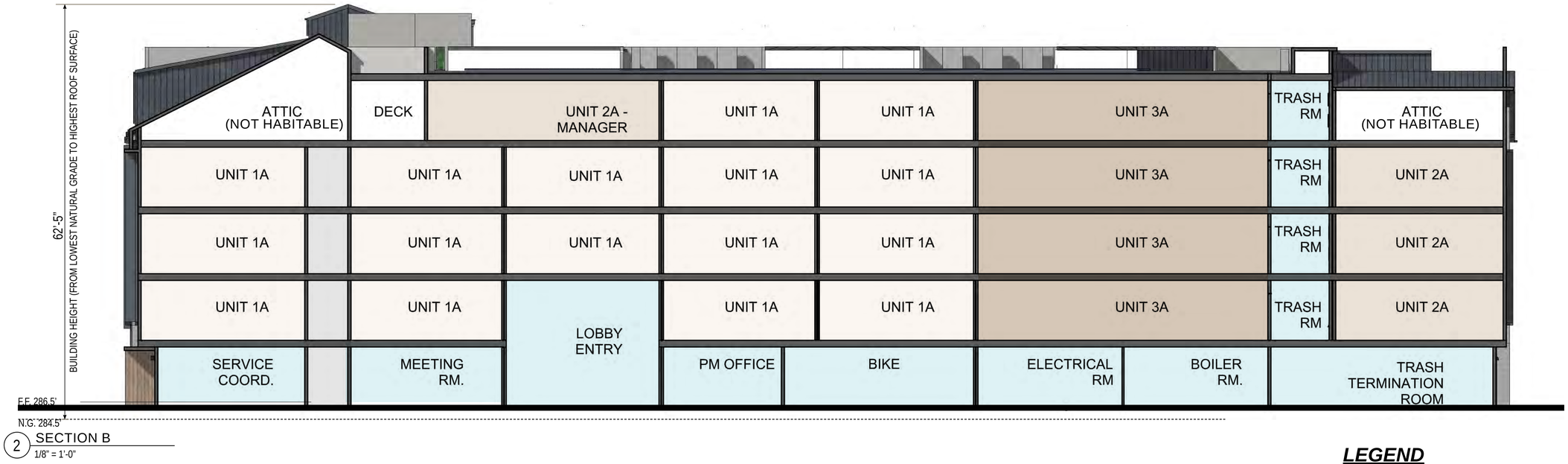
Job Number

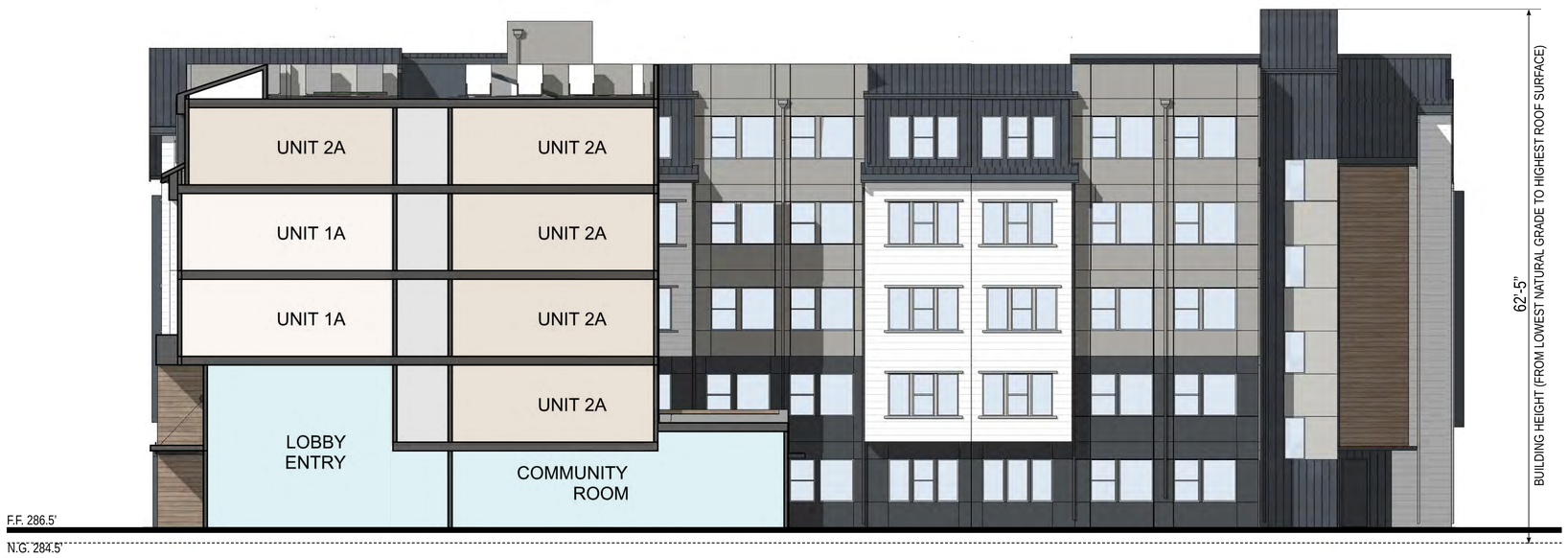
TITLE
AFFORDABLE HOUSING: NORTH AND EAST ELEVATIONS

SHEET NUMBER

A2.201



2 SECTION B
1/8" = 1'-0"

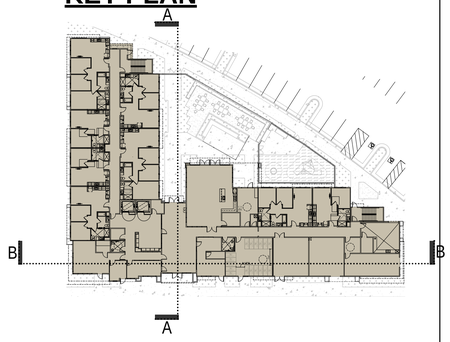


1 SECTION A
1/8" = 1'-0"

LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CORRIDOR
- STAIRS + ELEVATORS
- COMMON AREAS
- COMMUNITY RECREATION SPACE

KEY PLAN



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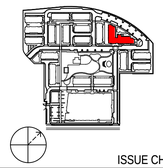

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05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
AFFORDABLE HOUSING: SECTIONS

SHEET NUMBER

A2.300

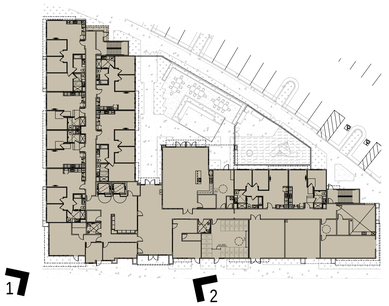


1 SOUTH WEST VIEW



2 SOUTH WEST ENTRY VIEW

KEY PLAN



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PROJECT

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North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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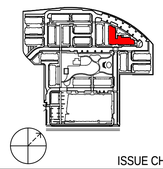
GROSVENOR

KEYPLAN



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Job Number

TITLE
AFFORDABLE HOUSING: RENDERINGS

SHEET NUMBER

A2.400

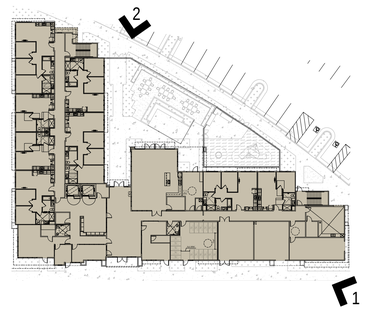


1 SOUTH EAST VIEW



2 NORTH VIEW OF COURTYARD

KEY PLAN



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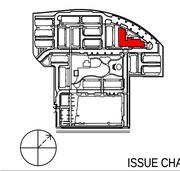
KEYPLAN



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Job Number

TITLE
AFFORDABLE HOUSING: RENDERINGS

SHEET NUMBER

A2.401



PAINT LIST

A SW 7757 HIGH REFLECTIVE WHITE

B SW 7522 MEADOWLARK

C SW 7030 A NEW GRAY

D SW 6991 BLACK MAGIC

MATERIALS KEY

1 ALUMINUM STOREFRONT
2 VINYL WINDOWS AND DOORS
3 3 COAT STUCCO W/ METAL REVEAL
4 HORIZONTAL SIDING W/ WOOD GRAIN FINISH
5 CEMENTIOUS PANEL W/ METAL REVEALS & SMOOTH FINISH
6 VERTICAL SIDING
7 STANDING SEAM ROOF
8 METAL AWNING/ CANOPY
9 LIGHT FIXTURE
10 PERFORATED METAL SUN SHADE

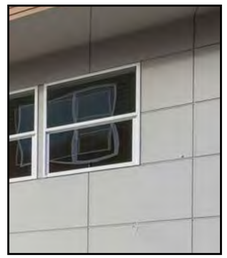
MATERIAL IMAGERY



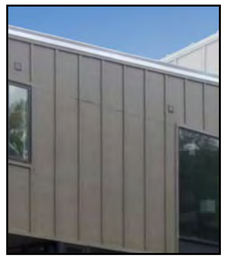
3 3 COAT STUCCO



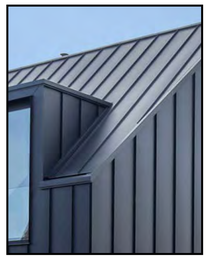
4 HORIZONTAL SIDING WITH WOOD GRAIN FINISH



5 CEMENTIOUS PANEL WITH METAL REVEALS & SMOOTH FINISH



6 VERTICAL SIDING



7 STANDING SEAM METAL ROOF



8 METAL AWNING/ CANOPY



9 LIGHT FIXTURE



10 PERFORATED METAL SUN SHADE

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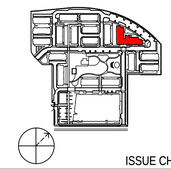

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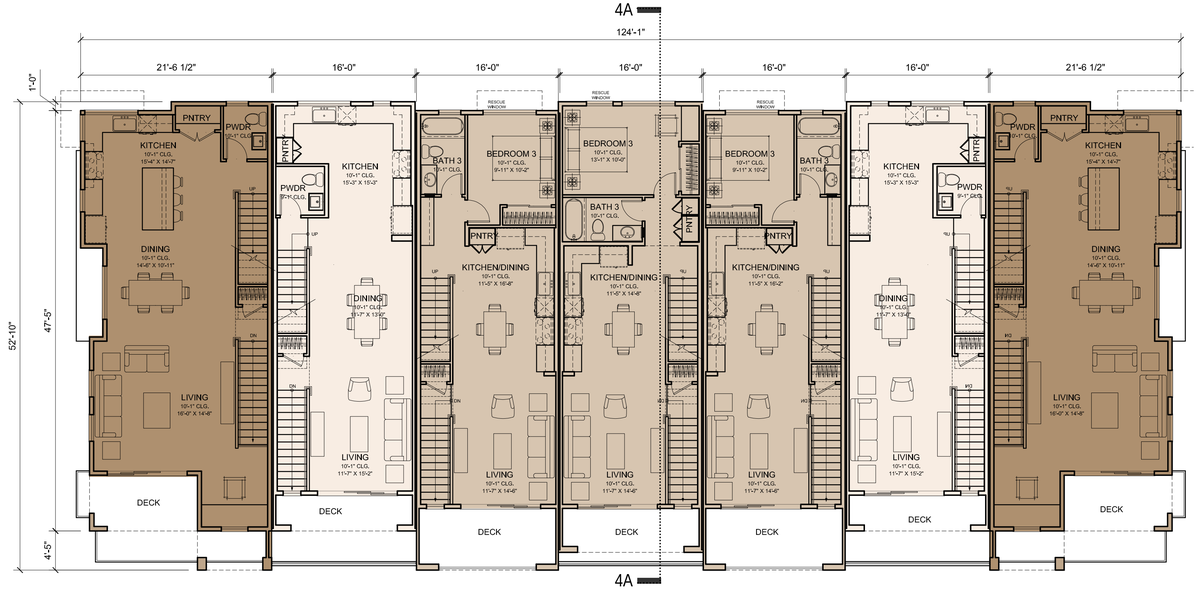
Job Number

TITLE
AFFORDABLE HOUSING: COLOR AND MATERIALS

SHEET NUMBER

A2.500



PLAN A1
4 BEDS/ 3.5 BATHS

PLAN B1
2 BEDS+DEN/ 2.5 BATHS

PLAN C1
3 BEDS+DEN/ 3 BATHS

PLAN C2
3 BEDS+DEN/ 3 BATHS

PLAN C1
3 BEDS+DEN/ 3 BATHS

PLAN B1
2 BEDS/ 2.5 BATHS

PLAN A1
4 BEDS/ 3.5 BATHS

LEVEL 2
1/8" = 1'-0"

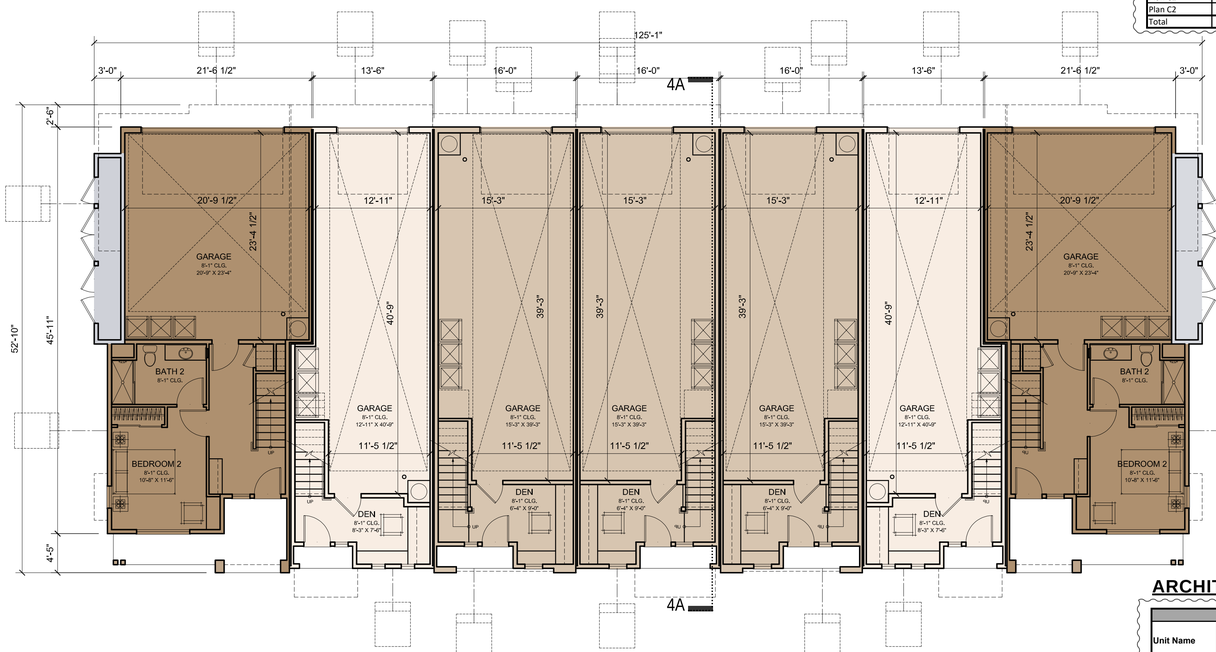
LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A -7 PLEX - STYLE 1

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A1	4	4	2,052	2,230	2,905	150	2	4,104	4,460	5,810	2.5	5
Plan B1	2	3	1,404	1,529	2,227	90	2	2,808	3,058	4,454	1.5	3
Plan C1	3	3	1,474	1,611	2,330	99	2	2,948	3,222	4,660	1.5	3
Plan C2	3	3	1,494	1,627	2,346	72	1	1,494	1,627	2,346	1.5	1.5
Total							7	11,354	12,367	17,270		13



PLAN A1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,326 SF
NET AREA: 2,131 SF

PLAN B1
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN C1
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN C2
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C1
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN B1
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN A1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,326 SF
NET AREA: 2,131 SF

LEVEL 1
1/8" = 1'-0"

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A -7 PLEX - STYLE 1

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A1	4	4	2,131	2,326	3,052	331	2	4,262	4,652	6,104	2.5	5
Plan B1	2	3	1,487	1,632	2,340	481	2	2,974	3,264	4,680	1.5	3
Plan C1	3	3	1,552	1,705	2,462	370	2	3,104	3,410	4,924	1.5	3
Plan C2	3	3	1,569	1,721	2,478	487	1	1,569	1,721	2,478	1.5	1.5
Total							7	11,909	13,047	18,186		13

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A1, B1 AND C2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

0 4' 8' 16' 24'

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PROJECT

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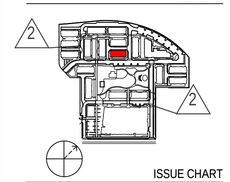
GROSVENOR

KEYPLAN



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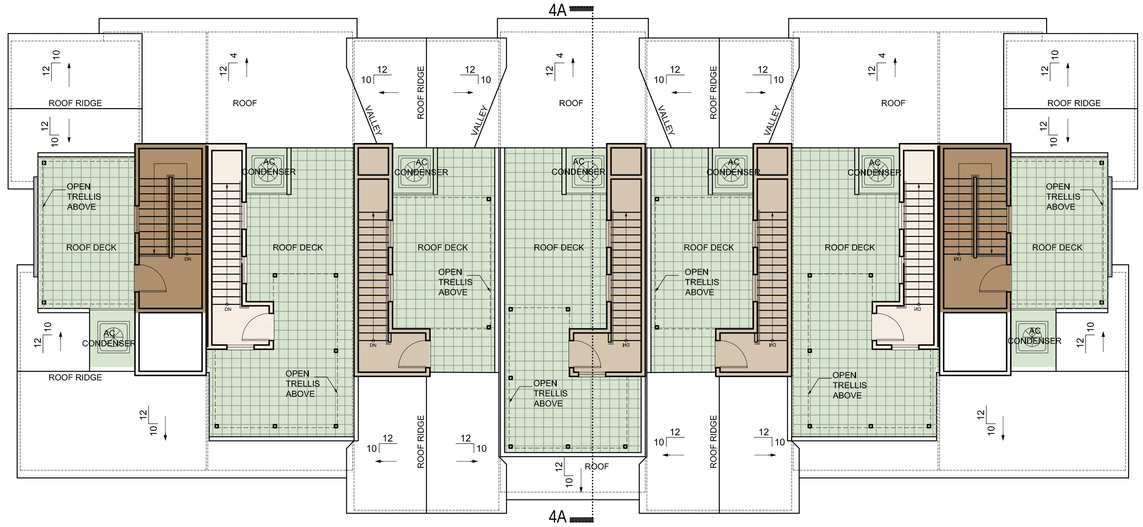
Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 1)
LEVEL 1 & 2 PLANS

SHEET NUMBER

A3.1.1.100

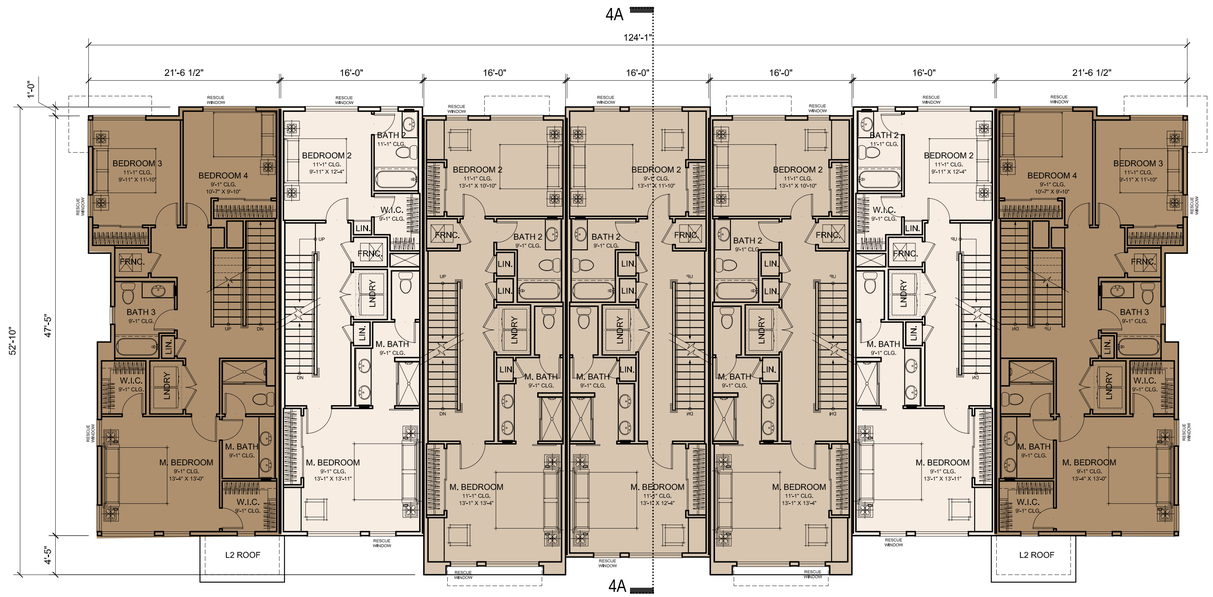


PLAN A1 4 BEDS/ 3.5 BATHS | **PLAN B1** 2 BEDS+DEN/ 2.5 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN C2** 3 BEDS+DEN/ 3 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN B1** 2 BEDS/ 2.5 BATHS | **PLAN A1** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL 7



PLAN A1 4 BEDS/ 3.5 BATHS | **PLAN B1** 2 BEDS+DEN/ 2.5 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN C2** 3 BEDS+DEN/ 3 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN B1** 2 BEDS/ 2.5 BATHS | **PLAN A1** 4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

0 4' 8' 16' 24'

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

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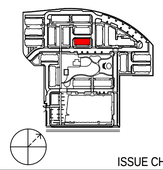
KEYPLAN



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Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 1)
LEVEL 3 & 4 PLANS

SHEET NUMBER

A3.1.1.101



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"



4 SECTION A
1/8" = 1'-0"

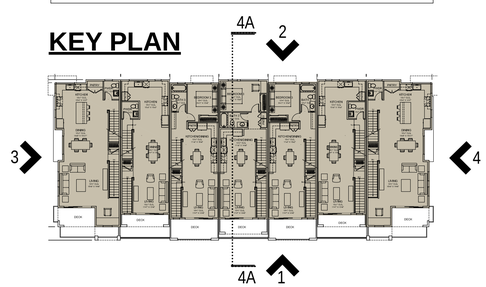
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	HORIZONTAL LAP SIDING
6	VERTICAL BOARD AND BATTEN SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



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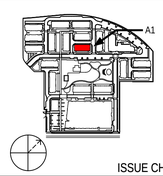

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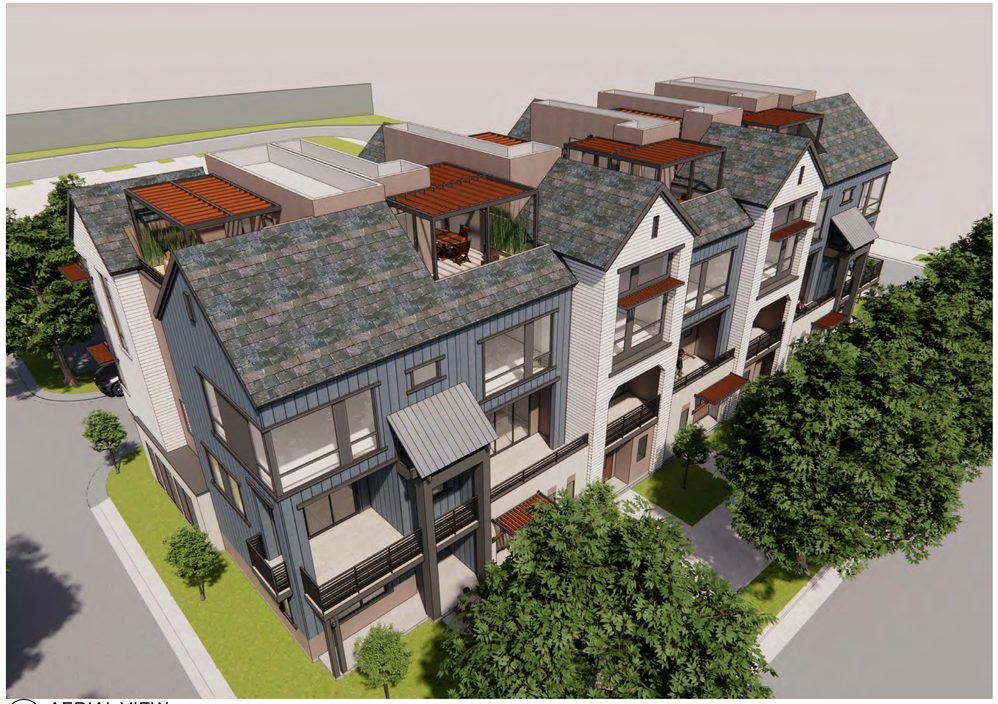
Job Number

TITLE
TOWNHOME A:
7-PLEX (STYLE 1)
ELEVATIONS + SECTION

SHEET NUMBER

A3.1.2.200



1 AERIAL VIEW

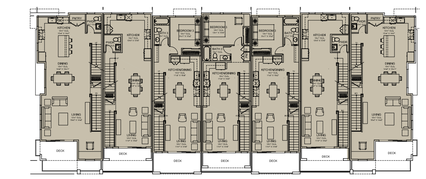


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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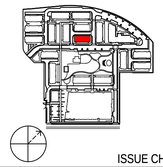
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 1)
RENDERINGS

SHEET NUMBER

A3.1.4.400



PAINT LIST

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

A SW 7004 SNOWBOUND

SW 7607
Santorini Blue
Interior / Exterior
Location Number: 279-C6

B SW 7607 SANTORINI BLUE

SW 9169
Chatura Gray
Interior / Exterior
Location Number: 242-C4

C SW 9169 CHATURA GRAY

SW 6223
Still Water
Interior / Exterior
Location Number: 219-C7

D SW 6223 STILL WATER

SW 6233
Samovar Silver
Interior / Exterior
Location Number: 222-C2

E SW 6233 SAMOVAR SILVER

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 HORIZONTAL LAP SIDING
6 VERTICAL BOARD AND BATTEN SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



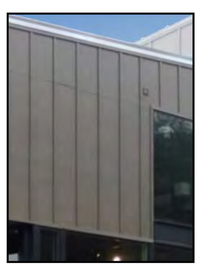
3 COMPOSITE SHINGLE ROOF



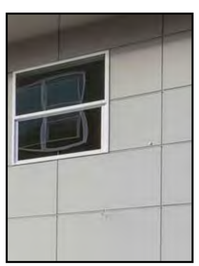
4 STANDING SEAM METAL ROOF



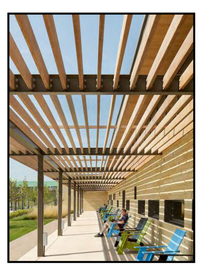
5 HORIZONTAL LAP SIDING



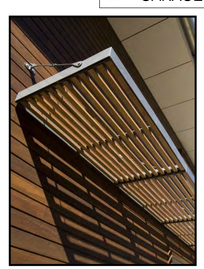
6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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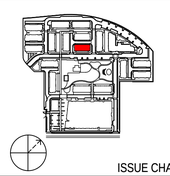

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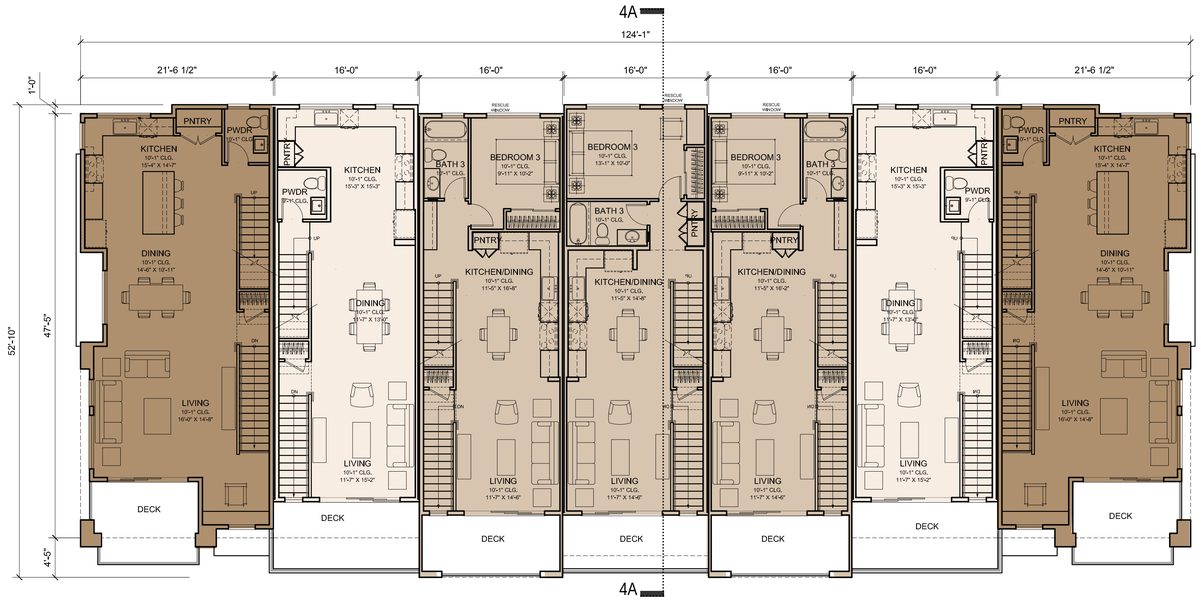
Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 1)
COLOR & MATERIALS

SHEET NUMBER

A3.1.5.500

2



PLAN A2
4 BEDS/ 3.5 BATHS

PLAN B2
2 BEDS+DEN/ 2.5 BATHS

PLAN C3
3 BEDS+DEN/ 3 BATHS

PLAN C4
3 BEDS+DEN/ 3 BATHS

PLAN C3
3 BEDS+DEN/ 3 BATHS

PLAN B2
2 BEDS/ 2.5 BATHS

PLAN A2
4 BEDS/ 3.5 BATHS

LEVEL 2
1/8" = 1'-0"

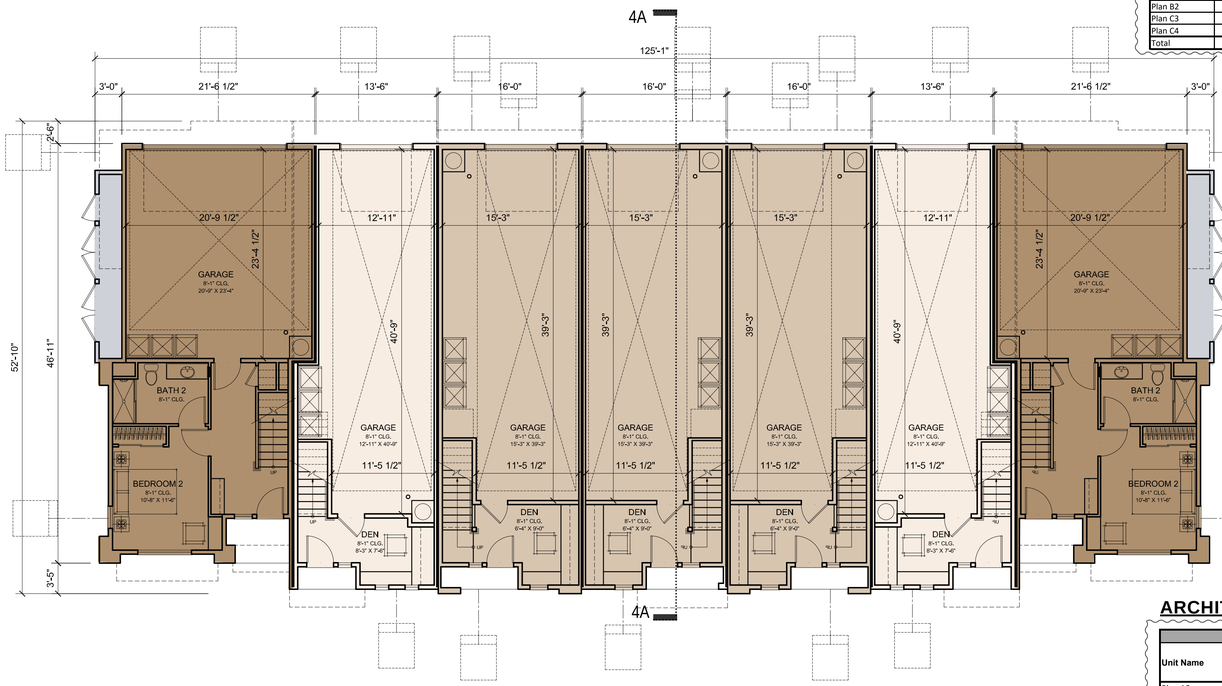
LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

7

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 7 PLEX - SYTLE 2												
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A2	4	4	2,124	2,318	2,897	137	2	4,248	4,636	5,794	2.5	5
Plan B2	2	3	1,404	1,529	2,227	120	2	2,808	3,058	4,454	1.5	3
Plan C3	3	3	1,477	1,612	2,331	99	2	2,954	3,224	4,662	1.5	3
Plan C4	3	3	1,494	1,627	2,346	96	1	1,494	1,627	2,346	1.5	1.5
Total							7	11,504	12,545	17,256		13



PLAN A2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,318 SF
NET AREA: 2,124 SF

PLAN B2
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN C3
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN C4
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C3
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN B2
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN A2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,318 SF
NET AREA: 2,124 SF

LEVEL 1
1/8" = 1'-0"

6

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A2, B2 AND C4 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

2

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 7 PLEX - SYTLE 2												
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A2	4	4	2,124	2,318	3,044	318	2	4,248	4,636	6,088	2.5	5
Plan B2	2	3	1,487	1,632	2,340	478	2	2,974	3,264	4,680	1.5	3
Plan C3	3	3	1,552	1,706	2,463	371	2	3,104	3,412	4,926	1.5	3
Plan C4	3	3	1,569	1,721	2,478	480	1	1,569	1,721	2,478	1.5	1.5
Total							7	11,895	13,033	18,172		13

0 4' 8' 16' 24'

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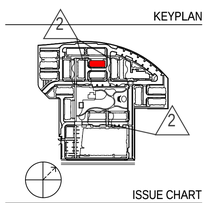
KEYPLAN



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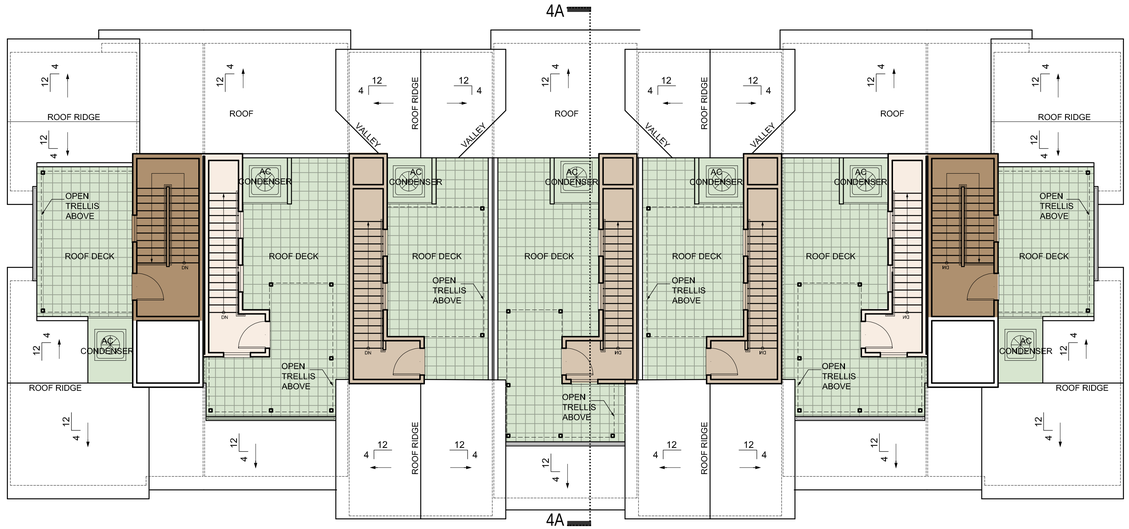
Job Number

TITLE
TOWNHOME A: 7-PLEX (STYLE 2) LEVEL 1 & 2 PLANS

SHEET NUMBER
A3.2.1.100

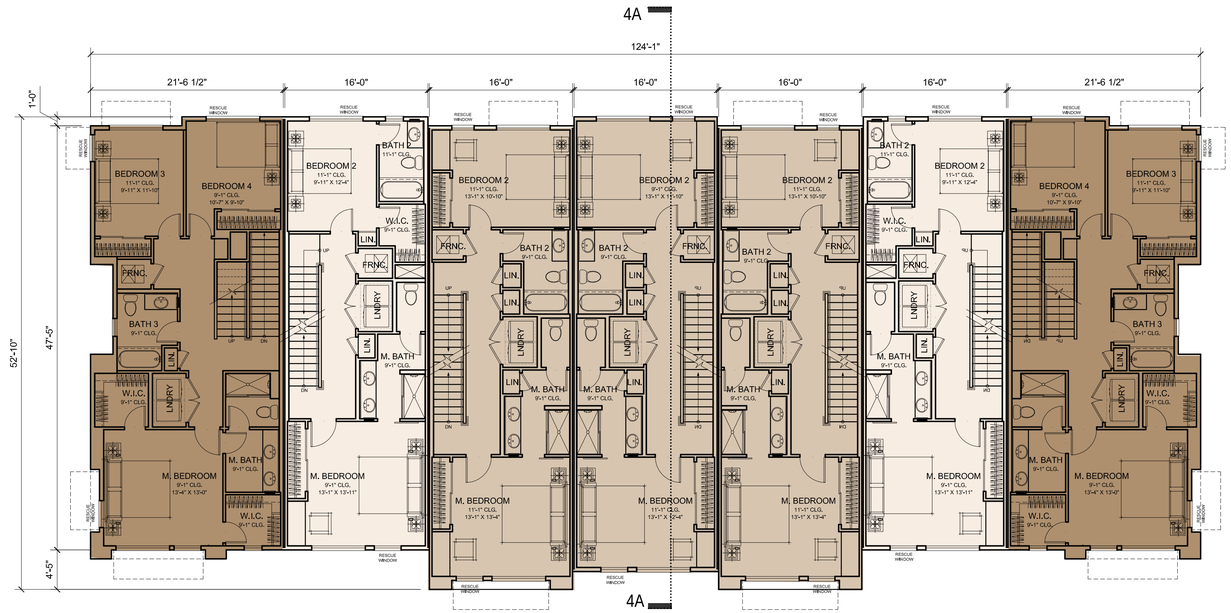


PLAN A2	PLAN B2	PLAN C3	PLAN C4	PLAN C3	PLAN B2	PLAN A2
4 BEDS/ 3.5 BATHS	2 BEDS+DEN/ 2.5 BATHS	3 BEDS+DEN/ 3 BATHS	3 BEDS+DEN/ 3 BATHS	3 BEDS+DEN/ 3 BATHS	2 BEDS/ 2.5 BATHS	4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL 7



PLAN A2	PLAN B2	PLAN C3	PLAN C4	PLAN C3	PLAN B2	PLAN A2
4 BEDS/ 3.5 BATHS	2 BEDS+DEN/ 2.5 BATHS	3 BEDS+DEN/ 3 BATHS	3 BEDS+DEN/ 3 BATHS	3 BEDS+DEN/ 3 BATHS	2 BEDS/ 2.5 BATHS	4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

0 4' 8' 16' 24'

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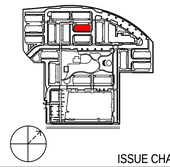

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Job Number

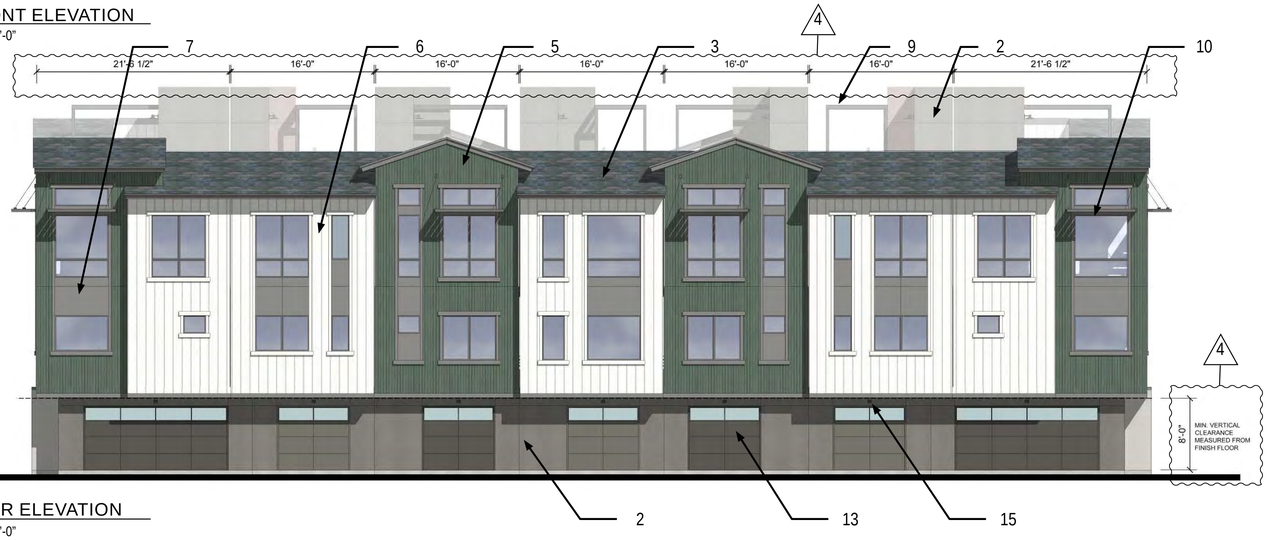
TITLE
TOWNHOME A:
7-PLEX (STYLE 2)
LEVEL 3 & 4 PLANS

SHEET NUMBER

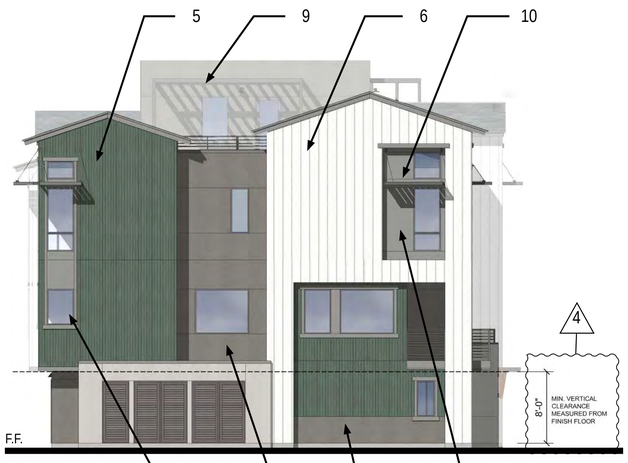
A3.2.1.101



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"



4 SECTION A
1/8" = 1'-0"

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

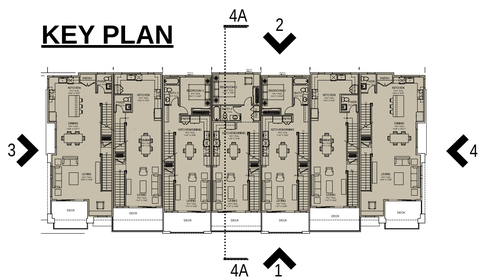
1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

6

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	VERTICAL SIDING
6	VERTICAL BOARD AND BATTEN SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



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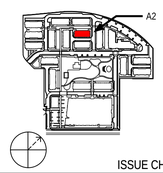

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Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 2)
ELEVATIONS + SECTION

SHEET NUMBER

A3.2.2.200



1 AERIAL VIEW

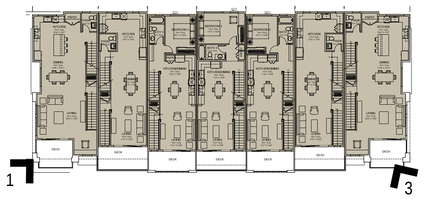


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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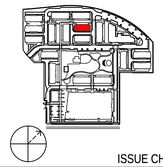

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Job Number

TITLE
TOWNHOME A: 7-PLEX (STYLE 2) RENDERINGS

SHEET NUMBER

A3.2.4.400



PAINT LIST

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

A SW 7006 EXTRA WHITE

SW 6460
Kale Green
Interior / Exterior
Location Number: 159-C6

B SW 6460 KALE GREEN

SW 7744
Zeus
Interior / Exterior
Location Number: 286-C6

C SW 7744 ZEUS

SW 9143
Cadet
Interior / Exterior
Location Number: 222-C4

D SW 9143 CADET

SW 7632
Modern Gray
Interior / Exterior
Location Number: 283-C1

E SW 7632 MODERN GRAY

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 VERTICAL SIDING
6 VERTICAL BOARD AND BATTEN SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
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13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



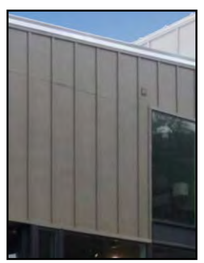
3 COMPOSITE SHINGLE ROOF



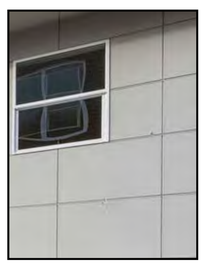
4 STANDING SEAM METAL ROOF



5 VERTICAL SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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APPLICANT

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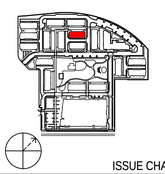
GROSVENOR

KEYPLAN



ISSUE CHART

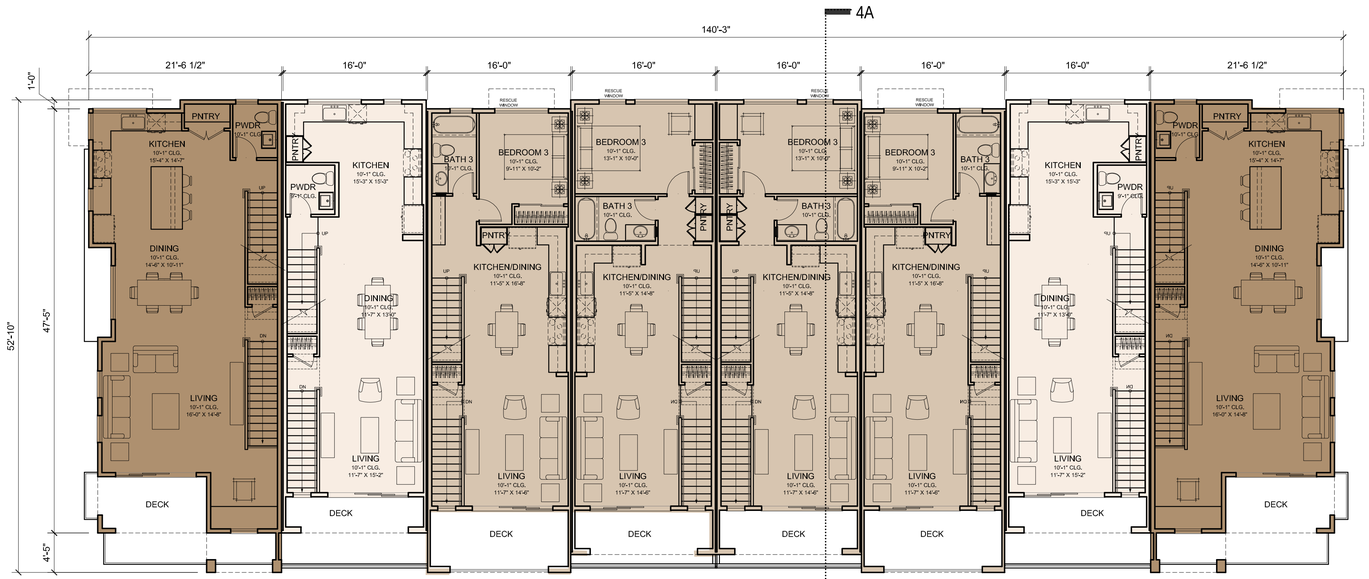
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/01/2025

Job Number

TITLE
TOWNHOME A
7-PLEX (STYLE 2) RENDERINGS

SHEET NUMBER

A3.2.5.500



PLAN A1
4 BEDS/ 3.5 BATHS

PLAN B1
2 BEDS+DEN/ 2.5 BATHS

PLAN C1
3 BEDS+DEN/ 3 BATHS

PLAN C2
3 BEDS+DEN/ 3 BATHS

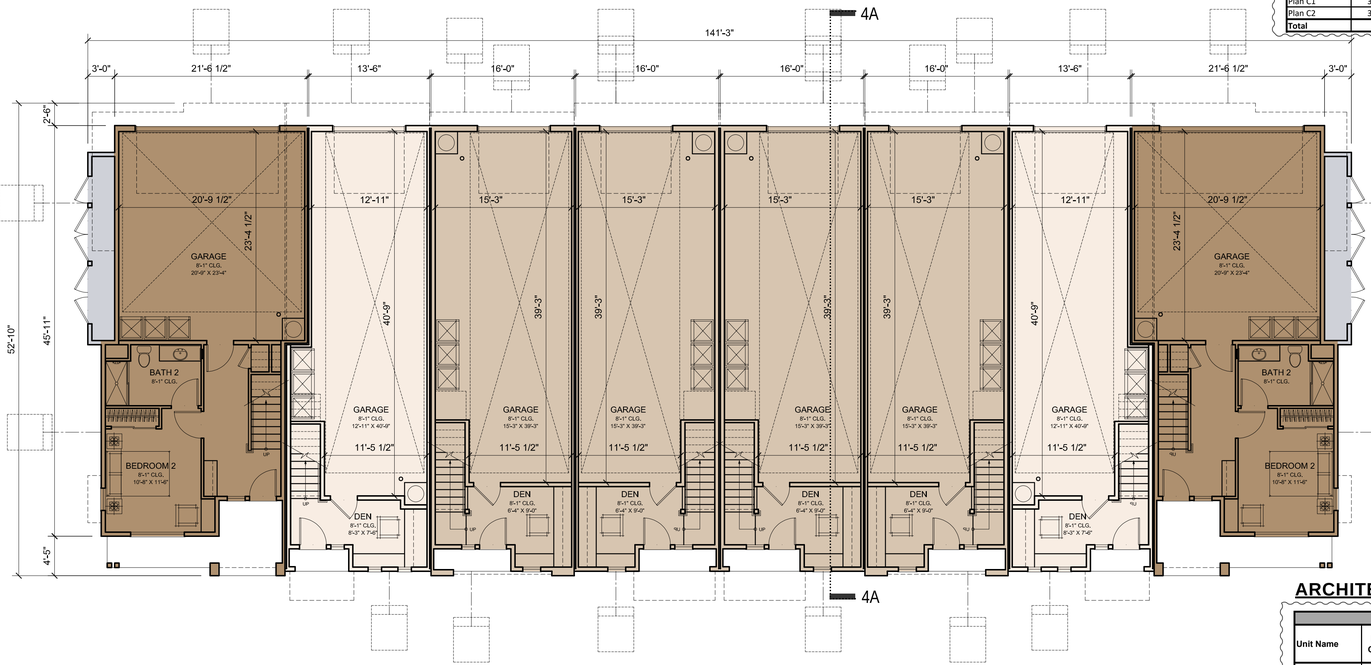
PLAN C2
3 BEDS+DEN/ 3 BATHS

PLAN C1
3 BEDS+DEN/ 3 BATHS

PLAN B1
2 BEDS+DEN/ 2.5 BATHS

PLAN A1
4 BEDS/ 3.5 BATHS

LEVEL 2
1/8" = 1'-0"



PLAN A1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,326 SF
NET AREA: 2,131 SF

PLAN B1
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN C1
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN C2
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C2
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C1
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN B1
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN A1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,326 SF
NET AREA: 2,131 SF

LEVEL 1
1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 1

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A1	4	4	2,052	2,230	2,905	150	2	4,104	4,460	5,810	2.5	5
Plan B1	2	3	1,404	1,529	2,227	90	2	2,808	3,058	4,454	1.5	3
Plan C1	3	3	1,474	1,611	2,330	99	2	2,948	3,222	4,660	1.5	3
Plan C2	3	3	1,494	1,627	2,346	72	2	2,988	3,254	4,692	1.5	3
Total							**8**	**12,848**	**13,994**	**19,616**		14

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A1, B1 AND C2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - STYLE 1

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A1	4	4	2,131	2,326	3,052	331	2	4,262	4,652	6,104	2.5	5
Plan B1	2	3	1,487	1,632	2,340	481	2	2,974	3,264	4,680	1.5	3
Plan C1	3	3	1,552	1,705	2,462	370	2	3,104	3,410	4,924	1.5	3
Plan C2	3	3	1,569	1,721	2,478	487	2	3,138	3,442	4,956	1.5	3
Total							**8**	**13,478**	**14,768**	**20,664**		14

0 4' 8' 16' 24'

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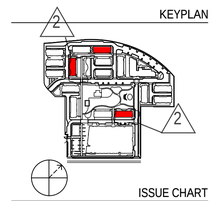
GROSVENOR

KEYPLAN



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01	ENTITLEMENT SET	08/14/2023
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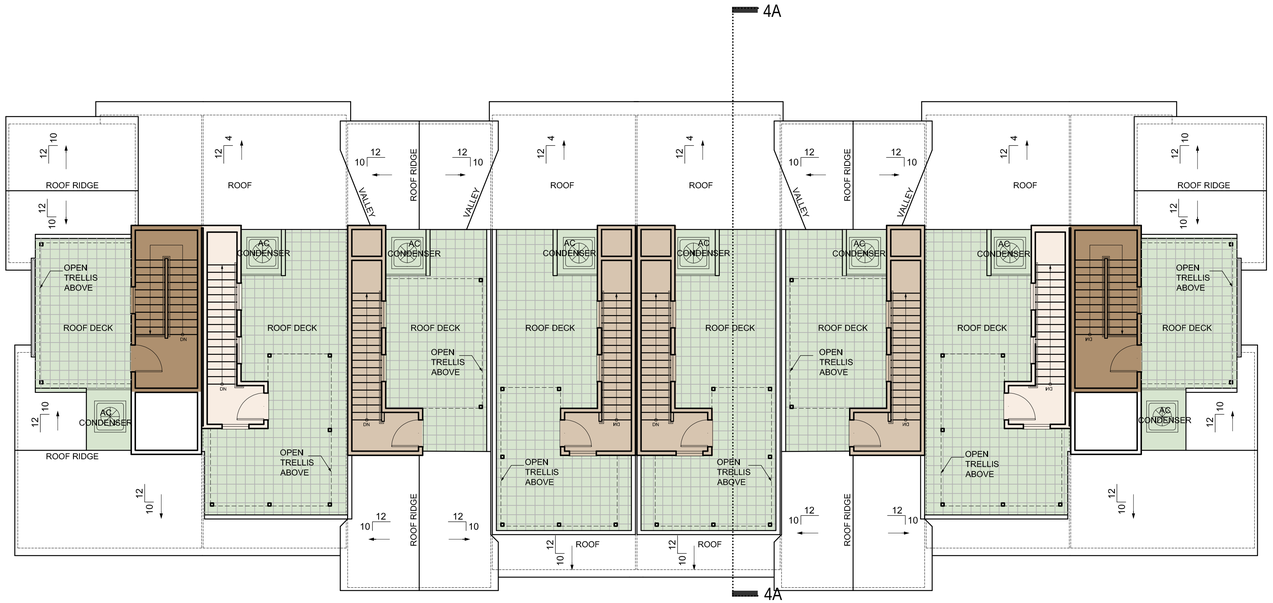
Job Number

TITLE
TOWNHOME A:
8-PLEX (STYLE 1)
LEVEL 1 & 2 PLANS

SHEET NUMBER

A3.3.1.100

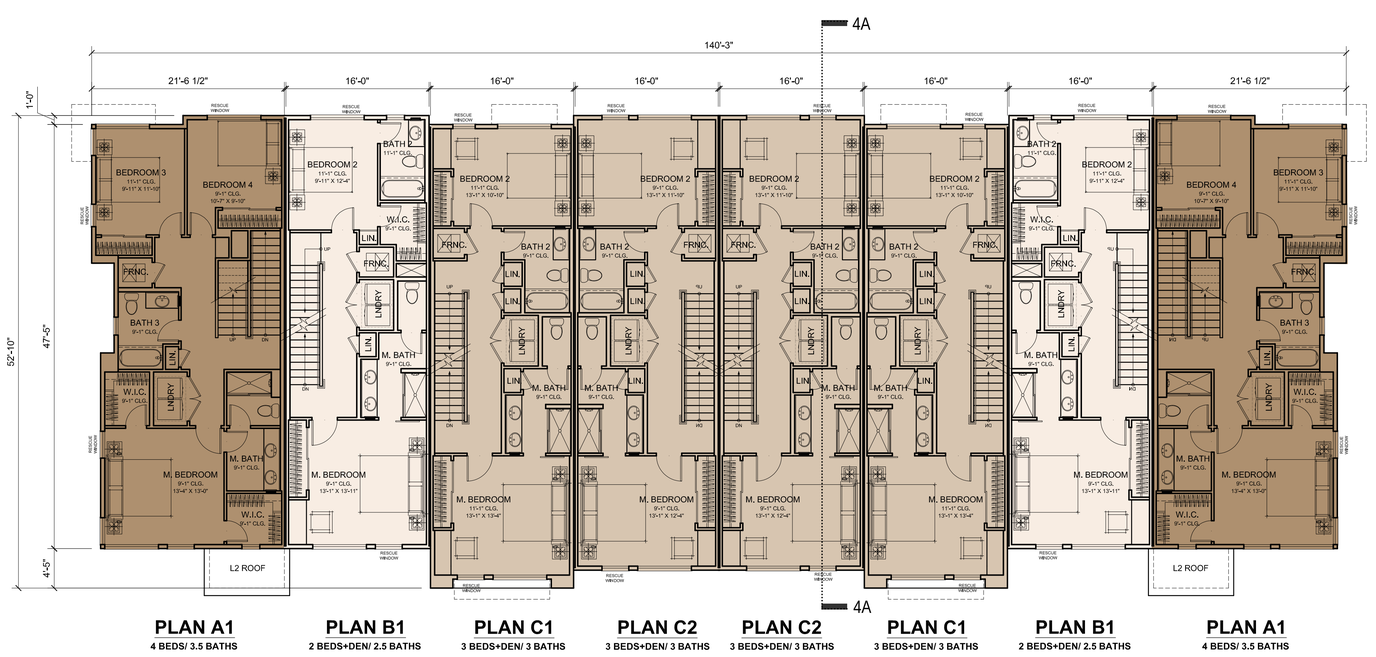


PLAN A1 4 BEDS/ 3.5 BATHS | **PLAN B1** 2 BEDS+DEN/ 2.5 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN C2** 3 BEDS+DEN/ 3 BATHS | **PLAN C2** 3 BEDS+DEN/ 3 BATHS | **PLAN C1** 3 BEDS+DEN/ 3 BATHS | **PLAN B1** 2 BEDS+DEN/ 2.5 BATHS | **PLAN A1** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL 7



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LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

0 4' 8' 16' 24'

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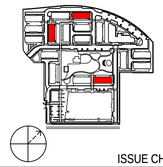
GROSVENOR

KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE

TOWNHOME A:
8-PLEX (STYLE 1)
LEVEL 3 & 4 PLANS

SHEET NUMBER

A3.3.1.101

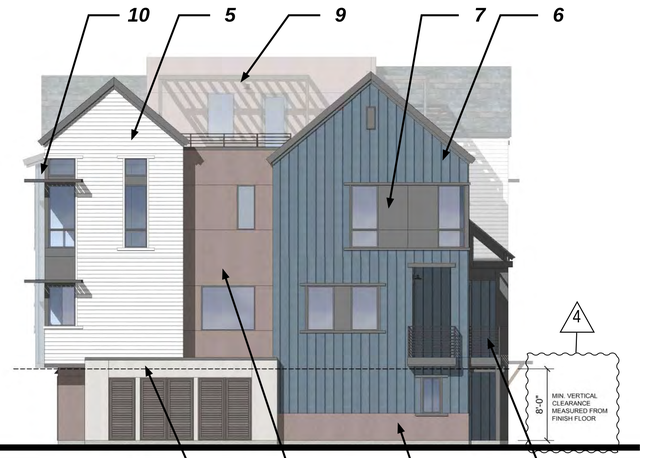


1 FRONT ELEVATION
1/8" = 1'-0"

4 SECTION A
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

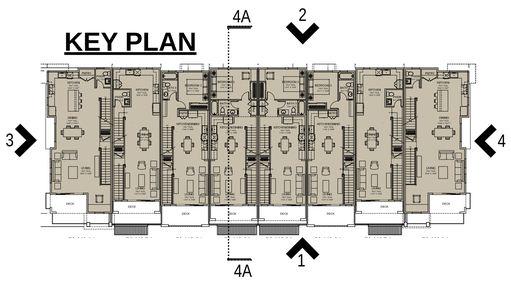
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	HORIZONTAL LAP SIDING
6	VERTICAL BOARD AND BATTEN SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



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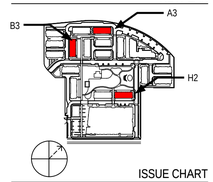

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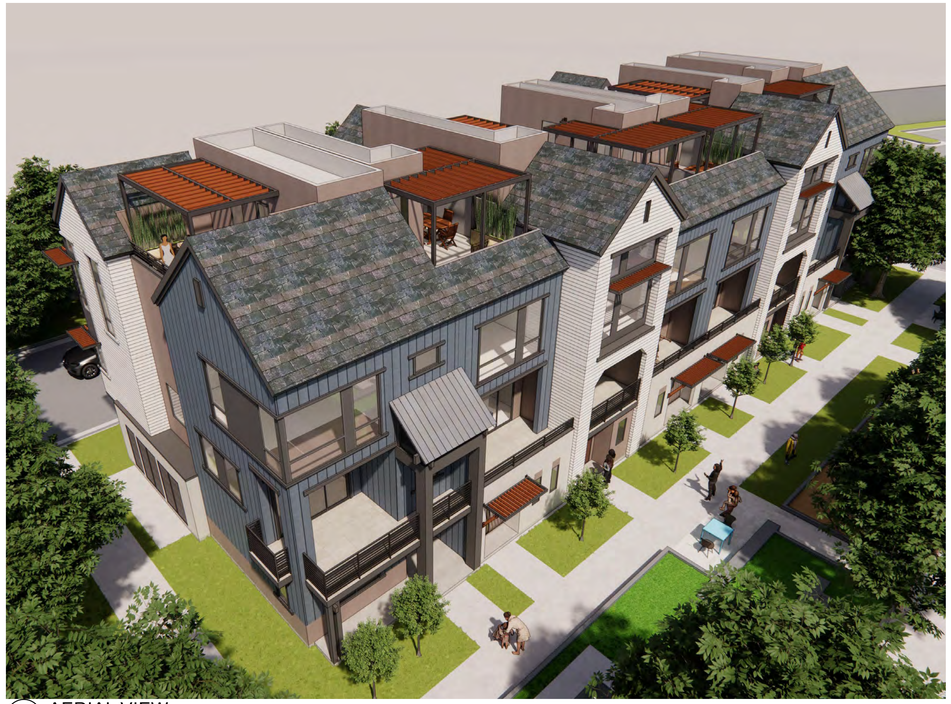
Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
ELEVATIONS + SECTION

SHEET NUMBER

A3.3.2.200



1 AERIAL VIEW

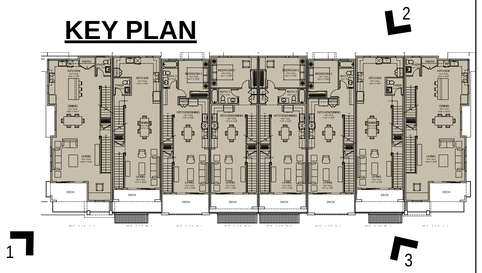


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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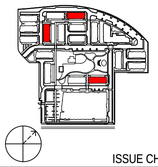

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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
PERSPECTIVES

SHEET NUMBER

A3.3.4.400



PAINT LIST

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

A SW 7004 SNOWBOUND

SW 7607
Santorini Blue
Interior / Exterior
Location Number: 279-C6

B SW 7607 SANTORINI BLUE

SW 9169
Chatura Gray
Interior / Exterior
Location Number: 242-C4

C SW 9169 CHATURA GRAY

SW 6223
Still Water
Interior / Exterior
Location Number: 219-C7

D SW 6223 STILL WATER

SW 6233
Samovar Silver
Interior / Exterior
Location Number: 222-C2

E SW 6233 SAMOVAR SILVER

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 HORIZONTAL SIDING
6 VERTICAL BOARD AND BATTEN SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



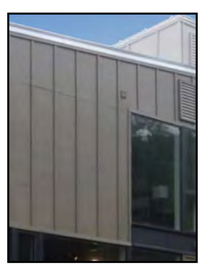
3 COMPOSITE SHINGLE ROOF



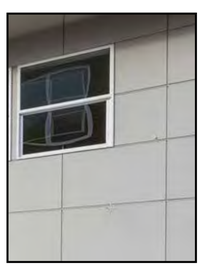
4 STANDING SEAM METAL ROOF



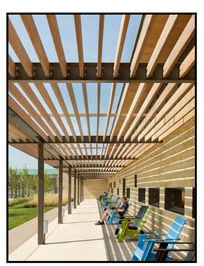
5 HORIZONTAL LAP SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



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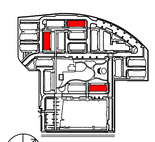
KEYPLAN



ISSUE CHART

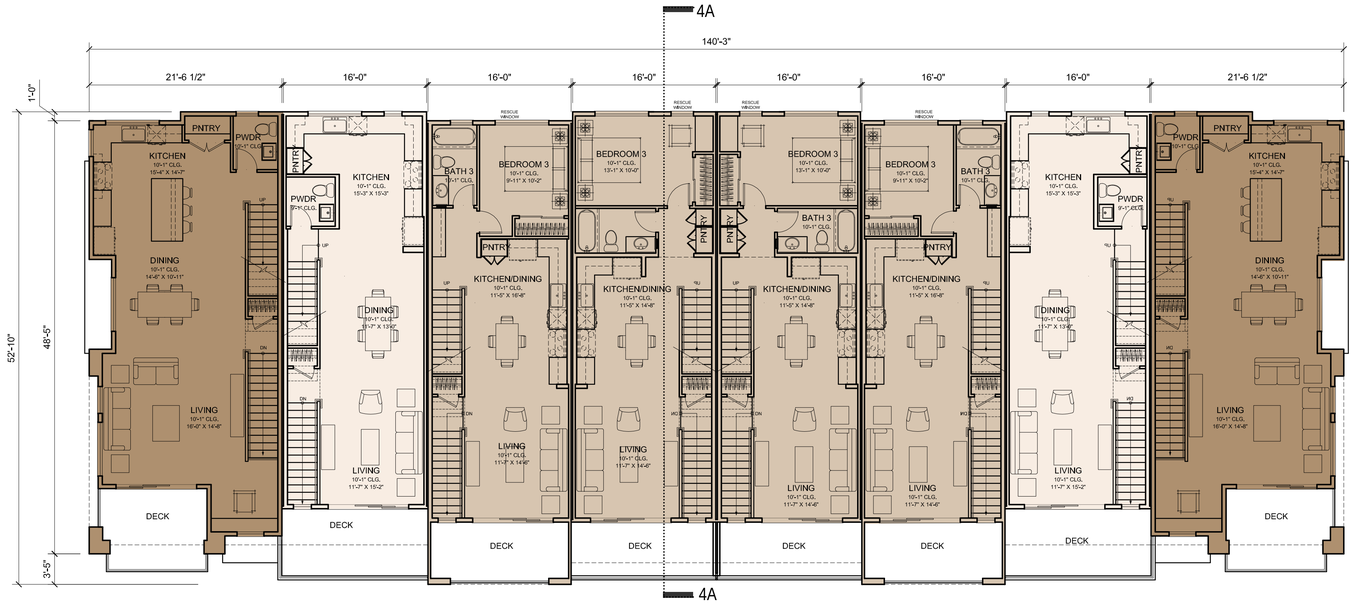
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	12/05/2025

Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 1)
COLOR & MATERIALS

SHEET NUMBER

A3.3.5.500



PLAN A2
4 BEDS/ 3.5 BATHS

PLAN B2
2 BEDS+DEN/ 2.5 BATHS

PLAN C3
3 BEDS+DEN/ 3 BATHS

PLAN C4
3 BEDS+DEN/ 3 BATHS

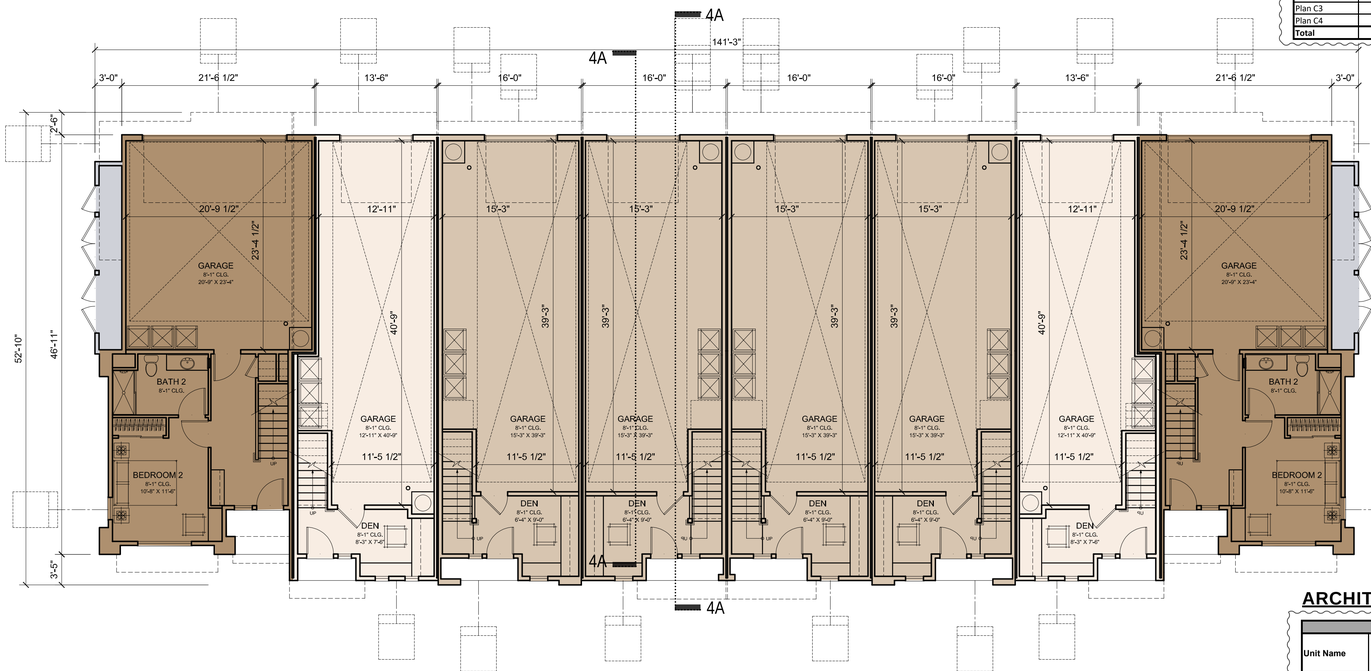
PLAN C4
3 BEDS+DEN/ 3 BATHS

PLAN C3
3 BEDS+DEN/ 3 BATHS

PLAN B2
2 BEDS+DEN/ 2.5 BATHS

PLAN A2
4 BEDS/ 3.5 BATHS

LEVEL 2
1/8" = 1'-0"



PLAN A2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,318 SF
NET AREA: 2,124 SF

PLAN B2
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN C3
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN C4
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C4
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,721 SF
NET AREA: 1,569 SF

PLAN C3
3 BEDS+DEN/ 3 BATHS
GROSS AREA: 1,705 SF
NET AREA: 1,552 SF

PLAN B2
2 BEDS+DEN/ 2.5 BATHS
GROSS AREA: 1,632 SF
NET AREA: 1,487 SF

PLAN A2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,318 SF
NET AREA: 2,124 SF

LEVEL 1
1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - SYTLE 2

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A2	4	4	2,124	2,318	2,897	137	2	4,248	4,636	5,794	2.5	5
Plan B2	2	3	1,404	1,529	2,227	120	2	2,808	3,058	4,454	1.5	3
Plan C3	3	3	1,477	1,612	2,331	99	2	2,954	3,224	4,662	1.5	3
Plan C4	3	3	1,494	1,627	2,346	96	2	2,988	3,254	4,692	1.5	3
Total							**8**	**12,998**	**14,172**	**19,602**		14

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN A2, B2 AND C4 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME A - 8 PLEX - SYTLE 2

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan A2	4	4	2,124	2,318	3,044	318	2	4,248	4,636	6,088	2.5	5
Plan B2	2	3	1,487	1,632	2,340	478	2	2,974	3,264	4,680	1.5	3
Plan C3	3	3	1,552	1,706	2,463	371	2	3,104	3,412	4,926	1.5	3
Plan C4	3	3	1,569	1,721	2,478	480	2	3,138	3,442	4,956	1.5	3
Total							**8**	**13,464**	**14,754**	**20,650**		14

0 4' 8' 16' 24'

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LIGHTING DESIGN
PIVOTAL AEI
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PROJECT

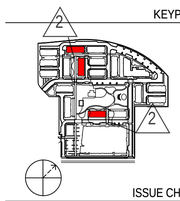
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



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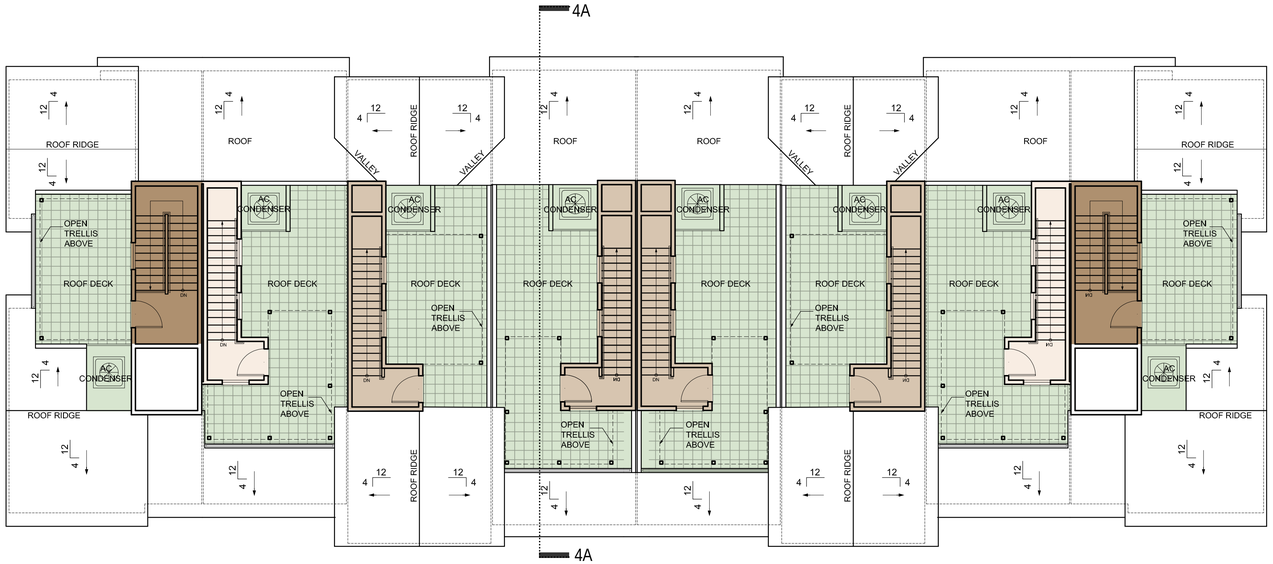
Job Number

TITLE
TOWNHOME A: 8-PLEX (STYLE 2) LEVEL 1 & 2 PLANS

SHEET NUMBER
A3.4.1.100

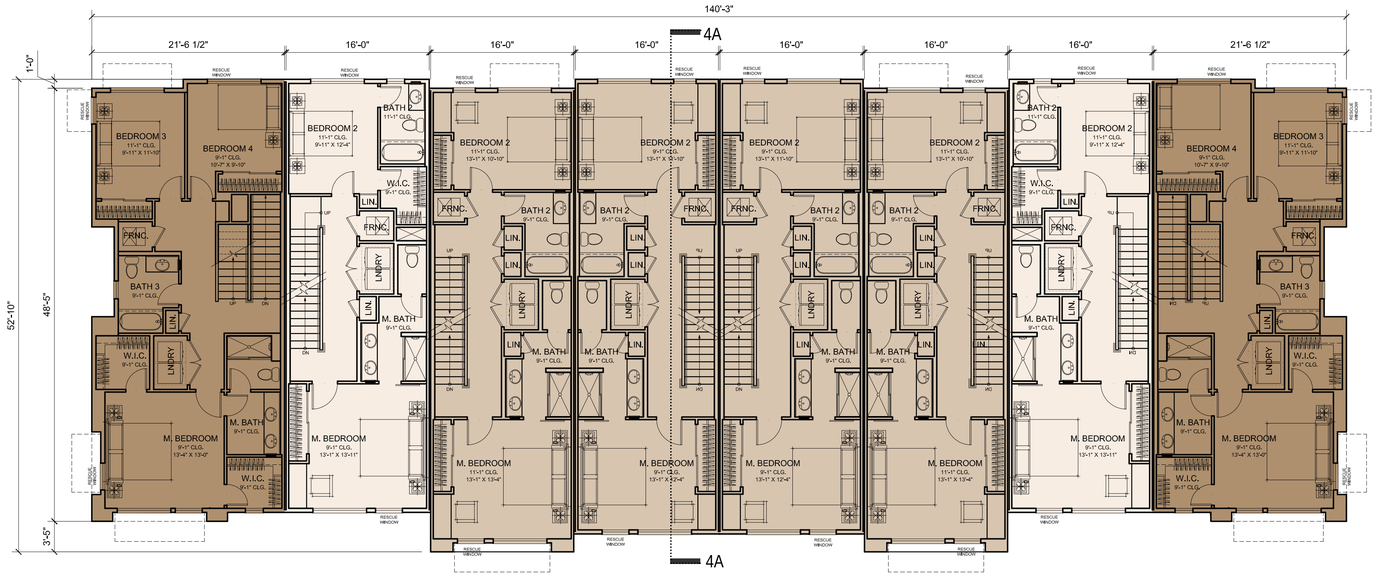


PLAN A2 4 BEDS/ 3.5 BATHS | **PLAN B2** 2 BEDS+DEN/ 2.5 BATHS | **PLAN C3** 3 BEDS+DEN/ 3 BATHS | **PLAN C4** 3 BEDS+DEN/ 3 BATHS | **PLAN C4** 3 BEDS+DEN/ 3 BATHS | **PLAN C3** 3 BEDS+DEN/ 3 BATHS | **PLAN B2** 2 BEDS+DEN/ 2.5 BATHS | **PLAN A2** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL 7



PLAN A2 4 BEDS/ 3.5 BATHS | **PLAN B2** 2 BEDS+DEN/ 2.5 BATHS | **PLAN C3** 3 BEDS+DEN/ 3 BATHS | **PLAN C4** 3 BEDS+DEN/ 3 BATHS | **PLAN C4** 3 BEDS+DEN/ 3 BATHS | **PLAN C3** 3 BEDS+DEN/ 3 BATHS | **PLAN B2** 2 BEDS+DEN/ 2.5 BATHS | **PLAN A2** 4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

0 4' 8' 16' 24'

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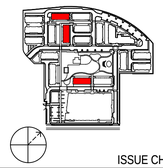
GROSVENOR

KEYPLAN



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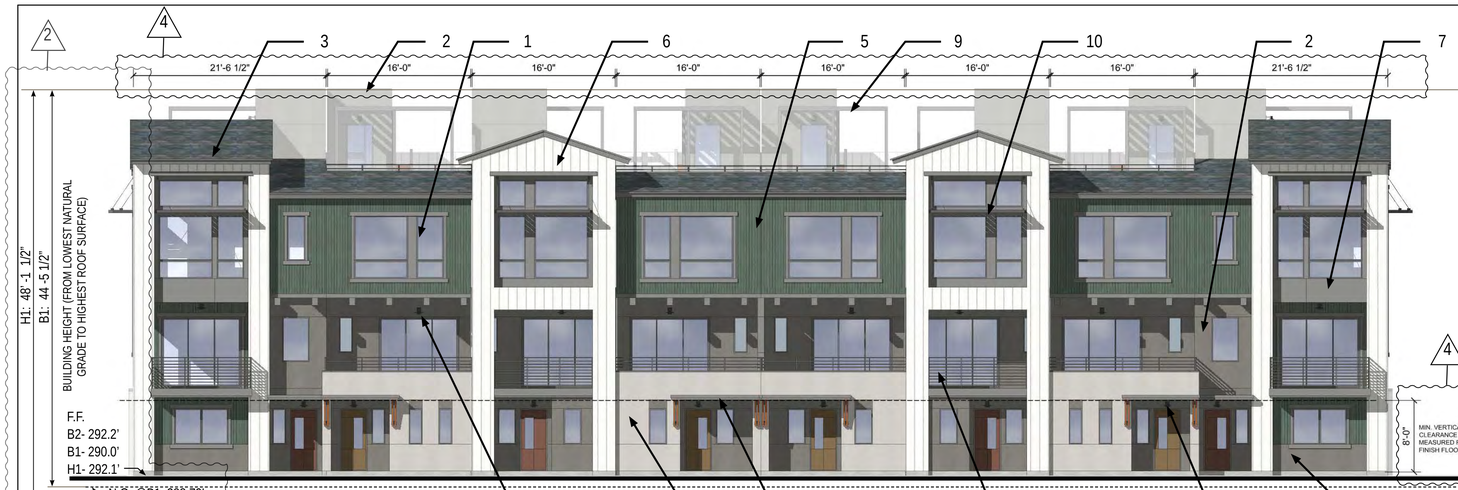
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME A:
8-PLEX (STYLE 2)
LEVEL 3 & 4 PLANS

SHEET NUMBER

A3.4.1.101



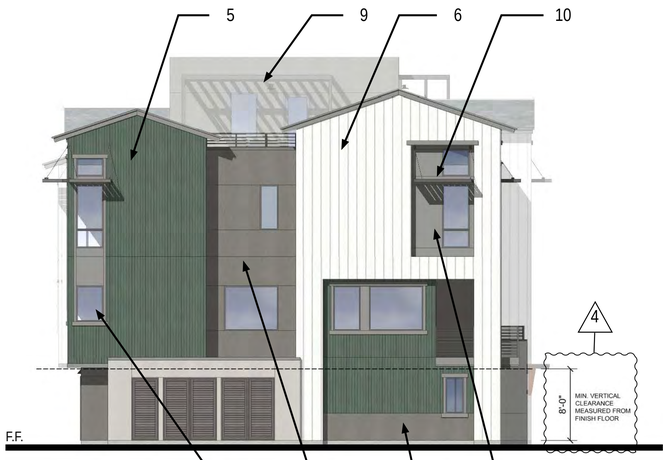
1 FRONT ELEVATION
1/8" = 1'-0"



4 SECTION A
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

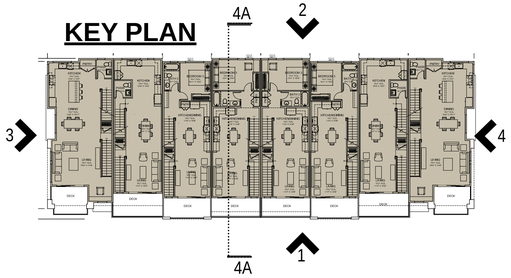
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	VERTICAL SIDING
6	VERTICAL BOARD AND BATTEN SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



0 4' 8' 16' 24'

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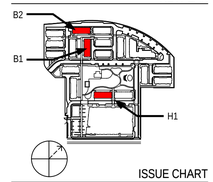
KEYPLAN



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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2)
ELEVATIONS + SECTION

SHEET NUMBER

A3.4.2.200



1 AERIAL VIEW

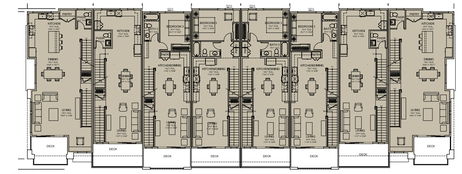


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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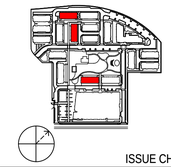
KEYPLAN



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Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2) RENDERINGS

SHEET NUMBER

A3.4.5.500



PAINT LIST

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

A SW 7006 EXTRA WHITE

SW 6460
Kale Green
Interior / Exterior
Location Number: 159-C6

B SW 6460 KALE GREEN

SW 7744
Zeus
Interior / Exterior
Location Number: 286-C6

C SW 7744 ZEUS

SW 9143
Cadet
Interior / Exterior
Location Number: 222-C4

D SW 9143 CADET

SW 7632
Modern Gray
Interior / Exterior
Location Number: 283-C1

E SW 7632 MODERN GRAY

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 VERTICAL SIDING
6 VERTICAL BOARD AND BATTEN SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



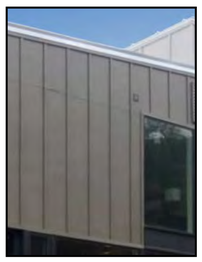
3 COMPOSITE SHINGLE ROOF



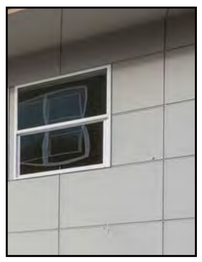
4 STANDING SEAM METAL ROOF



5 VERTICAL SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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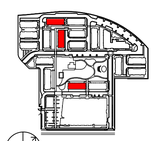
GROSVENOR

KEYPLAN



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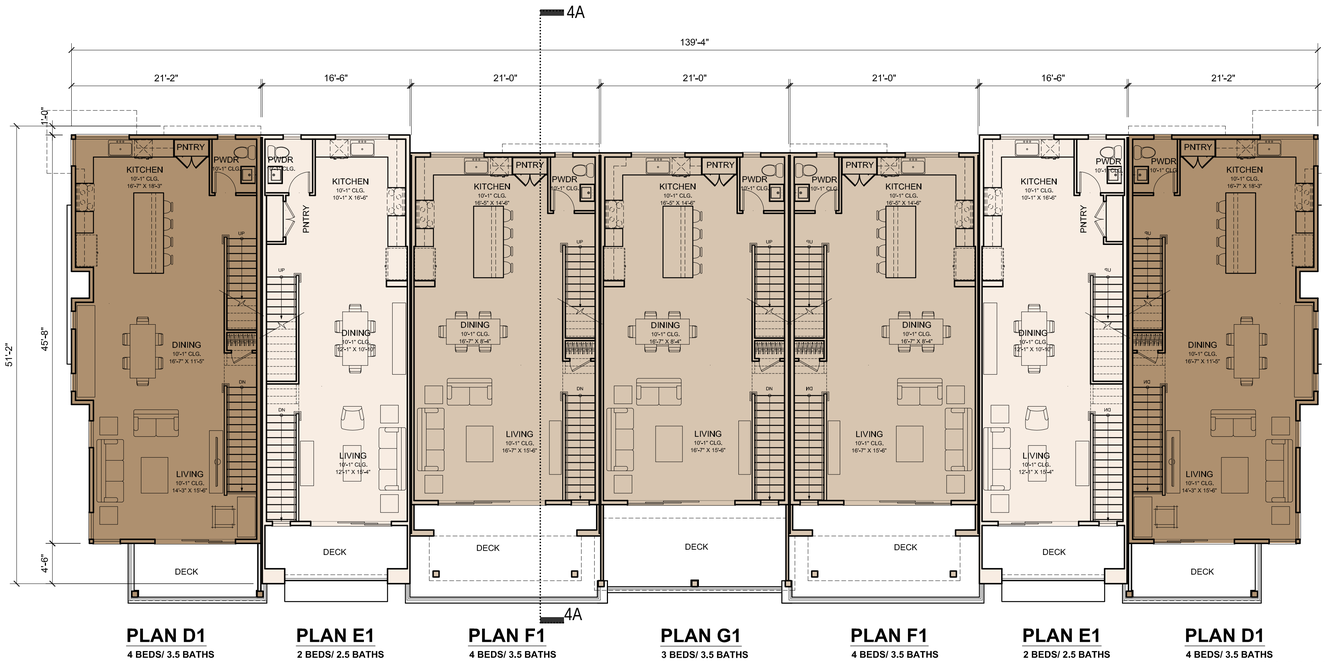
Job Number

TITLE
TOWNHOME A
8-PLEX (STYLE 2)
RENDERINGS

SHEET NUMBER

A3.4.4.400



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

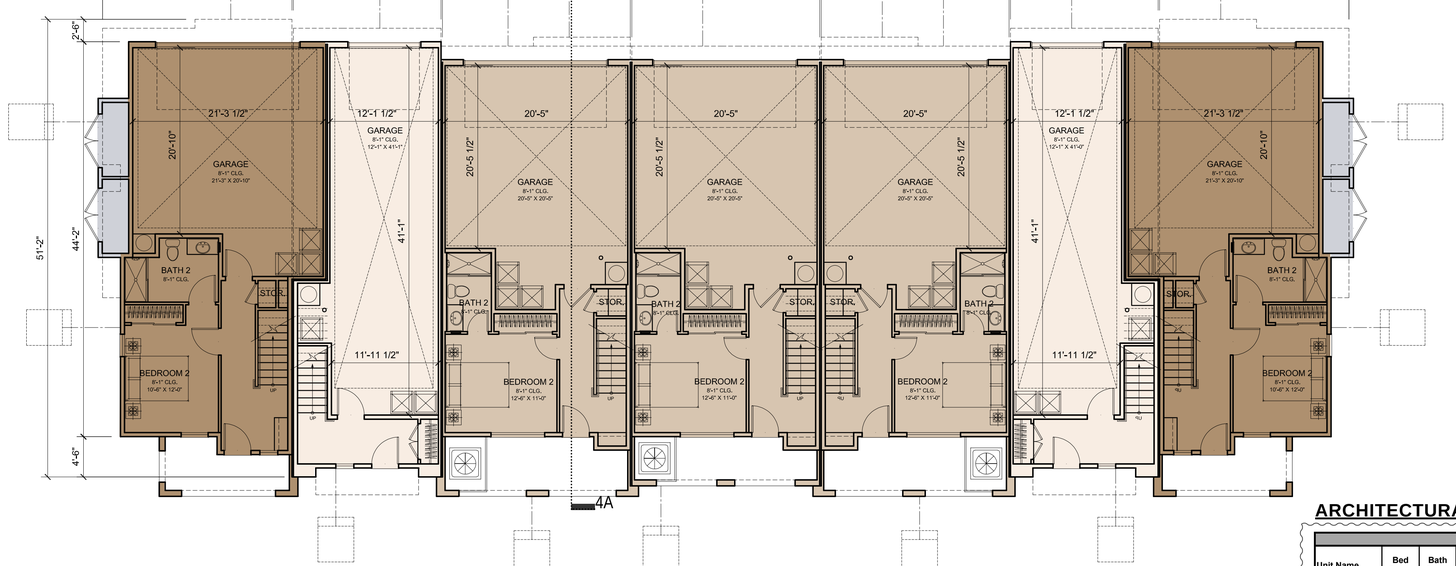
LEVEL 2
1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - SYTLE 3												
Unit Name	**Bed Count**	**Bath Count**	**Net Living Area / Unit (Sq. Ft.)**	**Gross Floor Area / Unit (Sq. Ft.)**	**Construction Area / Unit (Sq. Ft.)**	**Private Rec Space / Unit (Sq. Ft.)**	**Unit Count / Bldg**	**Net Living Area / Bldg (Sq. Ft.)**	**Gross Floor Area / Bldg (Sq. Ft.)**	**Construction Area / Bldg (Sq. Ft.)**	**Parking Req.'d Per Unit**	**Total Parking Req'd**
Plan D1	4	4	2,014	2,183	2,883	77	2	4,028	4,366	5,766	2.5	5
Plan E1	2	3	1,437	1,532	2,205	68	2	2,874	3,064	4,410	1.5	3
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5	5
Plan G1	3	4	1,821	1,961	2,595	186	1	1,821	1,961	2,595	1.5	1.5
Total							**7**	**12,405**	**13,355**	**18,005**		15



PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN G1
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

LEVEL 1
1/8" = 1'-0"

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D1, E1, F1 AND G1 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - SYTLE 3												
Unit Name	**Bed Count**	**Bath Count**	**Net Living Area / Unit (Sq. Ft.)**	**Gross Floor Area / Unit (Sq. Ft.)**	**Construction Area / Unit (Sq. Ft.)**	**Private Rec Space / Unit (Sq. Ft.)**	**Unit Count / Bldg**	**Net Living Area / Bldg (Sq. Ft.)**	**Gross Floor Area / Bldg (Sq. Ft.)**	**Construction Area / Bldg (Sq. Ft.)**	**Parking Req.'d Per Unit**	**Total Parking Req'd**
Plan D1	4	4	2,103	2,291	3,028	323	2	4,206	4,582	6,056	2.5	5
Plan E1	2	3	1,510	1,654	2,350	346	2	3,020	3,308	4,700	1.5	3
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5	5
Plan G1	3	4	1,821	1,961	2,595	186	1	1,821	1,961	2,595	1.5	1.5
Total							**7**	**12,729**	**13,815**	**18,585**		15

0 4' 8' 16' 24'

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Chicago, IL 60603

PROJECT

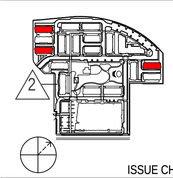
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



ISSUE CHART

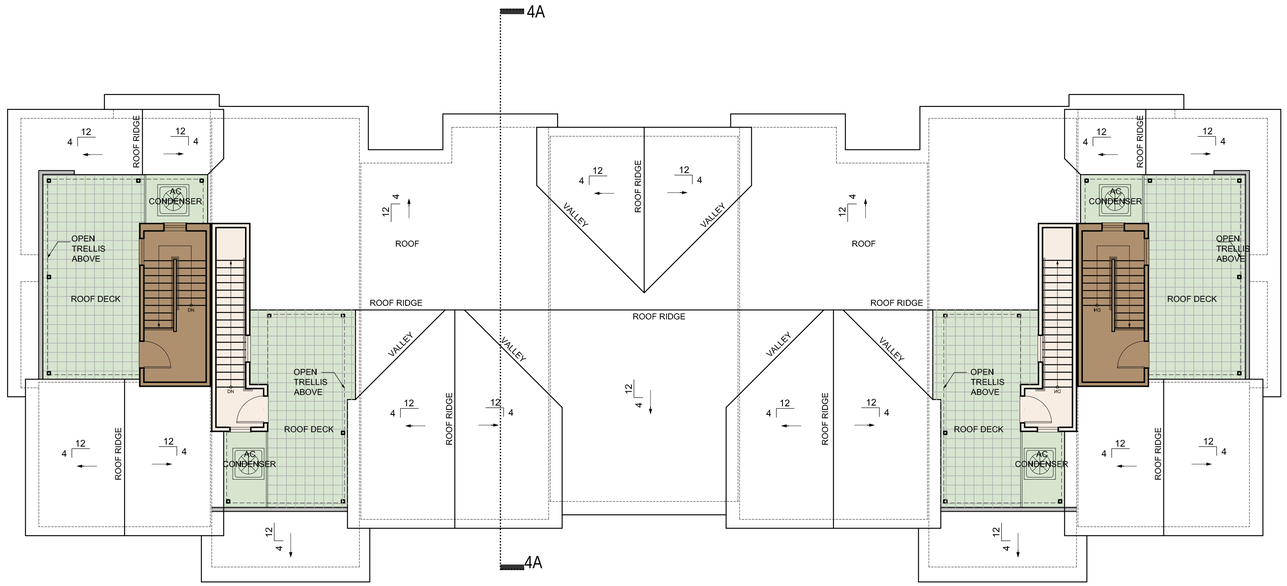
MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
04	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 3)
LEVEL 1 & 2 PLANS

SHEET NUMBER

A3.5.1.100

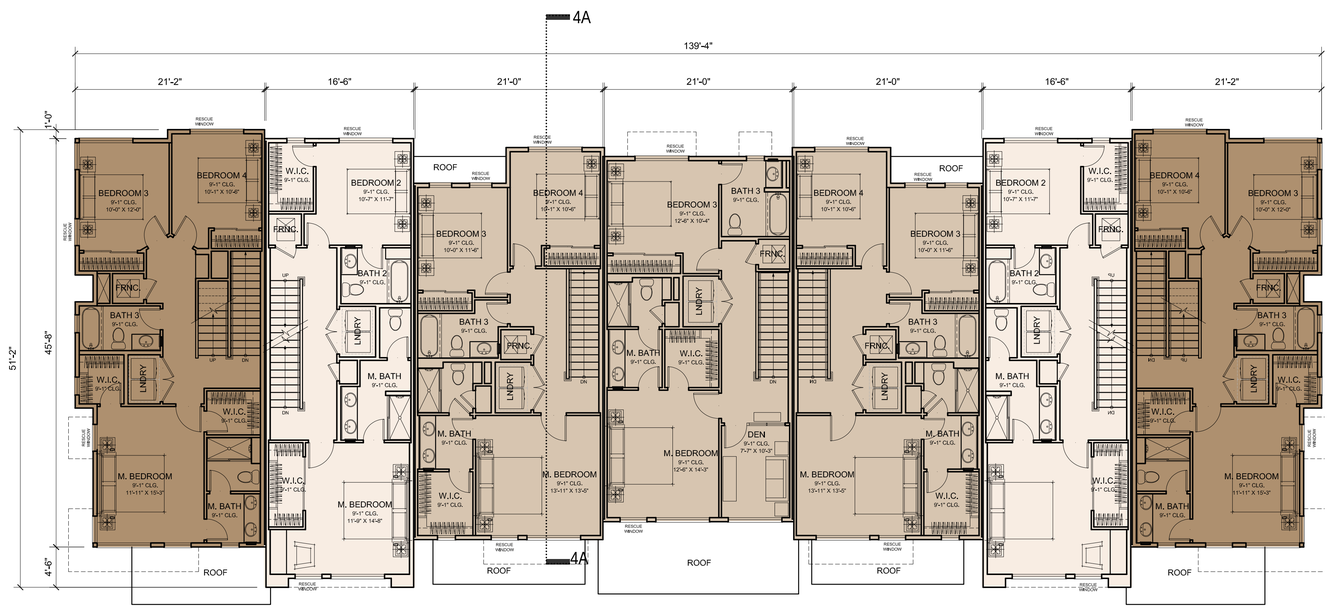


PLAN D1 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN D1** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL 7



PLAN D1 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN D1** 4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- MECHANICAL

0 4' 8' 16' 24'

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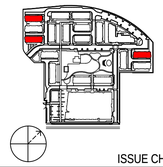
GROSVENOR

KEYPLAN



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Job Number

TITLE

TOWNHOME B:
7-PLEX (STYLE 3)
LEVEL 3 & 4 PLANS

SHEET NUMBER

A3.5.1.101



1 FRONT ELEVATION
1/8" = 1'-0"

4 SECTION A
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATIONV
1/8" = 1'-0"

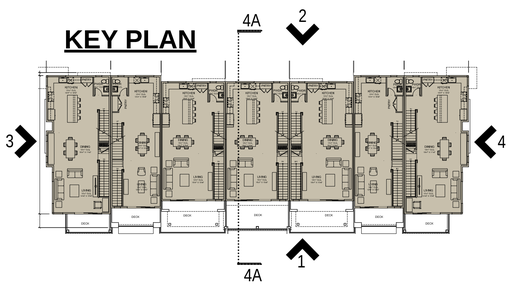
OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	HORIZONTAL LAP SIDING
6	VERTICAL CORRUGATED METAL SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



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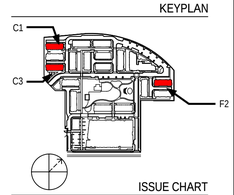
GROSVENOR

KEYPLAN



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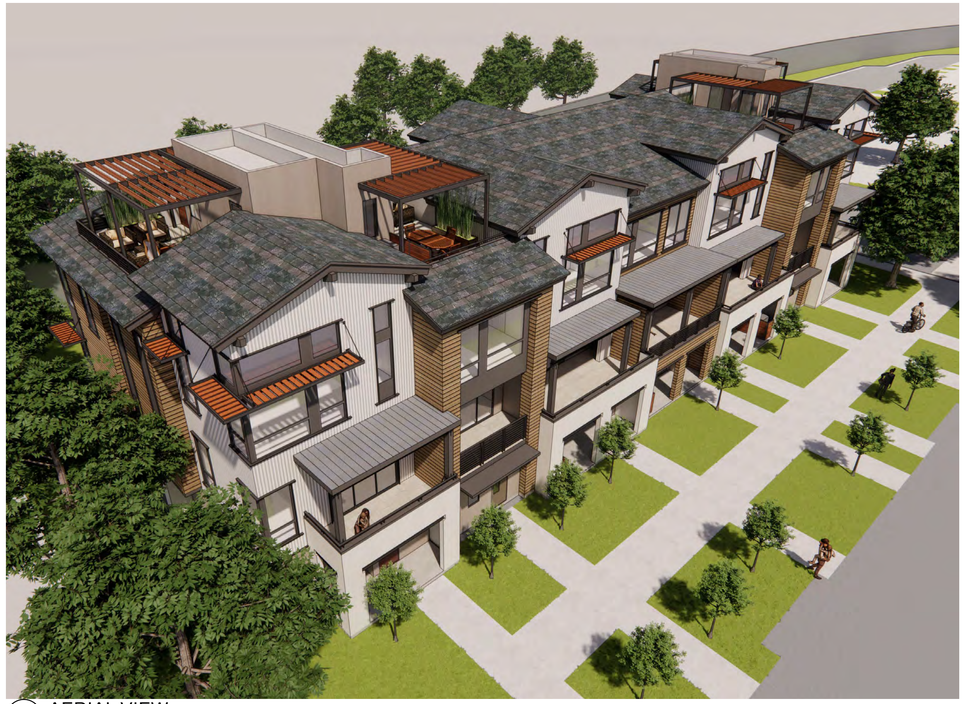
07	ENTITLEMENT SET - REVISION 6	12/20/2023

Job Number

TITLE
TOWNHOME B: 7-PLEX (STYLE 3) ELEVATIONS + SECTION

SHEET NUMBER

A3.5.2.200



1 AERIAL VIEW

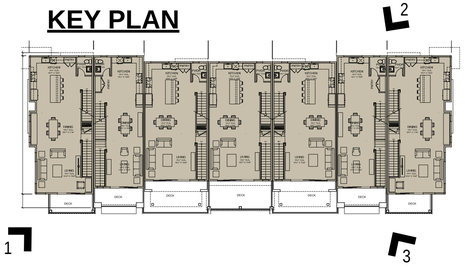


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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PROJECT

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North 40 Phase II
Los Gatos, CA 95032

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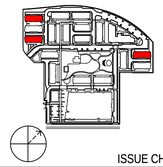
GROSVENOR

KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

TITLE
TOWNHOME B: 7-PLEX (STYLE 3) RENDERINGS

SHEET NUMBER

A3.5.4.400



PAINT LIST

SW 7667
Zircon
Interior / Exterior
Location Number: 282-C1

A SW 7667 ZIRCON

SW 6117
Smokey Topaz
Interior / Exterior
Location Number: 291-C6

B SW 6117 SMOKEY TOPAZ

SW 9131
Cornwall Slate
Interior / Exterior
Location Number: 216-C4

C SW 9131 CORNALL SLATE

SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

D SW 7068 GRIZZLE GRAY

SW 6252
Ice Cube
Interior / Exterior
Location Number: 257-C3

E SW 6252 ICE CUBE

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 HORIZONTAL SIDING
6 VERTICAL CORRUGATED METAL SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



3 COMPOSITE SHINGLE ROOF



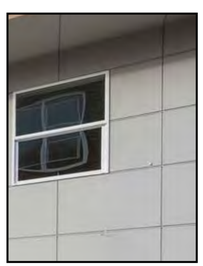
4 STANDING SEAM METAL ROOF



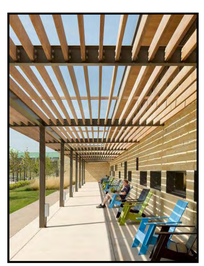
5 HORIZONTAL LAP SIDING



6 VERTICAL CORRUGATED METAL SIDING



7 SMOOTH CEMEN-TIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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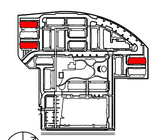
GROSVENOR

KEYPLAN



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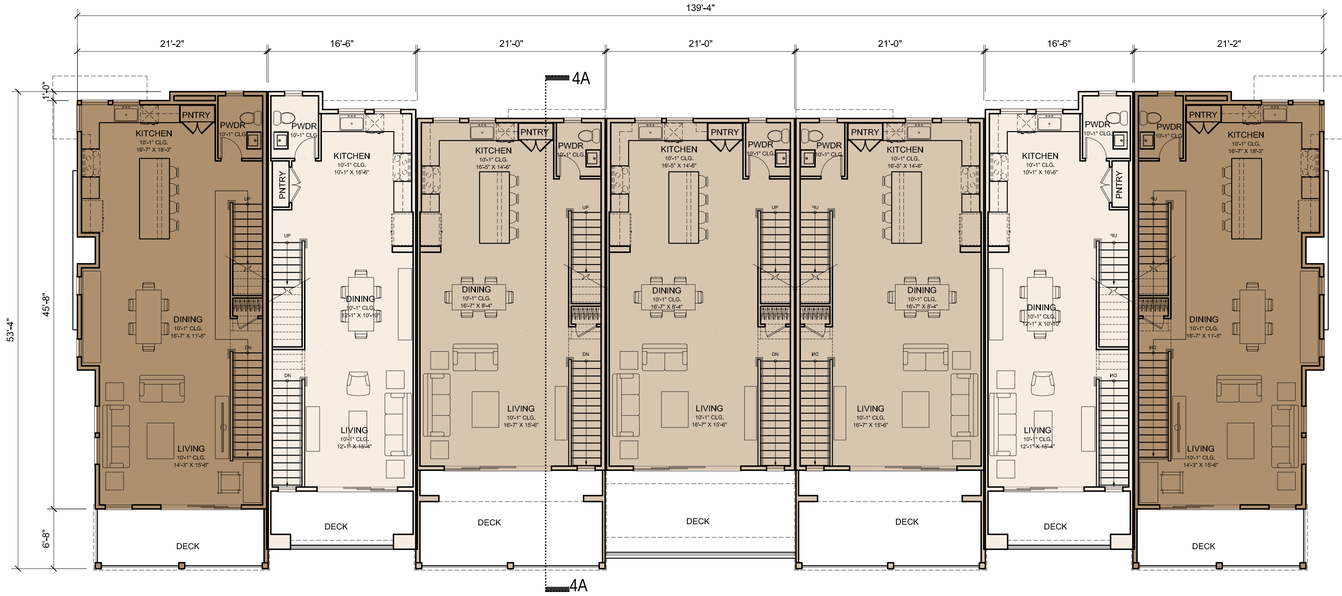
07	ENTITLEMENT SET - REVISION 6	12/05/2025

Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 3)
RENDERINGS

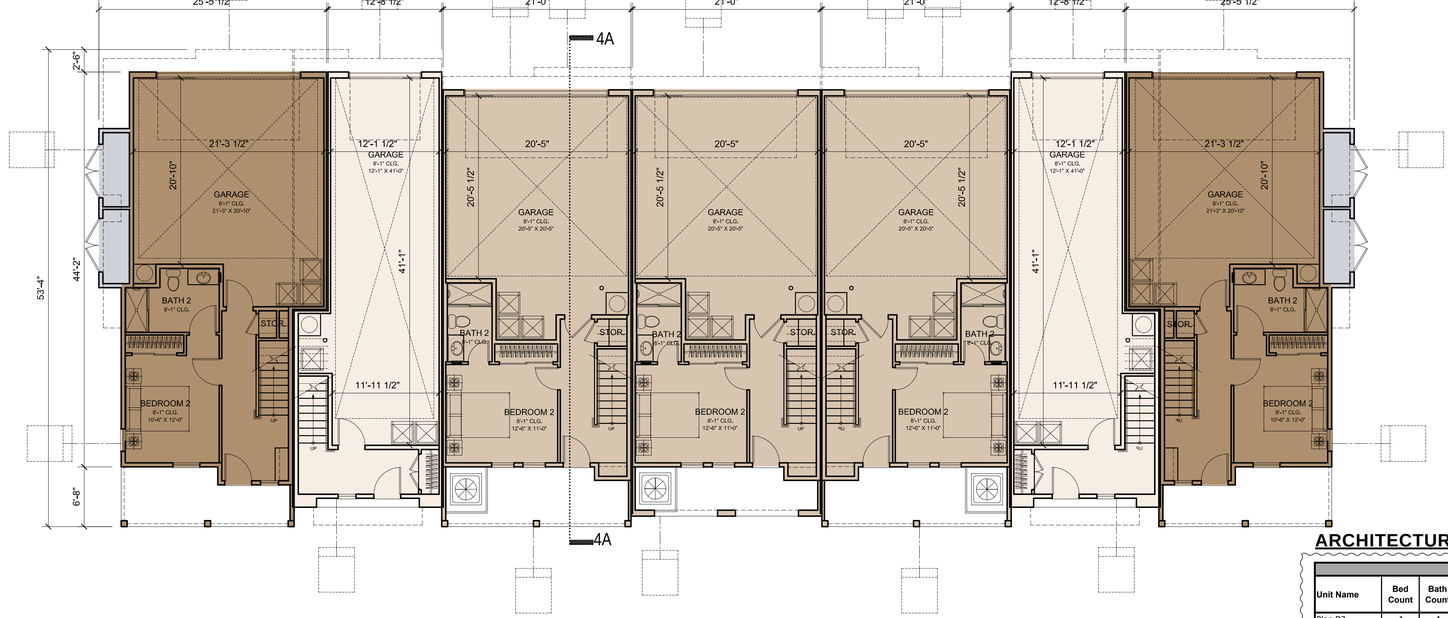
SHEET NUMBER

A3.5.5.500



PLAN D2 — 4 BEDS/ 3.5 BATHS
PLAN E2 — 2 BEDS/ 2.5 BATHS
PLAN F2 — 4 BEDS/ 3.5 BATHS
PLAN G2 — 3 BEDS/ 3.5 BATHS
PLAN F2 — 4 BEDS/ 3.5 BATHS
PLAN E2 — 2 BEDS/ 2.5 BATHS
PLAN D2 — 4 BEDS/ 3.5 BATHS

LEVEL 2
1/8" = 1'-0"



PLAN D2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

PLAN E2
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN F2
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN G2
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN F2
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN E2
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN D2
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

LEVEL 1
1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

7

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 4

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan D2	4	4	2,018	2,188	2,888	181	2	4,036	4,376	5,776	2.5	5
Plan E2	2	3	1,442	1,535	2,208	69	2	2,884	3,070	4,416	1.5	3
Plan F2	4	4	1,841	1,982	2,617	281	2	3,682	3,964	5,234	2.5	5
Plan G2	3	4	1,821	1,961	2,595	192	1	1,821	1,961	2,595	1.5	1.5
Total							**7**	**12,423**	**13,371**	**18,021**		15

6

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D2, E2, F2 AND G2 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

2

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 7 PLEX - STYLE 4

Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan D2	4	4	2,107	2,296	3,033	421	2	4,214	4,592	6,066	2.5	5
Plan E2	2	3	1,510	1,654	2,350	353	2	3,020	3,308	4,700	1.5	3
Plan F2	4	4	1,841	1,982	2,617	281	2	3,682	3,964	5,234	2.5	5
Plan G2	3	4	1,821	1,961	2,595	192	1	1,821	1,961	2,595	1.5	1.5
Total							**7**	**12,737**	**13,825**	**18,595**		15

0 4' 8' 16' 24'

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PERKINS & WILL
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San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

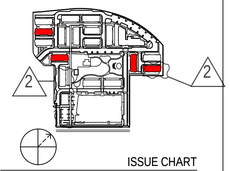
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
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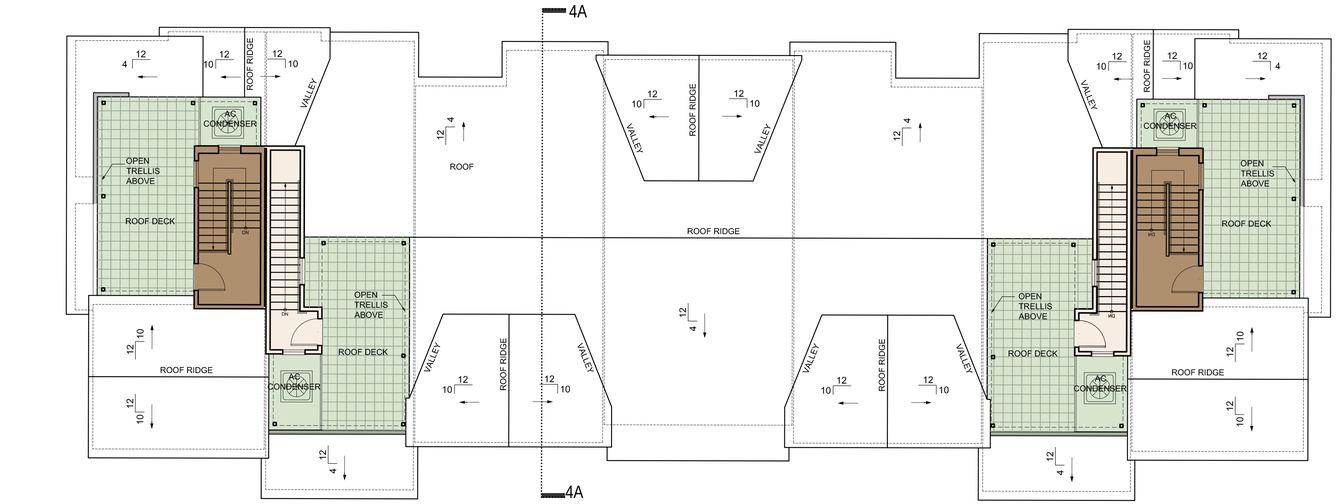
05	ENTITLEMENT SET - REVISION 5	11/22/2024
07	ENTITLEMENT SET - REVISION 6	12/20/2025

Job Number

TITLE
TOWNHOME B: 7-PLEX (STYLE 4) LEVEL 1 & 2 PLANS

SHEET NUMBER

A3.6.1.100

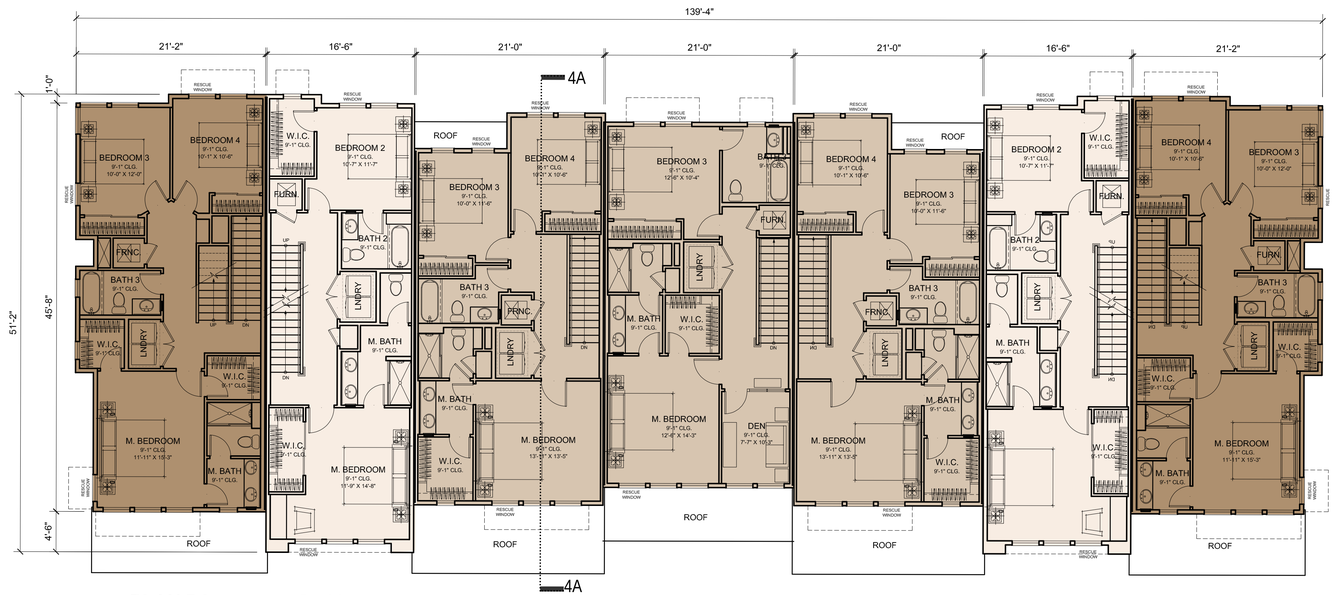


PLAN D2 4 BEDS/ 3.5 BATHS | **PLAN E2** 2 BEDS/ 2.5 BATHS | **PLAN F2** 4 BEDS/ 3.5 BATHS | **PLAN G2** 3 BEDS/ 3.5 BATHS | **PLAN F2** 4 BEDS/ 3.5 BATHS | **PLAN E2** 2 BEDS/ 2.5 BATHS | **PLAN D2** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



PLAN D2 4 BEDS/ 3.5 BATHS | **PLAN E2** 2 BEDS/ 2.5 BATHS | **PLAN F2** 4 BEDS/ 3.5 BATHS | **PLAN G2** 3 BEDS/ 3.5 BATHS | **PLAN F2** 4 BEDS/ 3.5 BATHS | **PLAN E2** 2 BEDS/ 2.5 BATHS | **PLAN D2** 4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

0 4' 8' 16' 24'

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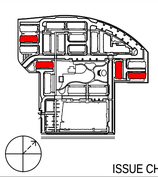

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Job Number

TITLE

TOWNHOME B:
7-PLEX (STYLE 4)
LEVEL 3 & 4 PLANS

SHEET NUMBER

A3.6.1.101

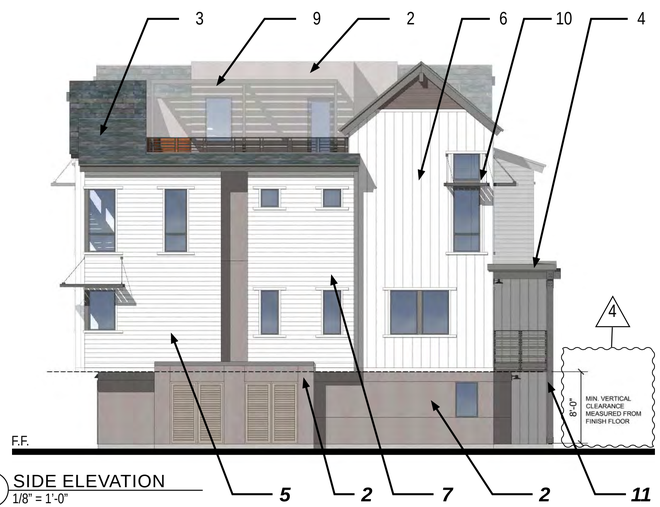


1 FRONT ELEVATION
1/8" = 1'-0"

4 SECTION A
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

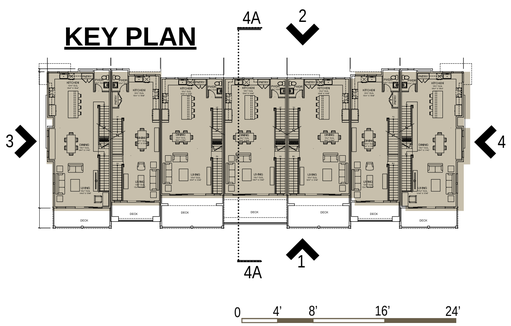
1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.

5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	HORIZONTAL SIDING
6	VERTICAL BOARD AND BATTEN SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK FIXTURE
15	GARAGE LIGHT FIXTURE

KEY PLAN



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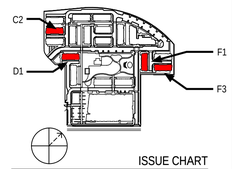

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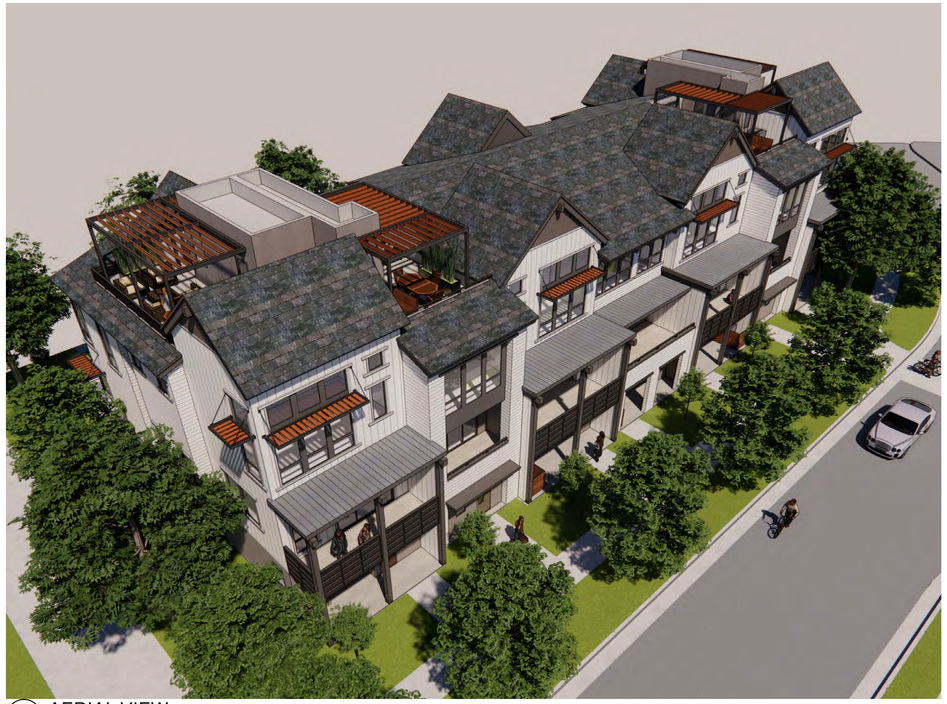
Job Number

TITLE
TOWNHOME B: 7-PLEX (STYLE 4) ELEVATIONS

SHEET NUMBER

A3.6.2.200



1 AERIAL VIEW

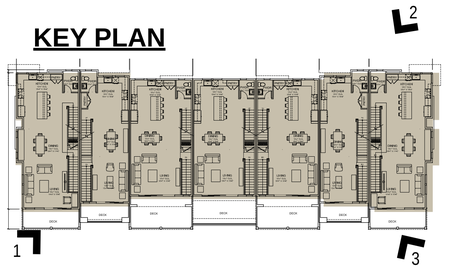


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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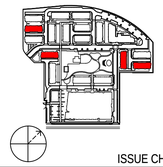
KEYPLAN



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Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 4)
RENDERINGS

SHEET NUMBER

A3.6.4.400



PAINT LIST

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

A SW 7005 PURE WHITE

SW 7670
Gray Shingle
Interior / Exterior
Location Number: 282-C6

B SW 7670 GRAY SHINGLE

SW 7061
Night Owl
Interior / Exterior
Location Number: 237-C6

C SW 7061 NIGHT OWL

SW 7641
Colonnade Gray
Interior / Exterior
Location Number: 283-C2

D SW 7641 COLONNADE GRAY

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 HORIZONTAL SIDING
6 VERTICAL BOARD AND BATTEN SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



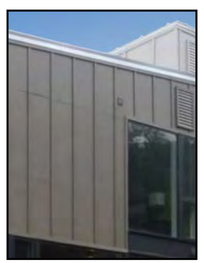
3 COMPOSITE SHINGLE ROOF



4 STANDING SEAM METAL ROOF



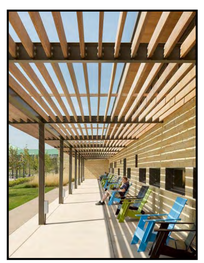
5 HORIZONTAL LAP SIDING



6 VERTICAL BOARD AND BATTEN SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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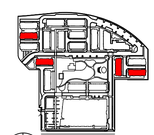

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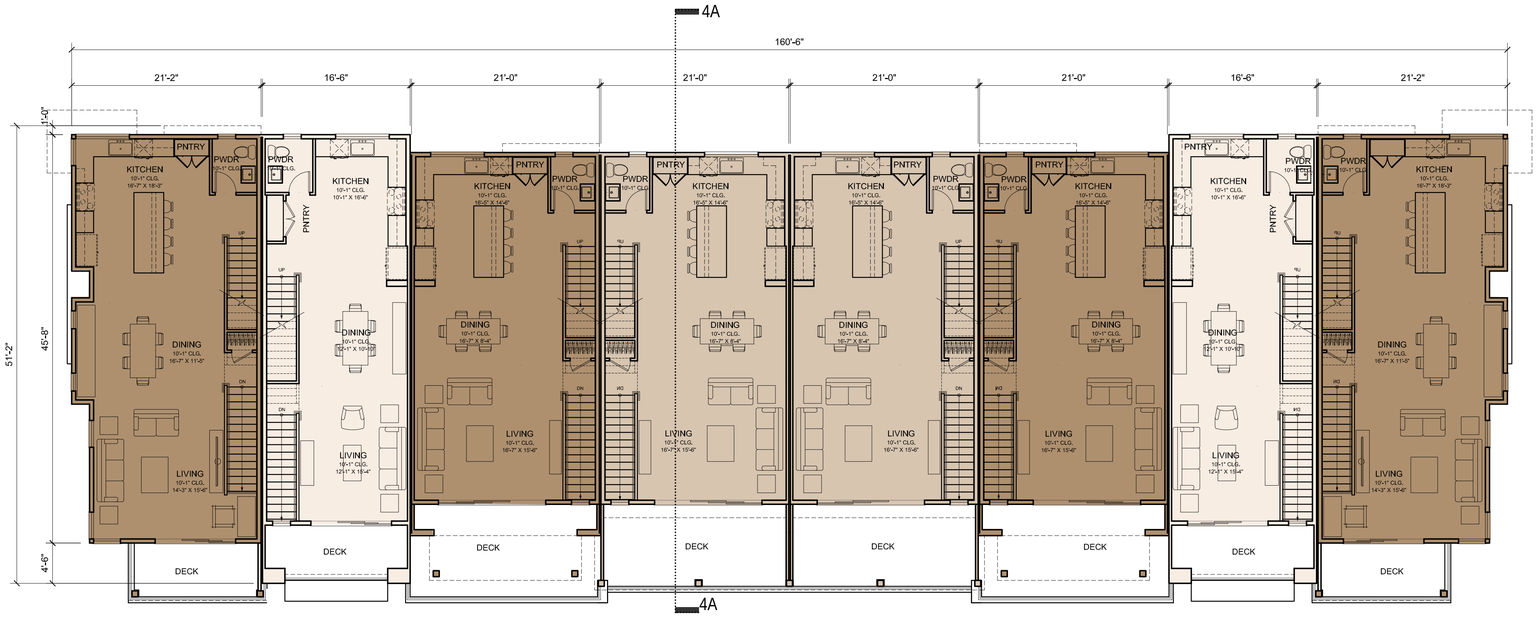
Job Number

TITLE
TOWNHOME B
7-PLEX (STYLE 4)
COLOR & MATERIALS

SHEET NUMBER

A3.6.5.500



PLAN D1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN G1
3 BEDS/ 3.5 BATHS

PLAN F1
4 BEDS/ 3.5 BATHS

PLAN E1
2 BEDS/ 2.5 BATHS

PLAN D1
4 BEDS/ 3.5 BATHS

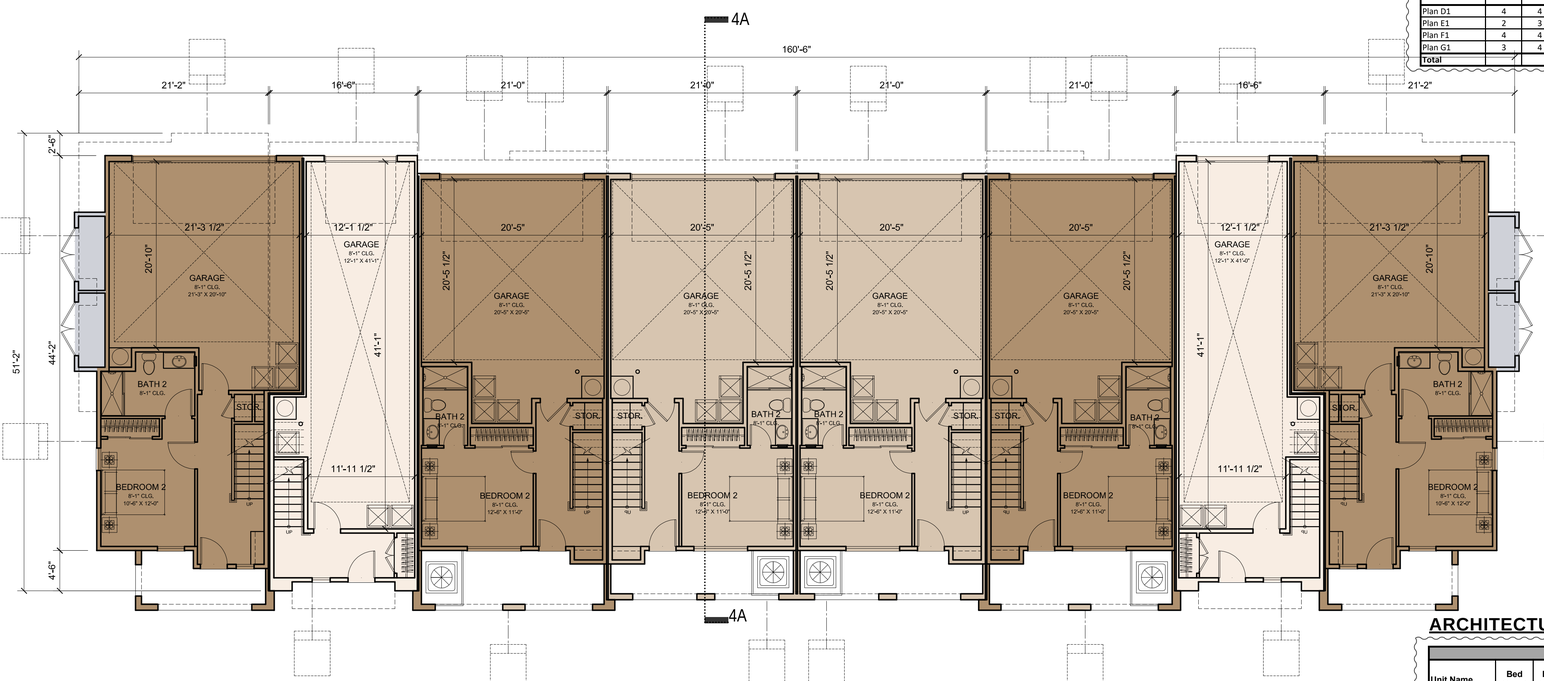
LEVEL 2
1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

ARCHITECTURAL DATA - WITH NO ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 8 PLEX - SYTLE 3												
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan D1	4	4	2,014	2,183	2,883	77	2	4,028	4,366	5,766	2.5	5
Plan E1	2	3	1,437	1,532	2,205	68	2	2,874	3,064	4,410	1.5	3
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5	5
Plan G1	3	4	1,821	1,961	2,595	186	2	3,642	3,922	5,190	1.5	3
Total							**8**	**14,226**	**15,316**	**20,600**		16



PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN G1
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN G1
3 BEDS/ 3.5 BATHS
GROSS AREA: 1,961 SF
NET AREA: 1,821 SF

PLAN F1
4 BEDS/ 3.5 BATHS
GROSS AREA: 1,982 SF
NET AREA: 1,841 SF

PLAN E1
2 BEDS/ 2.5 BATHS
GROSS AREA: 1,654 SF
NET AREA: 1,510 SF

PLAN D1
4 BEDS/ 3.5 BATHS
GROSS AREA: 2,291 SF
NET AREA: 2,103 SF

LEVEL 1
1/8" = 1'-0"

ARCHITECTURAL DATA - WITH ROOF DECK OPTION

Architectural Data - Townhome Calculations - TOWNHOME B - 8 PLEX - SYTLE 3												
Unit Name	Bed Count	Bath Count	Net Living Area / Unit (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Construction Area / Unit (Sq. Ft.)	Private Rec Space / Unit (Sq. Ft.)	Unit Count / Bldg	Net Living Area / Bldg (Sq. Ft.)	Gross Floor Area / Bldg (Sq. Ft.)	Construction Area / Bldg (Sq. Ft.)	Parking Req.'d Per Unit	Total Parking Req'd
Plan D1	4	4	2,103	2,291	3,028	323	2	4,206	4,582	6,056	2.5	5
Plan E1	2	3	1,510	1,654	2,350	346	2	3,020	3,308	4,700	1.5	3
Plan F1	4	4	1,841	1,982	2,617	307	2	3,682	3,964	5,234	2.5	5
Plan G1	3	4	1,821	1,961	2,595	186	2	3,642	3,922	5,190	1.5	3
Total							**8**	**14,550**	**15,776**	**21,180**		16

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. ((B1.1.c) RECESSED FACADE PLANE HAVE ACCOMMODATED A BUILDING ENTRY WITH A MIN. GROUND PLANE AREA OF 24 SQ.FT. ENTRIES OF PLAN D1, E1, F1 AND G1 HAVE MIN. 24 SQ.FT GROUND PLANE AREA.

0 4' 8' 16' 24'

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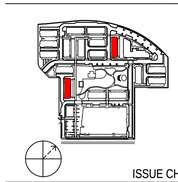

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Job Number

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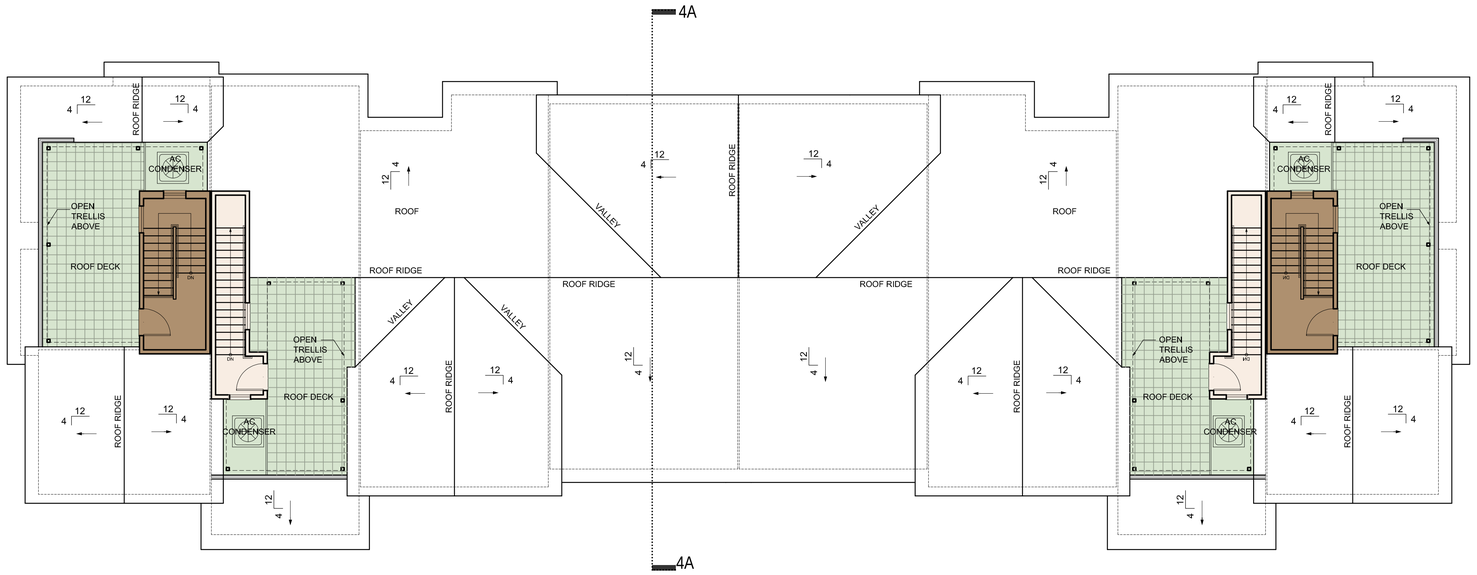
TOWNHOME B
8-PLEX (STYLE 3)
LEVEL 1 & 2 PLANS

SHEET NUMBER

A3.7.1.100

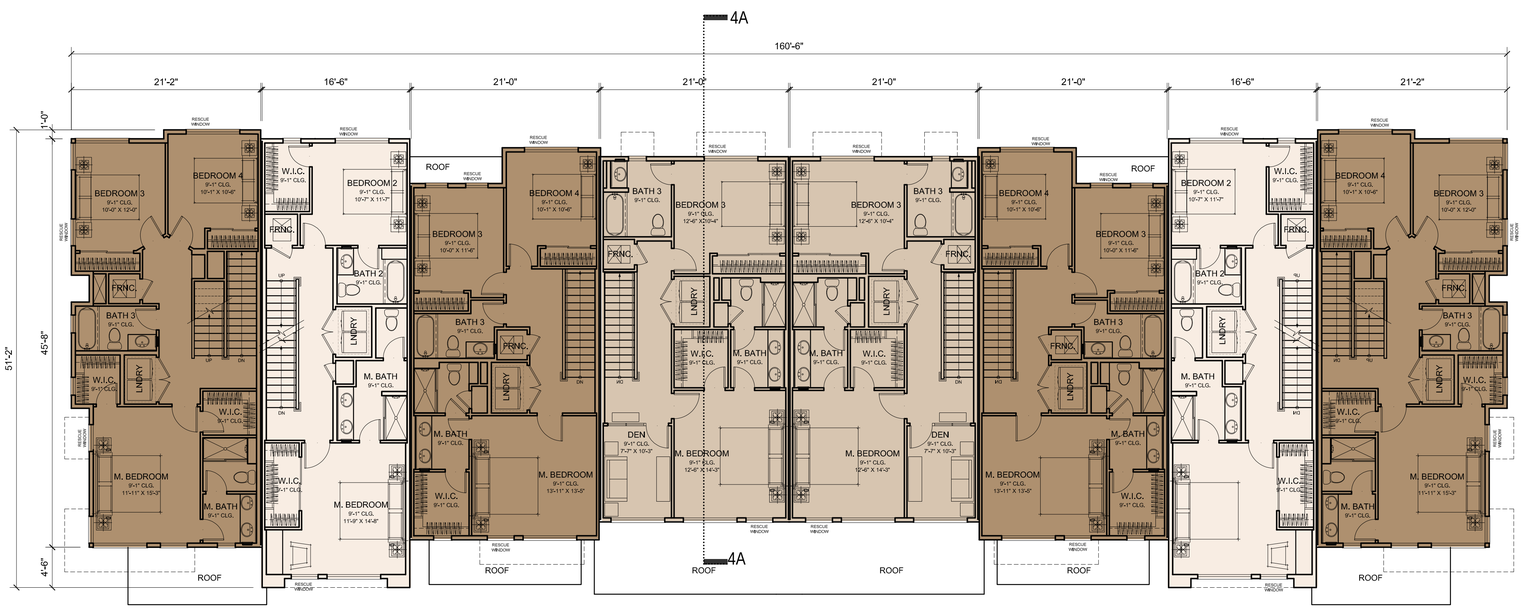


PLAN D1 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN D1** 4 BEDS/ 3.5 BATHS

LEVEL 4

1/8" = 1'-0"

ROOF DECKS ARE OPTIONAL



PLAN D1 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN G1** 3 BEDS/ 3.5 BATHS | **PLAN F1** 4 BEDS/ 3.5 BATHS | **PLAN E1** 2 BEDS/ 2.5 BATHS | **PLAN D1** 4 BEDS/ 3.5 BATHS

LEVEL 3

1/8" = 1'-0"

LEGEND

- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- PRIVATE ROOF DECK
- UTILITY

0 4' 8' 16' 24'

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PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
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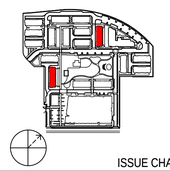
GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
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07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number

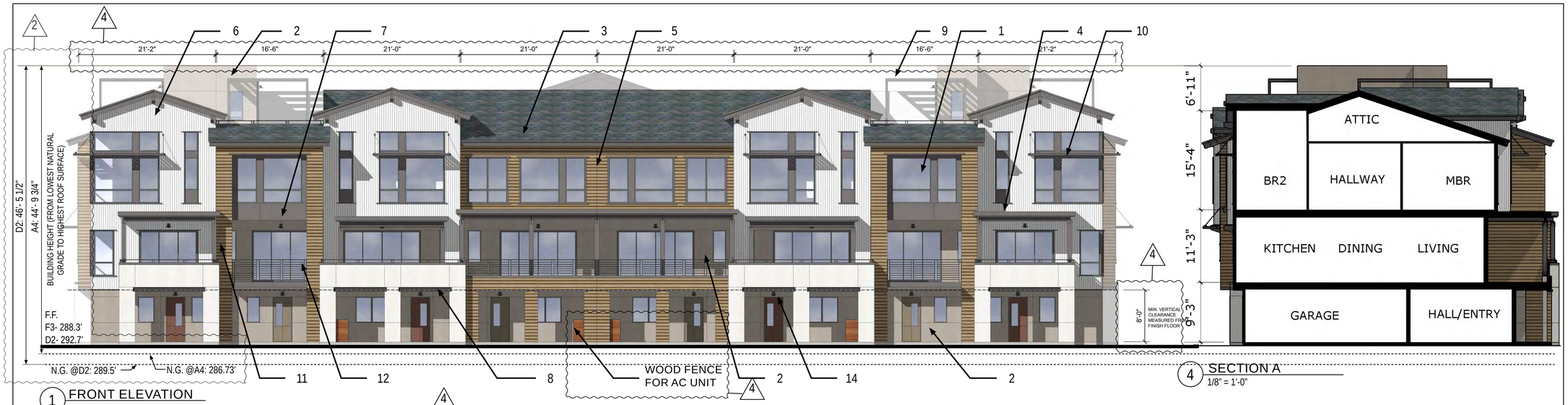
TITLE

TOWNHOME B:
8-PLEX (STYLE 3)
LEVEL 3 & 4 PLANS

SHEET NUMBER

2

A3.7.1.101



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATIONV
1/8" = 1'-0"

4 SECTION A
1/8" = 1'-0"

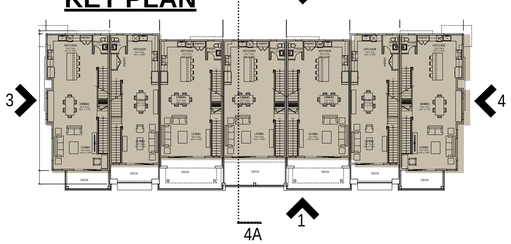
MATERIALS KEY

1	VINYL WINDOWS AND DOORS
2	3 COAT STUCCO WITH METAL REVEALS
3	COMPOSITE SHINGLE ROOF
4	STANDING SEAM METAL ROOF
5	HORIZONTAL LAP SIDING
6	VERTICAL CORRUGATED METAL SIDING
7	SMOOTH CEMENTIOUS PANEL
8	METAL BEAM
9	METAL TRELLIS
10	METAL AWNING
11	WOOD POST
12	METAL GUARDRAIL
13	GARAGE DOOR WITH GLASS
14	ENTRY, DECK AND ROOF DECK FIXTURE
15	GARAGE LIGHT FIXTURE

OBJECTIVE DESIGN STANDARDS COMPLIANCE NOTES:

1. (B.4.1.b) FRONT ELEVTION 3RD LEVEL PROJECTIONS HAVE A MIN. DEPTH OF 2 FEET FOR A MIN. OF 20% LENGTH OF THE FACADE.
2. (B.4.3.5) FRONT ELEVATION 3RD LEVEL BOX WINDOW WALLS PROJECTING A MIN. OF 18 INCHES FROM THE FACADE PLANE AND COMPRISING A MIN. OF 20% OF THE FENESTRATION ON THE UPPER FLOORS OF THE FACADE.
3. (B.4.4) REAR ELEVATION ENTIRE GROUND LEVEL WITH GARAGE DOORS IS RECESSED MIN. 16 INCHES FROM UPPER LEVEL FACADE PLANE.
4. (B.4.13) CONTINUOUS BLANK FACADES ON ANY FLOOR LEVEL DO NOT EXCEED 25% OF THE ENTIRE FACADE LENGTH.
5. (B3.1.a) HORIZONTAL EAVES ARE BROKEN BY GABLES AT INTERVALS OF NO MORE THAN 40 FEET ALONG THE BUILDING FACADE.

KEY PLAN



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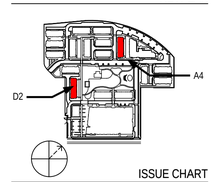

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Job Number

TITLE
TOWNHOME B: 8-PLEX (STYLE 3) ELEVATIONS + SECTION

SHEET NUMBER
2 **A3.7.2.200**



1 AERIAL VIEW

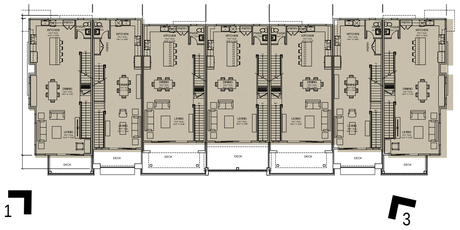


2 GARAGE VIEW



3 FRONT VIEW

KEY PLAN



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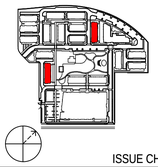

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Job Number

TITLE
TOWNHOME B: 8-PLEX (STYLE 3) RENDERINGS

SHEET NUMBER

2 **A3.7.4.400**



PAINT LIST

SW 7667
Zircon
Interior / Exterior
Location Number: 282-C1

A SW 7667 ZIRCON

SW 6117
Smokey Topaz
Interior / Exterior
Location Number: 291-C6

B SW 6117 SMOKEY TOPAZ

SW 9131
Cornwall Slate
Interior / Exterior
Location Number: 216-C4

C SW 9131 CORNALL SLATE

SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

D SW 7068 GRIZZLE GRAY

SW 6252
Ice Cube
Interior / Exterior
Location Number: 257-C3

E SW 6252 ICE CUBE

MATERIALS KEY

1 VINYL WINDOWS AND DOORS
2 3 COAT STUCCO WITH METAL REVEALS
3 COMPOSITE SHINGLE ROOF
4 STANDING SEAM METAL ROOF
5 HORIZONTAL SIDING
6 VERTICAL CORRUGATED METAL SIDING
7 SMOOTH CEMENTIOUS PANEL
8 METAL BEAM
9 METAL TRELLIS
10 METAL AWNING
11 WOOD POST
12 METAL GUARDRAIL
13 GARAGE DOOR WITH GLASS
14 ENTRY, DECK AND ROOF DECK FIXTURE
15 GARAGE LIGHT FIXTURE

MATERIAL IMAGERY



2 3 COAT STUCCO WITH METAL REVEALS



3 COMPOSITE SHINGLE ROOF



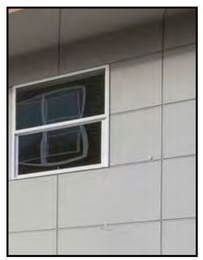
4 STANDING SEAM METAL ROOF



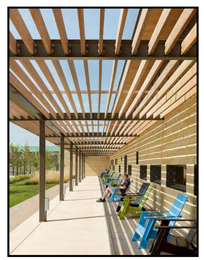
5 HORIZONTAL LAP SIDING



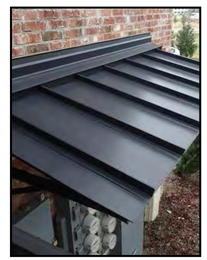
6 VERTICAL CORRUGATED METAL SIDING



7 SMOOTH CEMENTIOUS PANEL



9 METAL TRELLIS



10 METAL AWNING



14 ENTRY, DECK AND ROOF DECK LIGHT FIXTURE
15 GARAGE LIGHT FIXTURE

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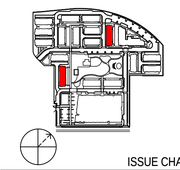

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Job Number

TITLE
TOWNHOME B
8-PLEX (STYLE 3)
RENDERINGS

SHEET NUMBER

2
A3.7.5.500

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIREMENT

State Density Bonus Parking Requirement:
Upon the developer's request, the city or county may not require more than the following parking ratios for a density bonus project.
The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.

USE	UNIT TYPE	UNIT QUANTITY	STALL PER UNIT		STALLS REQUIRED	STALLS PROVIDED
Residential	Studio	13	1		13.0	
	1 Bedroom	130	1		130.0	
	2 Bedroom	107	1.5		160.5	
	3 Bedroom	5	1.5		7.5	
Total	Total	255			311.0	312

GUEST PARKING REQUIREMENT

State Density Bonus Parking Requirement:
The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
Guest Spaces	State Density Bonus	The State Density Bonus parking requirements are inclusive of parking for persons with disabilities and guest parking.	0	25

RESIDENTIAL ACCESSIBLE PARKING REQUIREMENT

2022 UBC Sec. 1109A.4, 1109A.5 and 1109A.8.6:

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
296 Assigned Spaces	Sec. 1109A.4	At least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility.	6	6
25 Guest Spaces (Unassigned)	Sec. 1109A.5	At least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities.	1.3	2
Van Accessible	Sec. 1109A.8.6	One in every eight accessible spaces, but not less than one, shall be van accessible.	1	1

RESIDENTIAL ELECTRIC VEHICLE PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 4.106.4.2 and 4.106.4.2.1
Requirements apply to parking spaces that are assigned or leased to individual dwelling units, as well as unassigned residential parking.
Visitor or common area parking is not included.

TYPE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
EVCS with Level 2 EV Ready	Sec. 4.106.4.2.1	Forty percent (40%) of dwelling units with parking spaces shall be EVCS with Level 2 EV Ready.	125	125
Level 1 EV Ready	Sec. 4.106.4.2.1	Sixty percent (60%) of dwelling units with parking spaces shall be provided with at minimum a Level 1 EV Ready space.	187	187
TOTAL	Sec. 4.106.4.2.1	The total number of EV spaces should be one-hundred percent (100%) of dwelling units or one-hundred percent (100%) of parking spaces, whichever is less.	312	312

RESIDENTIAL ACCESSIBLE EVCS PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 4.106.4.2.1
EVCS shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.
2022 CBC Table 11B-228.3.2.1 and 11B-812.9

EVCS SPACES PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
125	Table 11B-228.3.2.1	Van Accessible EVCS: 1, plus 1 for each 300, or fraction thereof, over 100	2	2
125	Table 11B-228.3.2.1	Standard Accessible EVCS: 3, plus 1 for each 60, or fraction thereof, over 100	4	4
125	Table 11B-228.3.2.1	Ambulatory: 3, plus 1 for each 50, or fraction thereof, over 100	4	4

COMMERCIAL PARKING REQUIREMENT

North 40 Specific Plan 2.5.8(a):
Non-Residential Use: The number of off-street parking spaces shall be consistent with parking required in Downtown as required within Division 4 of the Zoning Ordinance.

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.150(b)(1):
Retail and commercial stores shops, restaurants, bars, taverns and nightclubs: One (1) parking space for each three hundred (300) square feet of gross floor area.

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.150(d):
Handicapped spaces provided in compliance with State or local regulation shall be counted in determining the number of spaces provided in meeting the requirements of this chapter.

COMMERCIAL AREA	REQUIREMENT	REQUIRED	PROVIDED
7,874 gsf	1 stall per 300 gsf of use	26.2	26

COMMERCIAL ACCESSIBLE PARKING REQUIREMENT

2022 CBC Table 11B-208.2 and 11B-208.2.4

SPACED PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
26	Table 11B-208.2	For between 26-50 parking spaces provided, 2 accessible parking spaces are required.	2	2
Van Parking Space	11B-208.2.4	For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space.	1	1

COMMERCIAL ELECTRIC VEHICLE PARKING REQUIREMENT

2022 California Green Building Code with Los Gatos Amendments Sec. 5.106.5.3.3.1
Automatic Load-Management Systems (ALMS) shall be permitted to reduce load when multiple vehicles are charging.

TYPE	REQUIREMENT		REQUIRED	PROVIDED
EVCS with Level 2 EV Ready	Sec. 5.106.5.3.3.1	Ten percent (10%) of parking spaces provided shall be EVCS with Level 2 EV Ready.	2.6	3
Level 2 EV Capable	Sec. 5.106.5.3.3.1	Ten percent (10%) of parking spaces provided shall be Level 2 EV Capable.	2.6	3

COMMERCIAL ACCESSIBLE EVCS PARKING REQUIREMENT

2022 CBC Table 11B-228.3.2.1 and 11B-812.9

EVCS SPACES PROVIDED	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
3	Table 11B-228.3.2.1	For between 1-4 EVCS spaces provided, 1 van accessible EVCS is required.	1	1

LOADING SPACE REQUIREMENT

Los Gatos Zoning Ordinance Division 4 Parking Sec. 29.10.160(a)

USE	REFERENCE	REQUIREMENT	REQUIRED	PROVIDED
Retail and Commercial	Sec. 29.10.160(a)	One space per 10,000 sf of use, plus one additional space for each 20,000 sf of floor area.	1	1
Residential Moving	NA	Not Required: Optional	0	1
Minimum Size	Sec. 29.10.160(a)	10 feet wide, 30 feet long and 15 feet high		

BICYCLE PARKING REQUIREMENT

Los Gatos Objective Design Standards A.2 and A.3

USE	REQUIREMENT		REQUIRED	PROVIDED
Residential	ODS A.3(3.2)	One long-term bicycle parking space per dwelling unit (Class I)	255	255
Residential	ODS A.2(2.2)	One short-term bicycle parking space per dwelling unit (Class II)	255	58
Commercial	ODS A.2(2.2)	One short-term bicycle parking space per 2,000 square feet of non-residential floor area (Class II)	4	8

PARKING SUMMARY

USE	PARKING TYPE	STALL TYPE	EV TYPE	STALL COUNT LEVEL 1	LEVEL B	D4 STREET	TOTAL
RESIDENTIAL	SELF-PARK	STANDARD	EVCS WITH LEVEL 2 EV READY	3	8		11
	SELF-PARK	ACCESSIBLE	EVCS WITH LEVEL 2 EV READY	1	4		5
	SELF-PARK	VAN ACCESSIBLE	EVCS WITH LEVEL 2 EV READY	1			1
	SELF-PARK	EV ACCESSIBLE	EVCS WITH LEVEL 2 EV READY		4		4
	SELF-PARK	EV VAN ACCESSIBLE	EVCS WITH LEVEL 2 EV READY		2		2
	SELF-PARK	EV AMBULATORY	EVCS WITH LEVEL 2 EV READY		4		4
	PUZZLE LIFT	2 STACKER	EVCS WITH LEVEL 2 EV READY	28	70		98
	PUZZLE LIFT	2 STACKER	LEVEL 1 EV READY		158		158
	PUZZLE LIFT	3 STACKER	LEVEL 1 EV READY		29		29
SUBTOTAL				33	279		312
GUEST	SELF-PARK	STANDARD		13	4	6	23
	SELF-PARK	VAN ACCESSIBLE		1		1	2
SUBTOTAL				14	4	7	25
COMMERCIAL	SELF-PARK	STANDARD		17			17
	SELF-PARK	STANDARD	EVCS LEVEL 2 EV READY	3			3
	SELF-PARK	STANDARD	LEVEL 2 EV CAPABLE	3			3
	SELF-PARK	ACCESSIBLE		1			1
	SELF-PARK	VAN ACCESSIBLE		1			1
	SELF-PARK	EV VAN ACCESSIBLE		1			1
SUBTOTAL				26			26
TOTAL				73	283	7	363

PROGRAM SUMMARY

AREA SUMMARY

Level	Residential Unit GSF	Residential Amenity GSF	Back of House GSF	Commercial GSF	Parking GSF	Mech. GSF	Total Floor Area GSF
MP						4,115	4,115
7	37,538	960					38,498
6	49,528						49,528
5	50,356						50,356
4	50,356						50,356
3	51,500						51,500
2	48,126	3,062					51,188
1	6,802	8,780	9,833	7,874	37,087	1,564	71,940
B		3,531			68,900	1,627	74,058
TOTAL	294,206	16,333	9,833	7,874	105,987	7,306	441,539

UNIT SUMMARY

Level	ST / JR 1	1 BR	2 BR	3 BR	Total Units
MP					
7	1	15	14	1	31
6	2	24	18		44
5	2	23	18	1	44
4	2	23	18	1	44
3	2	23	19	1	45
2	4	21	16	1	42
1		1	4		5
B					
TOTAL	13	130	107	5	255
TOTAL BEDROOMS	13	130	214	15	372
UNIT TYPES	ST / JR 1	1 BR	2 BR	3 BR	Total
ACTUAL UNIT MIX	5.1%	51.0%	42.0%	2.0%	100.0%
TARGET UNIT MIX	2.0%	48.0%	47.0%	3.0%	100.0%
TARGET UNIT SIZE	585	759	1,220	1,540	

RESIDENTIAL EFFICIENCY

Level	Residential GSF	Residential RSF	Efficiency %	Average Unit Size
MP				
7	37,538	31,158	83.0%	1,005
6	49,528	42,591	86.0%	968
5	50,356	43,366	86.1%	986
4	50,356	43,366	86.1%	986
3	51,500	44,570	86.5%	990
2	48,126	40,778	84.7%	971
1	6,802	5,746	84.5%	1,149
B				
TOTAL	294,206	251,575	85.5%	987

Unit Area Calculation Methodology (RSF):
Unit areas are based on the following measurement boundaries:

-Center line of demising walls between units.
-Exterior side of exterior wall.
-Corridor side of corridor wall.
-Unit side of walls abutting common are

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cmg Landscape Architecture

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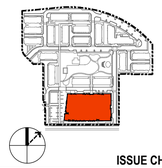
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

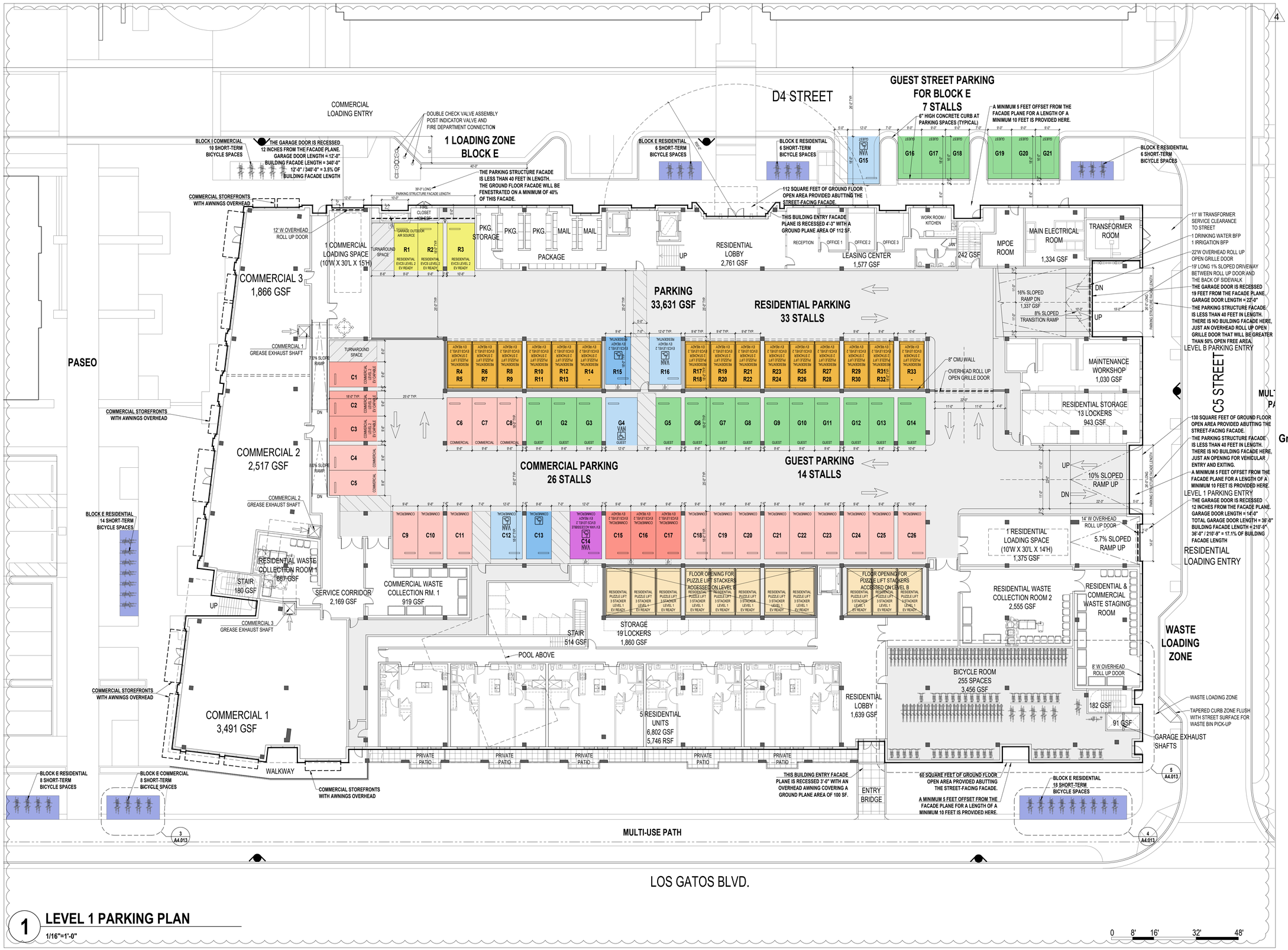
TITLE

MULTI-FAMILY BLDG. & PARKING SUMMARY

SHEET NUMBER

A4.010

EXHIBIT 15



1 LEVEL 1 PARKING PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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PROJECT

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North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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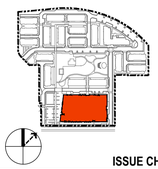

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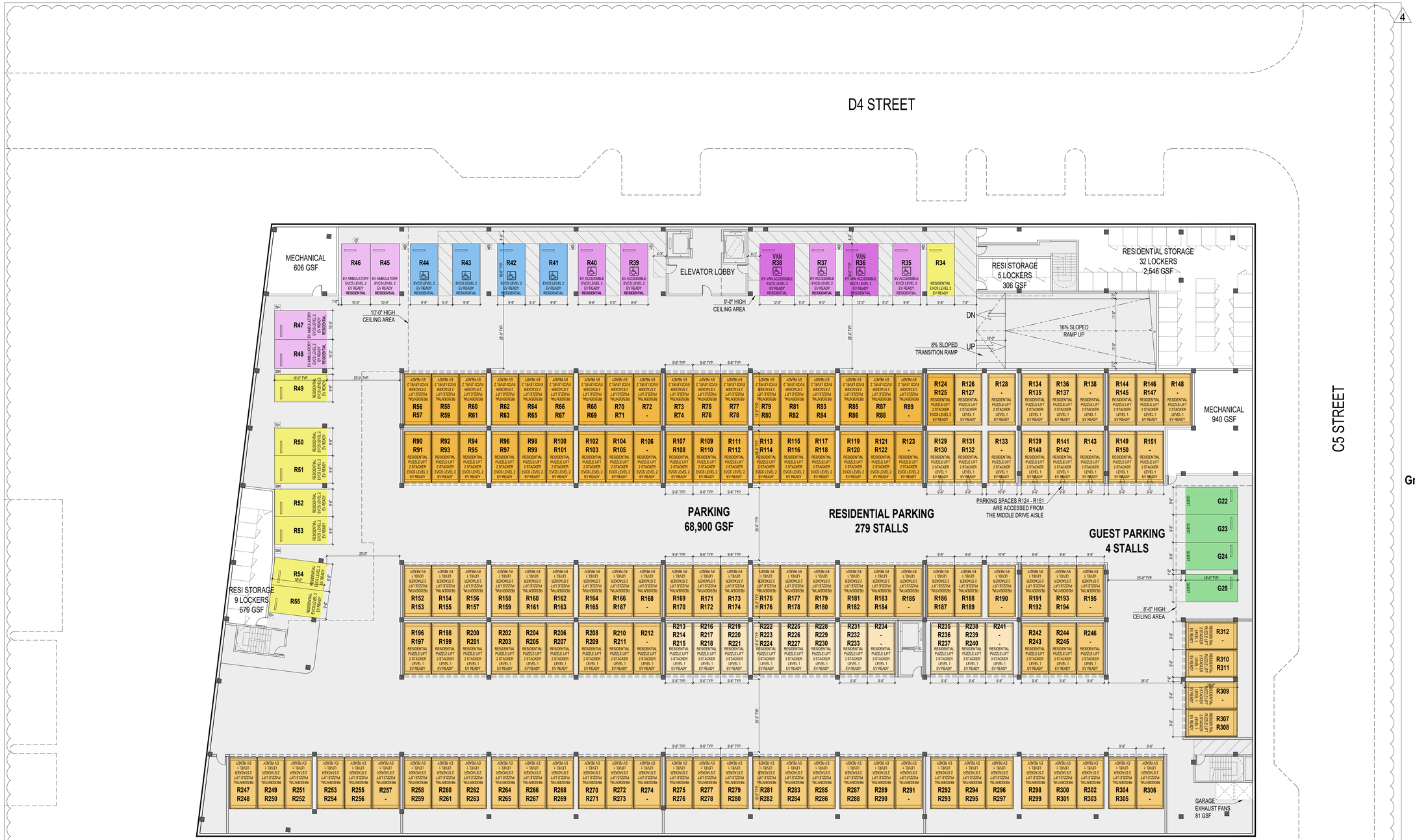
TITLE

MULTI-FAMILY LEVEL 1 PARKING PLAN

SHEET NUMBER

A4.011



1 LEVEL B PARKING PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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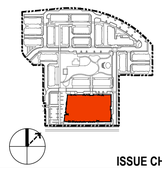

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MULTI-FAMILY
LEVEL B PARKING PLAN

SHEET NUMBER

A4.012



CIRCULAR BICYCLE RACKS



VERTICAL BICYCLE RACKS

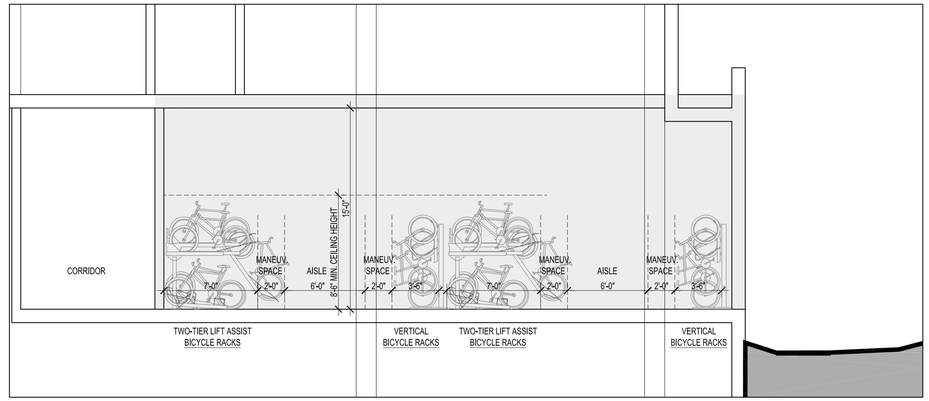


WORKSTAND AND PUMP

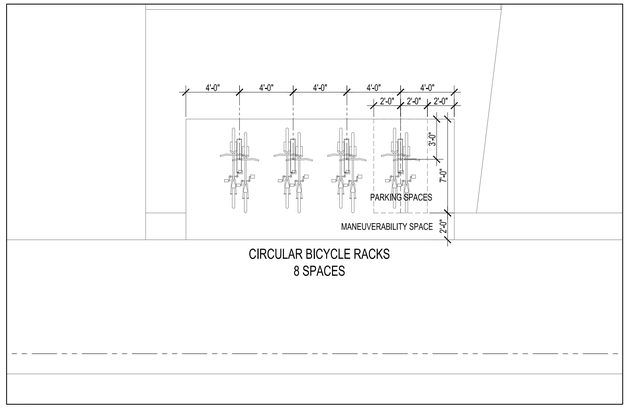


TWO-TIER LIFT ASSIST BICYCLE RACKS

1 BICYCLE RACK TYPE IMAGES
MANUF.: GROUND CONTROL SYSTEMS

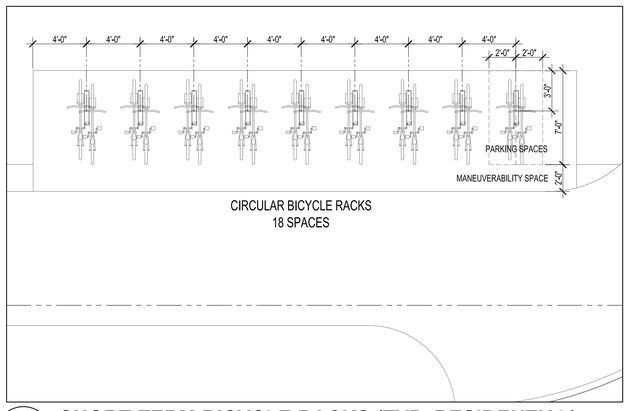


2 BICYCLE ROOM SECTION A-A
3/16"=1'-0"



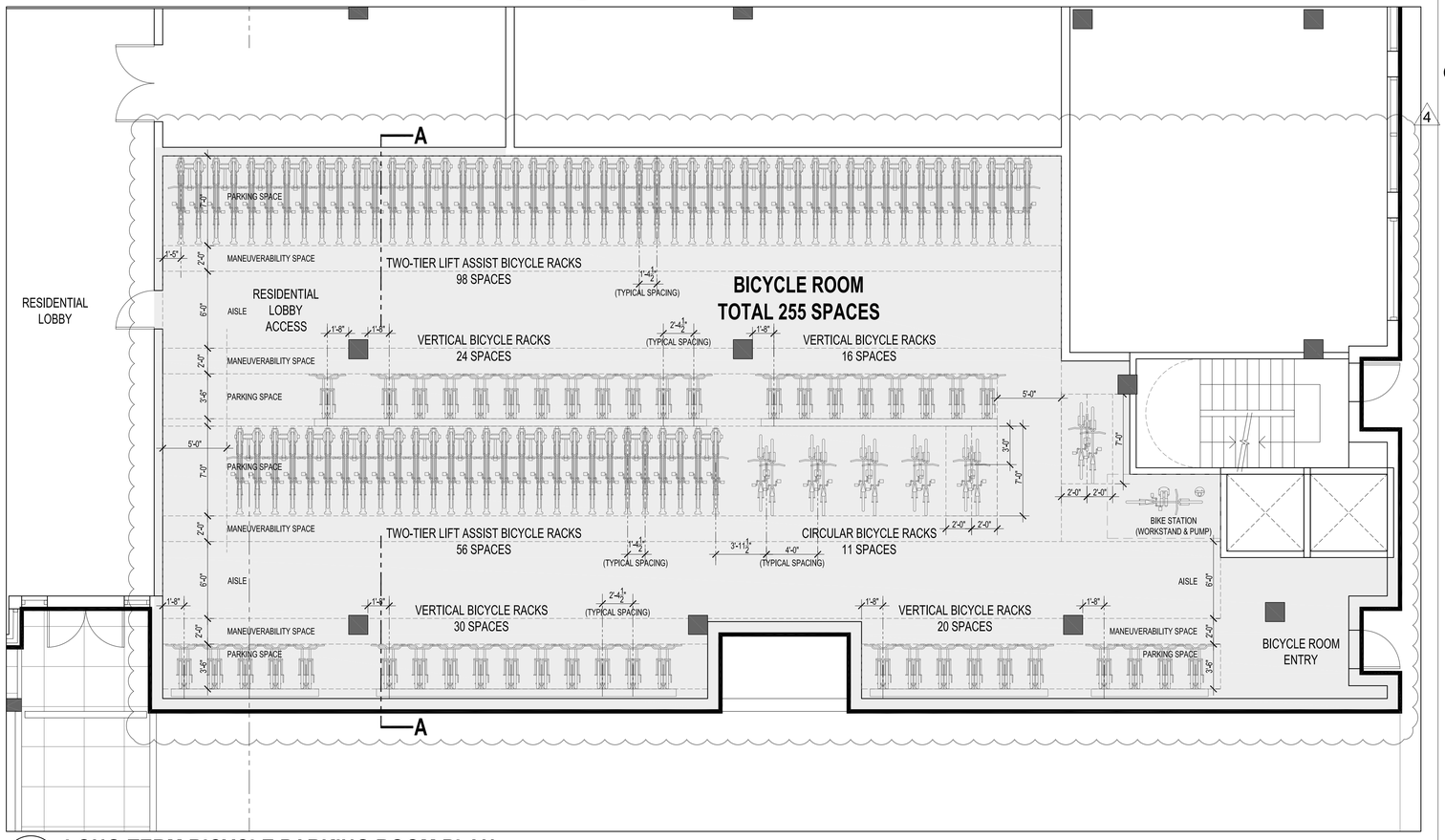
CIRCULAR BICYCLE RACKS
8 SPACES

3 SHORT-TERM BICYCLE RACKS (COMMERCIAL)
3/16"=1'-0"



CIRCULAR BICYCLE RACKS
18 SPACES

4 SHORT-TERM BICYCLE RACKS (TYP. RESIDENTIAL)
3/16"=1'-0"



5 LONG-TERM BICYCLE PARKING ROOM PLAN
3/16"=1'-0"

0 2.66' 5.33' 10.66' 16'

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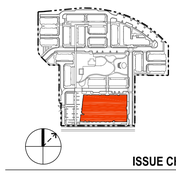

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TITLE

MULTI-FAMILY BICYCLE PARKING PLANS

SHEET NUMBER

A4.013

4

CIRCULATION NOTE:
1. ALL THE BUILDING ENTRIES, FACILITIES, AMENITIES AND VEHICULAR AND BICYCLE PARKING AREAS ARE CONNECTED WITH A MINIMUM FOUR-FOOT-WIDE PEDESTRIAN PATHWAY NETWORK WHICH INCLUDES THE USE OF THE PUBLIC SIDEWALK. THE PEDESTRIAN PATHWAY NETWORK CONNECTS TO THE PUBLIC SIDEWALK ALONG EACH STREET.

CIRCULATION LEGEND
- PEDESTRIAN
- BICYCLE
- COMMERCIAL
- VEHICULAR
- DELIVERY
- MOVING
- WASTE

D4 STREET

GUEST STREET PARKING FOR BLOCK E 7 STALLS

6" HIGH CONCRETE CURB AT PARKING SPACES (TYPICAL)

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

COMMERCIAL LOADING ENTRY

DOUBLE CHECK VALVE ASSEMBLY
POST INDICATOR VALVE AND
FIRE DEPARTMENT CONNECTION

1 LOADING ZONE BLOCK E

BLOCK I COMMERCIAL 10 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

12' W OVERHEAD ROLL UP DOOR

1 COMMERCIAL LOADING SPACE (10'W X 30'L X 15'H)

TURNAROUND SPACE

TRASH CLOSET 139 GSF

GARAGE OUTDOOR AIR SOURCE

PKG. STORAGE

PKG.

PKG.

MAIL

MAIL

PACKAGE

RESIDENTIAL LOBBY 2,761 GSF

112 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

THIS BUILDING ENTRY FACADE PLANE IS RECESSED 4'-3" WITH A GROUND PLANE AREA OF 112 SF.

RECEPTION

OFFICE 1

OFFICE 2

OFFICE 3

LEASING CENTER 1,577 GSF

WORK ROOM / KITCHEN

JAN

242 GSF

MPOE ROOM

MAIN ELECTRICAL ROOM 1,334 GSF

TRANSFORMER ROOM

11' W TRANSFORMER SERVICE CLEARANCE TO STREET

1 DRINKING WATER BFP

1 IRRIGATION BFP

22'W OVERHEAD ROLL UP OPEN GRILLE DOOR

19' LONG 1% SLOPED DRIVEWAY BETWEEN ROLL UP DOOR AND THE BACK OF SIDEWALK

16% SLOPED RAMP DN 1,337 GSF

8% SLOPED TRANSITION RAMP

DN

UP

PARKING 33,631 GSF

RESIDENTIAL PARKING 33 STALLS

COMMERCIAL 3 1,866 GSF

COMMERCIAL 1 GREASE EXHAUST SHAFT

72% SLOPE RAMP

TURNAROUND SPACE

PASEO

6" CMU WALL

OVERHEAD ROLL UP OPEN GRILLE DOOR

MAINTENANCE WORKSHOP 1,030 GSF

RESIDENTIAL STORAGE 13 LOCKERS 943 GSF

LEVEL B PARKING ENTRY

C5 STREET

MULTI-USE PATH

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

COMMERCIAL 2 2,517 GSF

50% SLOPE RAMP

COMMERCIAL 2 GREASE EXHAUST SHAFT

COMMERCIAL PARKING 26 STALLS

RESIDENTIAL & COMMERCIAL WASTE COLLECTION ROOM 1 BINS TRANSFERRED THRU GARAGE TO WASTE STAGING ROOM BY BLDG. MAINTENANCE STAFF. REFER TO SHEET C18 FOR THE SITE-WIDE REFUSE CIRCULATION PLAN.

GUEST PARKING 14 STALLS

UP

10% SLOPED RAMP UP

DN

130 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

LEVEL 1 PARKING ENTRY

BLOCK E RESIDENTIAL 14 SHORT-TERM BICYCLE SPACES

RESIDENTIAL WASTE COLLECTION ROOM 1 687 GSF

STAIR 180 GSF

SERVICE CORRIDOR 2,169 GSF

COMMERCIAL WASTE COLLECTION RM 1 919 GSF

COMMERCIAL 3 GREASE EXHAUST SHAFT

FLOOR OPENING FOR PUZZLE LIFT STACKERS ACCESSED ON LEVEL B

FLOOR OPENING FOR PUZZLE LIFT STACKERS ACCESSED ON LEVEL B

1 RESIDENTIAL LOADING SPACE (10'W X 30'L X 14'H) 1,375 GSF

14' W OVERHEAD ROLL UP DOOR

5.7% SLOPED RAMP UP

RESIDENTIAL LOADING ENTRY

RESIDENTIAL WASTE COLLECTION ROOM 2 2,555 GSF

RESIDENTIAL & COMMERCIAL WASTE STAGING ROOM

WASTE LOADING ZONE

STORAGE 19 LOCKERS 1,860 GSF

STAIR 514 GSF

POOL ABOVE

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

COMMERCIAL 1 3,491 GSF

5 RESIDENTIAL UNITS 6,802 GSF 5,746 RSF

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

RESIDENTIAL LOBBY 1,639 GSF

BICYCLE ROOM 255 SPACES 3,456 GSF

8' W OVERHEAD ROLL UP DOOR

182 GSF

91 GSF

WASTE LOADING ZONE

TAPERED CURB ZONE FLUSH WITH STREET SURFACE FOR WASTE BIN PICK-UP

GARAGE EXHAUST SHAFTS

THIS BUILDING ENTRY FACADE PLANE IS RECESSED 3'-0" WITH AN OVERHEAD AWNING COVERING A GROUND PLANE AREA OF 100 SF.

ENTRY BRIDGE

60 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

BLOCK E RESIDENTIAL 18 SHORT-TERM BICYCLE SPACES

BLOCK E COMMERCIAL 8 SHORT-TERM BICYCLE SPACES

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

MULTI-USE PATH

LOS GATOS BLVD.

0 8' 16' 32' 48'

1 LEVEL 1 CIRCULATION PLAN

1/16"=1'-0"

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PROJECT

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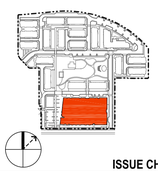
KEYPLAN



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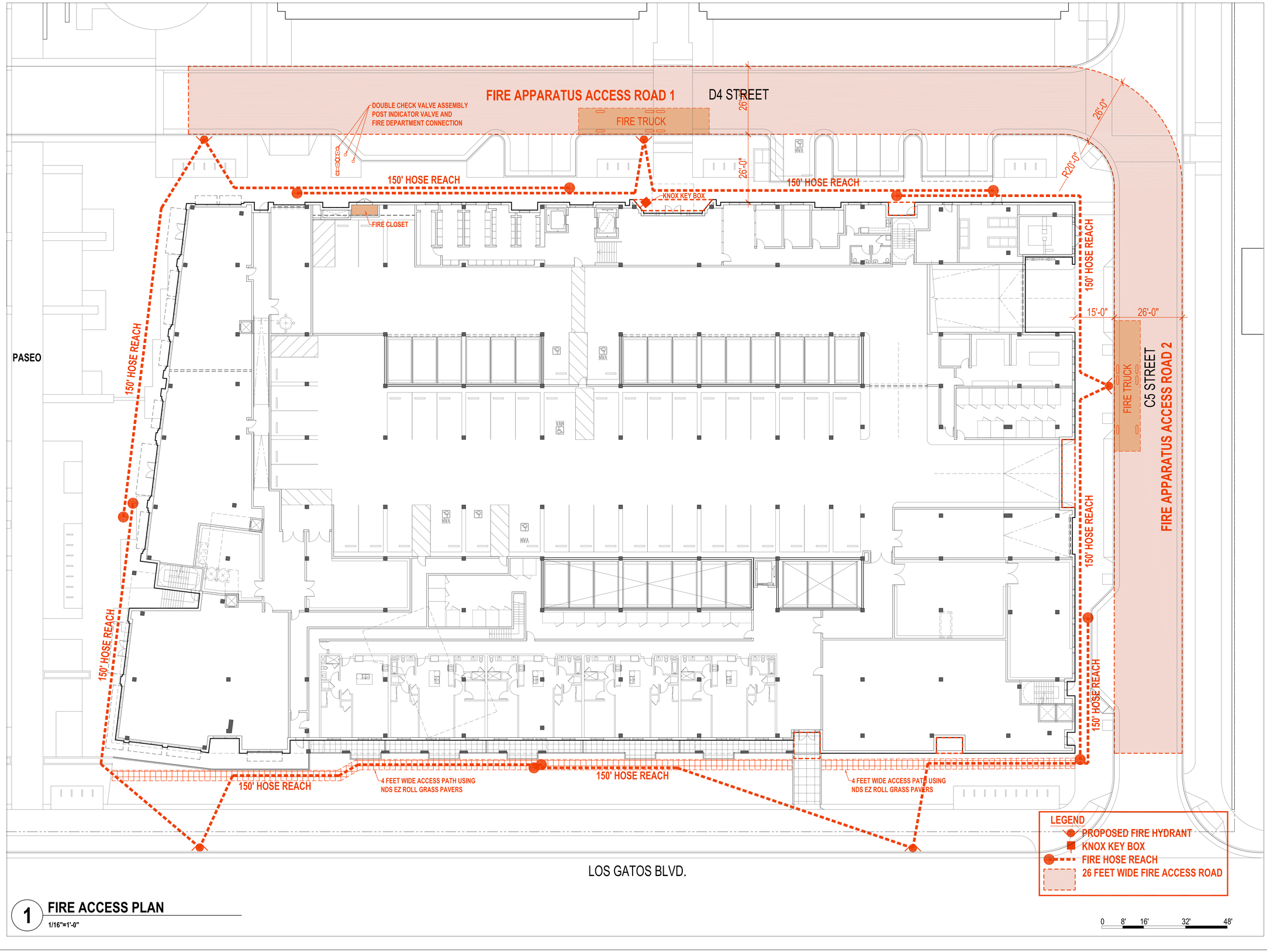
TITLE

MULTI-FAMILY LEVEL 1 CIRCULATION PLAN

SHEET NUMBER

A4.020



1 **FIRE ACCESS PLAN**
1/16"=1'-0"

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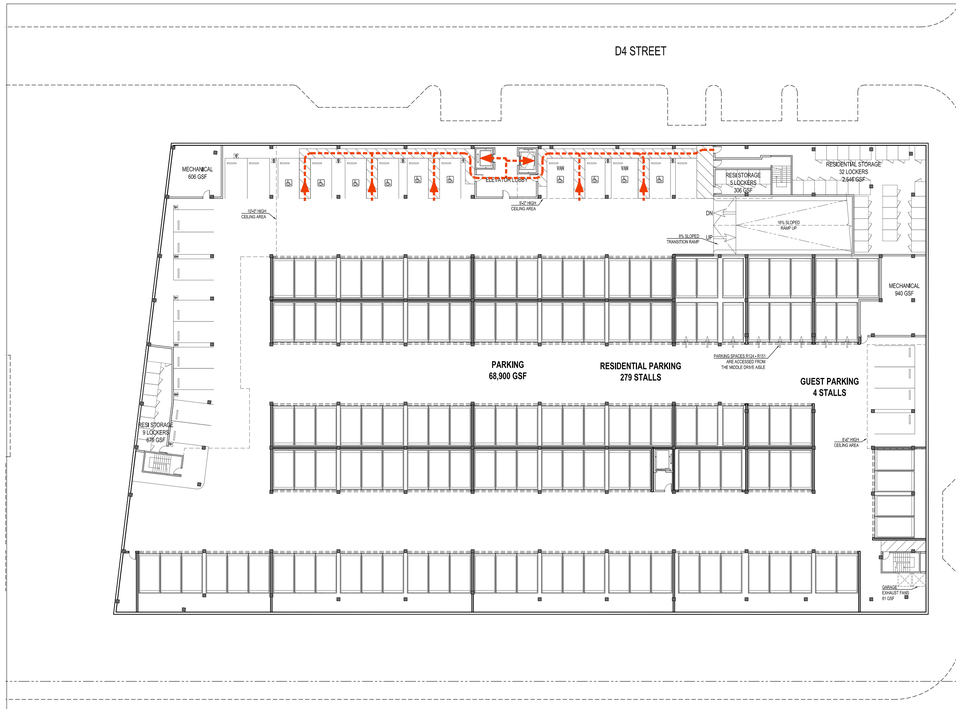
TITLE

MULTI-FAMILY FIRE ACCESS PLAN

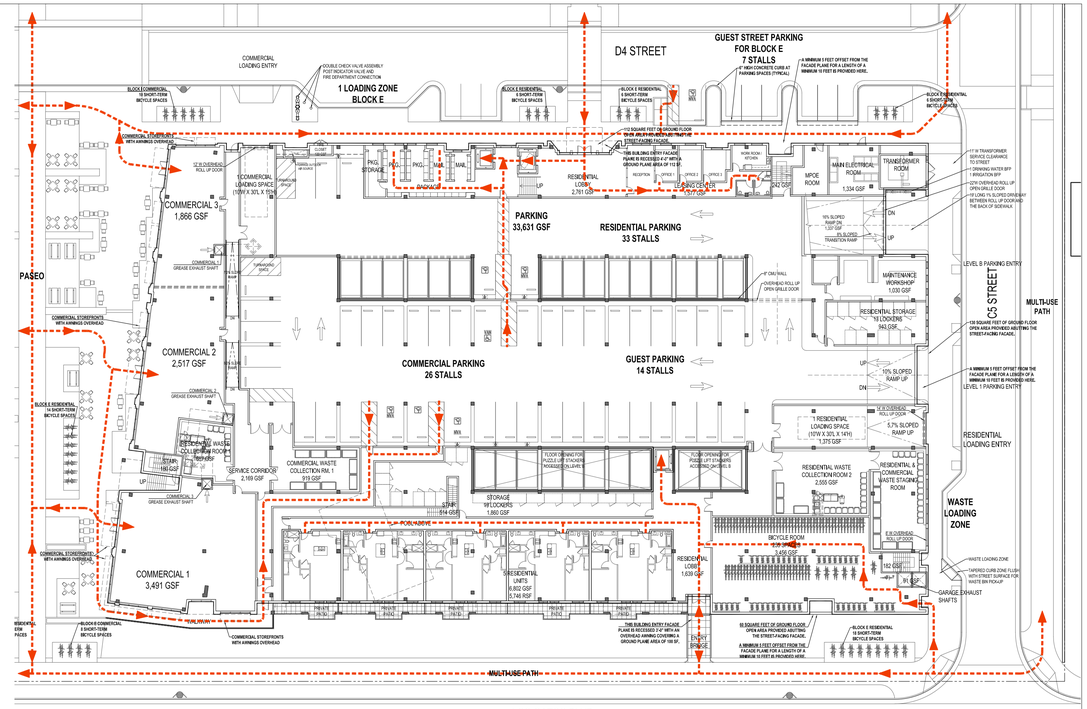
SHEET NUMBER

A4.021



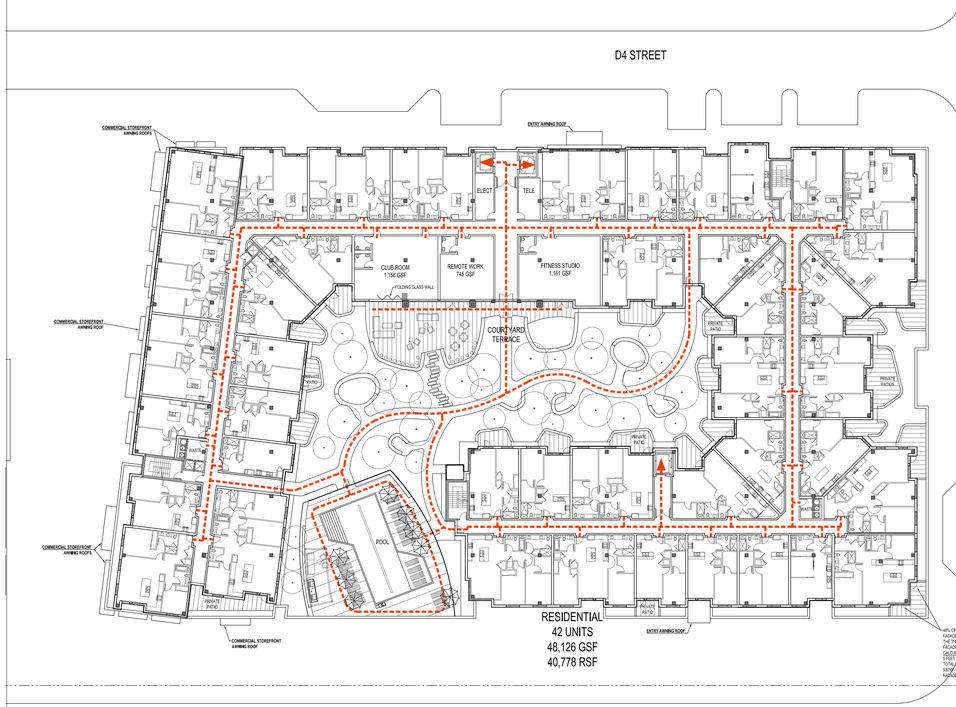
1 LEVEL B ACCESSIBILITY PLAN

1/32"=1'-0"



2 LEVEL 1 ACCESSIBILITY PLAN

1/32"=1'-0"



3 LEVEL 2 ACCESSIBILITY PLAN

1/32"=1'-0"



4 LEVEL 3 ACCESSIBILITY PLAN

1/32"=1'-0"

0 16' 32' 64' 96'

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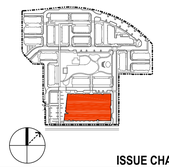

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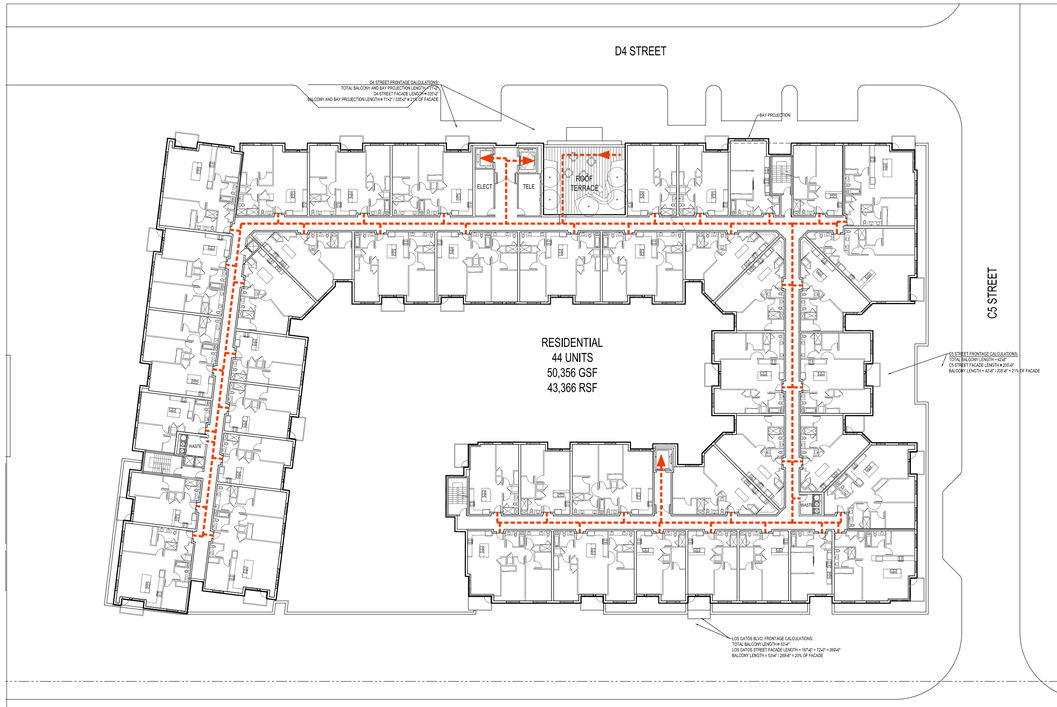
TITLE

MULTI-FAMILY ACCESSIBILITY PLANS

SHEET NUMBER

A4.022

TITLEBLOCK 20240116



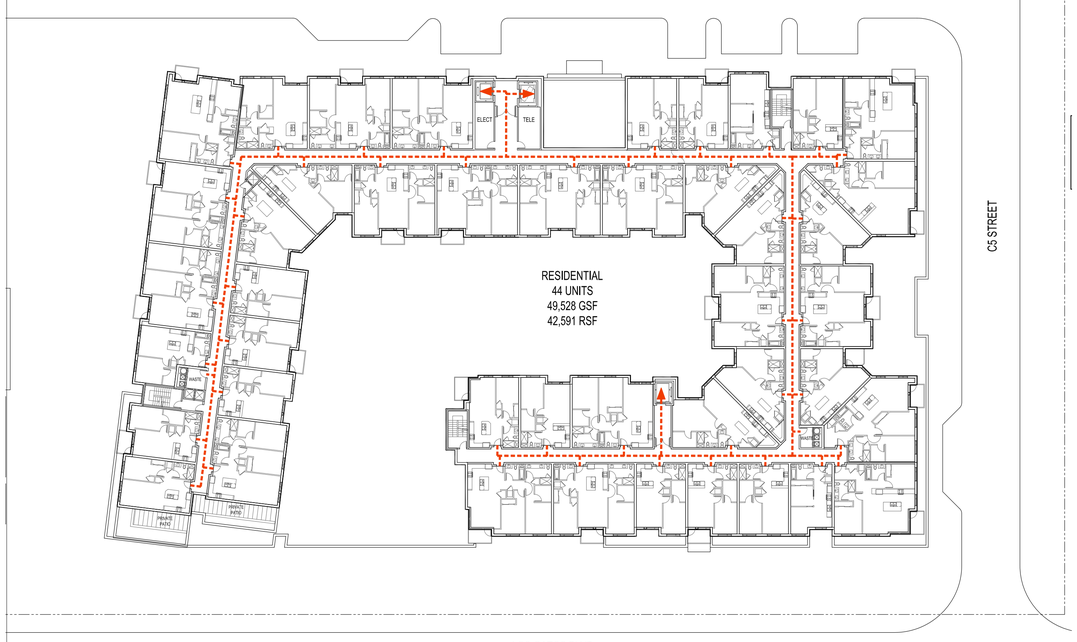
1 LEVEL 4 ACCESSIBILITY PLAN

1/32"=1'-0"



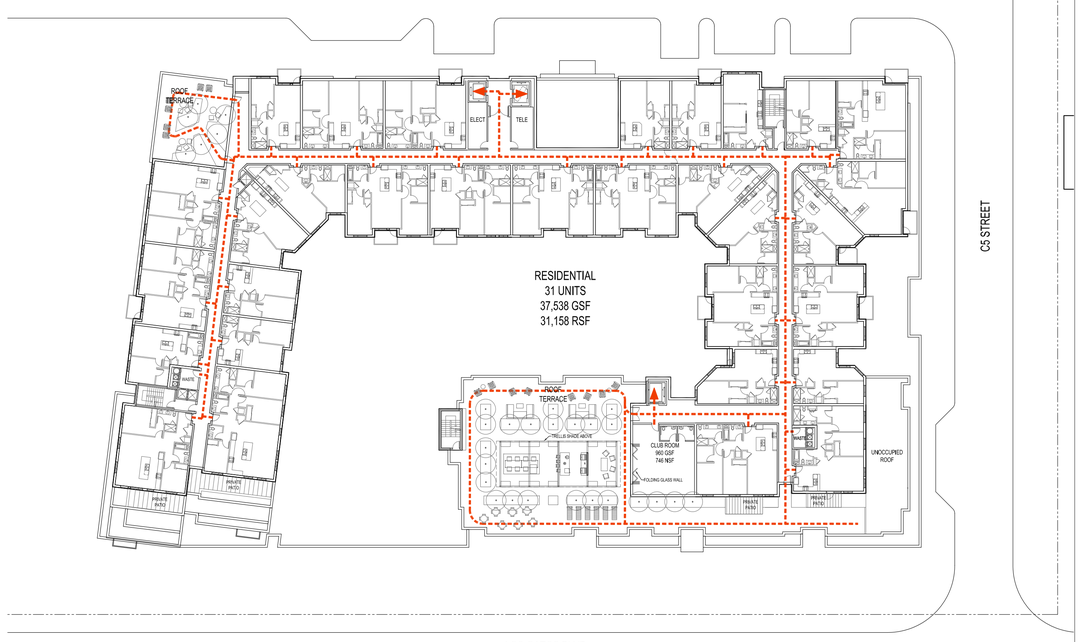
2 LEVEL 5 ACCESSIBILITY PLAN

1/32"=1'-0"



3 LEVEL 6 ACCESSIBILITY PLAN

1/32"=1'-0"



4 LEVEL 7 ACCESSIBILITY PLAN

1/32"=1'-0"

0 16' 32' 64' 96'

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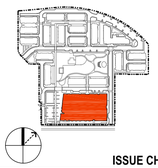
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
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Job Number 492028.000

TITLE

MULTI-FAMILY ACCESSIBILITY PLANS

SHEET NUMBER

A4.023

TITLEBLOCK 20240116

OPEN SPACE REQUIRED

NORTH 40 SPECIFIC PLAN - 2.7.2

OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	SF REQUIRED
Common Open Space	200 square feet / unit of Common Open Space is required for multi-family residential other than condominiums.	255	51,000

OBJECTIVE DESIGN STANDARDS - A11

OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	SF REQUIRED
Community Recreation Space (Residential)	Minimum of 100 square feet per residential unit. The minimum dimensions are 10 feet by six feet.	255	25,500

OPEN SPACE TYPE	REQUIREMENT	COMMERCIAL SF	SF REQUIRED
Community Recreation Space (Commercial)	Minimum of 2% (two percent) of the non-residential square footage. The minimum dimensions are 10 feet by six feet.	7,874	157

OPEN SPACE TYPE	REQUIREMENT	TOTAL UNITS	UNITS REQUIRED
Private Recreation Space	Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance require	255	255

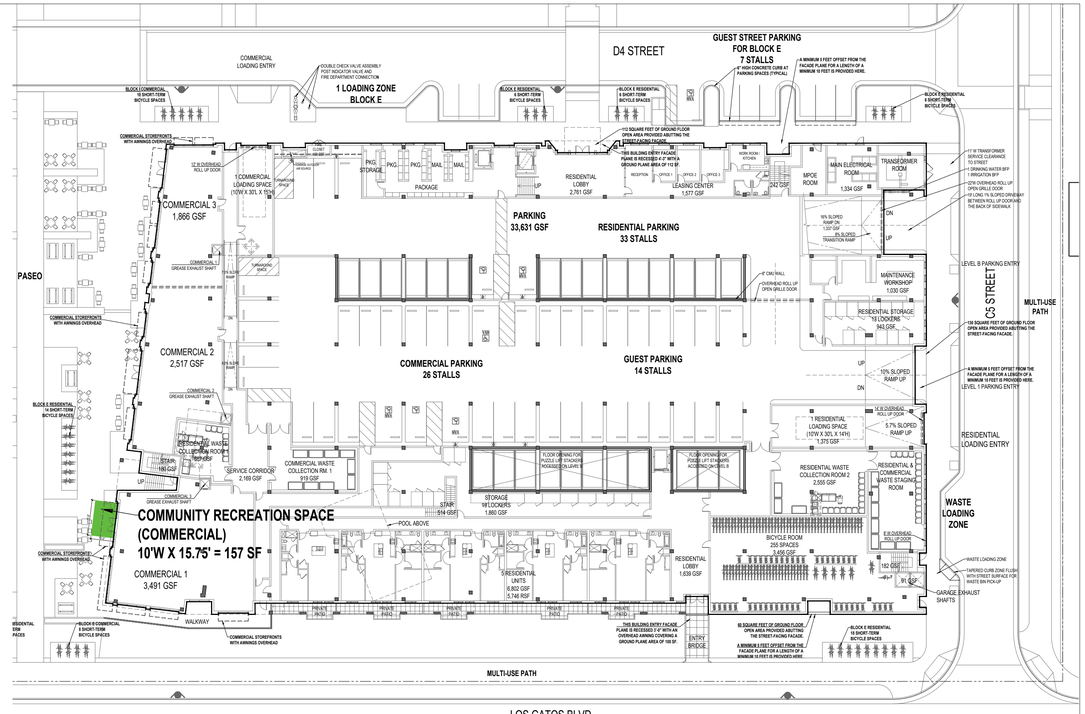
OPEN SPACE PROVIDED

	Provided Site-Wide		Provided on Building E1		
Level	Common Open Space SF	Community Recreation Space SF (Residential)	Community Recreation Space SF (Commercial)	Private Recreation Space (No. of Units)	OPTIONAL Community Recreation Space SF
7				15	7,656
6				23	
5				24	
4				22	1,085
3				21	
2				21	16,759
1	51,000	25,500	157		
TOTAL	51,000	25,500	157	126	25,500

NOTE:
REFER TO SHEET G11 FOR OPEN SPACE PROVIDED SITE-WIDE.

AN OPTIONAL 25,500 SF OF COMMUNITY RECREATION SPACE IS PROVIDED ON BUILDING E1 TO COMPENSATE FOR THE SHORTFALL IN REQUIRED PRIVATE RECREATION SPACE.

1 OPEN SPACE CALCULATION SUMMARY



2 LEVEL 1 OPEN SPACE PLAN

1/32"=1'-0"



3 LEVEL 2 OPEN SPACE PLAN

1/32"=1'-0"



4 LEVEL 3 OPEN SPACE PLAN

1/32"=1'-0"

0 16' 32' 64' 96'

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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

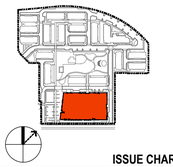
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



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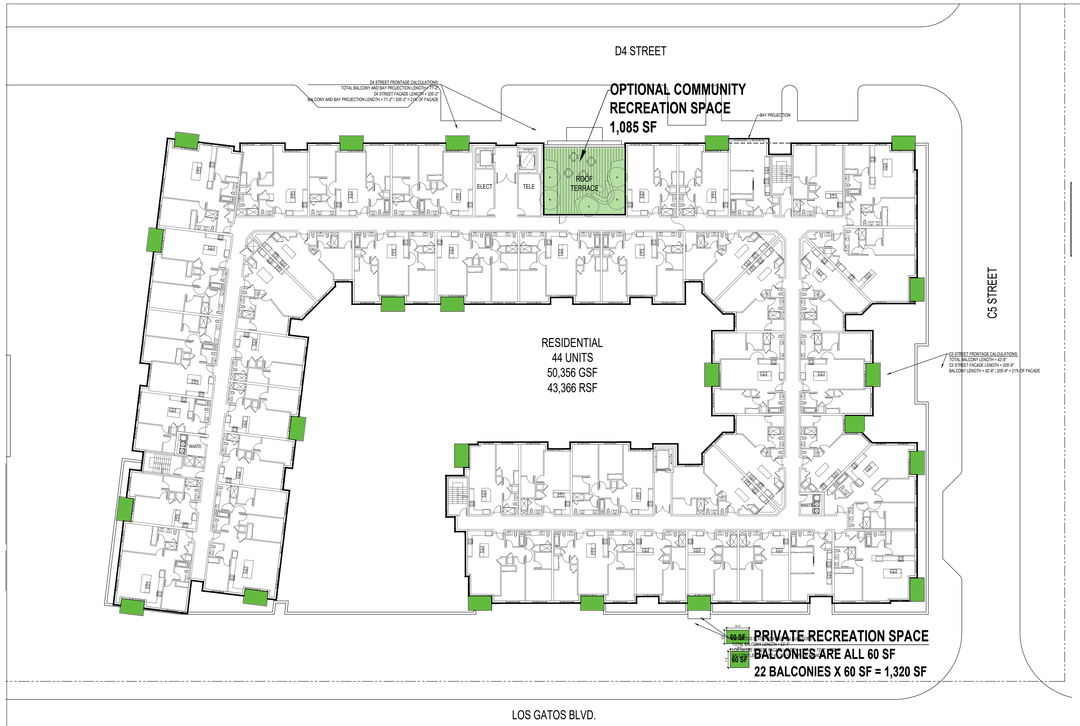
TITLE

MULTI-FAMILY OPEN SPACE PLANS

SHEET NUMBER

A4.030



1 LEVEL 4 OPEN SPACE PLAN

1/32"=1'-0"



2 LEVEL 5 OPEN SPACE PLAN

1/32"=1'-0"



3 LEVEL 6 OPEN SPACE PLAN

1/32"=1'-0"



4 LEVEL 7 OPEN SPACE PLAN

1/32"=1'-0"

0 16' 32' 64' 96'

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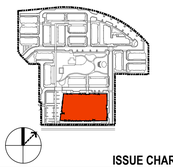

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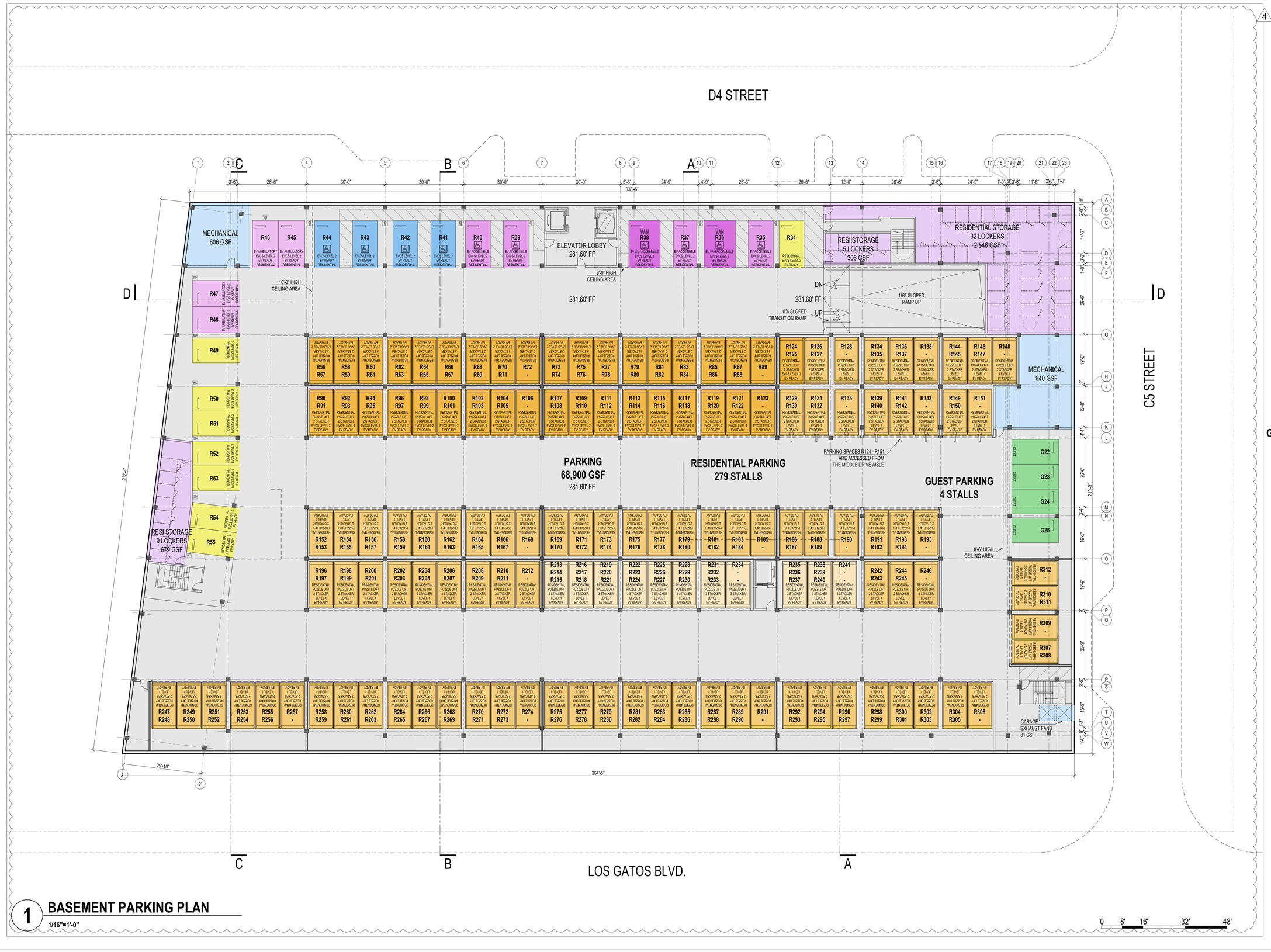
TITLE

MULTI-FAMILY OPEN SPACE PLANS

SHEET NUMBER

A4.031



1 BASEMENT PARKING PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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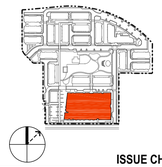

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TITLE

MULTI-FAMILY LEVEL B PLAN

SHEET NUMBER

A4.100

COMMERCIAL LOADING ENTRY

DOUBLE CHECK VALVE ASSEMBLY POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION

1 LOADING ZONE BLOCK E

D4 STREET

GUEST STREET PARKING FOR BLOCK E 7 STALLS

6" HIGH CONCRETE CURB AT PARKING SPACES (TYPICAL)

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

290.00' BOTTOM OF CURB (LOWEST FINISHED GRADE ELEVATION FOR FIRE DEPT. VEHICLE ACCESS)

BLOCK I COMMERCIAL 10 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

BLOCK E RESIDENTIAL 6 SHORT-TERM BICYCLE SPACES

286.12' (LOWEST NATURAL GRADE ELEVATION)
291.12' (LOWEST FINISHED GRADE ELEVATION)

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

112 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

THIS BUILDING ENTRY FACADE PLANE IS RECESSED 4'-3" WITH A GROUND PLANE AREA OF 112 SF.

12' W OVERHEAD ROLL UP DOOR

292.70' FF

1 COMMERCIAL LOADING SPACE (10'W X 30'L X 15'H)

TRASH CLOSET 139 GSF

GARAGE OUTDOOR AIR SOURCE

TURNAROUND SPACE

R1 RESIDENTIAL EVCS LEVEL 2 EV READY

R2 RESIDENTIAL EVCS LEVEL 2 EV READY

R3 RESIDENTIAL EVCS LEVEL 2 EV READY

PKG. STORAGE

PKG.

PKG.

MAIL

MAIL

PACKAGE

296.60' FF

UP

291.60' FF

RESIDENTIAL LOBBY 2,761 GSF

RECEPTION

OFFICE 1

OFFICE 2

OFFICE 3

291.60' FF

LEASING CENTER 1,577 GSF

WORK ROOM / KITCHEN

JAN

242 GSF

MPOE ROOM

MAIN ELECTRICAL ROOM 1,334 GSF

TRANSFORMER ROOM

11' W TRANSFORMER SERVICE CLEARANCE TO STREET

1 DRINKING WATER BFP
1 IRRIGATION BFP

22'W OVERHEAD ROLL UP OPEN GRILLE DOOR

19' LONG 1% SLOPED DRIVEWAY BETWEEN ROLL UP DOOR AND THE BACK OF SIDEWALK

COMMERCIAL 3 1,866 GSF

292.70' FF

296.60' FF

PARKING 33,631 GSF 296.60' FF

RESIDENTIAL PARKING 33 STALLS

16% SLOPED RAMP DN 1,337 GSF

8% SLOPED TRANSITION RAMP

DN

UP

PASEO

COMMERCIAL 1 GREASE EXHAUST SHAFT

70% SLOPE RAMP

C1 COMMERCIAL EV CAPABLE

C2 COMMERCIAL EV CAPABLE

C3 COMMERCIAL EV CAPABLE

C4 COMMERCIAL

C5 COMMERCIAL

R4 R5 R6 R7 R8 R9 R10 R11 R12 R13 R14 - R15 R16 R17 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 -

RESIDENTIAL EVCS LEVEL 2 EV READY

8" CMU WALL

OVERHEAD ROLL UP OPEN GRILLE DOOR

MAINTENANCE WORKSHOP 1,030 GSF

RESIDENTIAL STORAGE 13 LOCKERS 943 GSF

LEVEL B PARKING ENTRY

C5 STREET

MULTI-USE PATH

130 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

COMMERCIAL 2 295.00' FF 2,517 GSF

295.00' FF

295.00'

295.07'

DN 295.07'

50% SLOPE RAMP

COMMERCIAL PARKING 26 STALLS 296.60' FF

GUEST PARKING 14 STALLS

C6 C7 C8 G1 G2 G3 G4 VAN G5 G6 G7 G8 G9 G10 G11 G12 G13 G14

COMMERCIAL GUEST

UP 296.60' FF

10% SLOPED RAMP UP

DN

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

LEVEL 1 PARKING ENTRY

BLOCK E RESIDENTIAL 14 SHORT-TERM BICYCLE SPACES

COMMERCIAL 2 GREASE EXHAUST SHAFT

296.60' FF

C9 C10 C11 C12 VAN C13 C14 VAN C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26

COMMERCIAL EVCS LEVEL 2 EV READY

RESIDENTIAL WASTE COLLECTION ROOM 1 667 GSF

STAIR 180 GSF

296.60' FF

SERVICE CORRIDOR 2,169 GSF 296.60' FF

COMMERCIAL WASTE COLLECTION RM. 1 919 GSF 296.60' FF

296.60' FF

1 RESIDENTIAL LOADING SPACE (10'W X 30'L X 14'H) 1,375 GSF

14' W OVERHEAD ROLL UP DOOR

5.7% SLOPED RAMP UP

RESIDENTIAL LOADING ENTRY

RESIDENTIAL WASTE COLLECTION ROOM 2 2,555 GSF

RESIDENTIAL & COMMERCIAL WASTE STAGING ROOM

WASTE LOADING ZONE

FLOOR OPENING FOR PUZZLE LIFT STACKERS ACCESSED ON LEVEL 1

RESIDENTIAL PUZZLE LIFT 3 STACKER LEVEL 1 EV READY

FLOOR OPENING FOR PUZZLE LIFT STACKERS ACCESSED ON LEVEL 6

RESIDENTIAL PUZZLE LIFT 3 STACKER LEVEL 6 EV READY

STORAGE 19 LOCKERS 1,860 GSF

STAIR 514 GSF

296.60' FF

POOL ABOVE

BICYCLE ROOM 255 SPACES 3,456 GSF

296.60' FF

8' W OVERHEAD ROLL UP DOOR

182 GSF

91 GSF

296.60' FF

WASTE LOADING ZONE

TAPERED CURB ZONE FLUSH WITH STREET SURFACE FOR WASTE BIN PICK-UP

GARAGE EXHAUST SHAFTS

COMMERCIAL 3 GREASE EXHAUST SHAFT

296.60' FF

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

COMMERCIAL 1 3,491 GSF

296.60' FF

RESIDENTIAL LOBBY 1,639 GSF

296.60' FF

PRIVATE PATIO

WALKWAY

BLOCK E COMMERCIAL 8 SHORT-TERM BICYCLE SPACES

COMMERCIAL STOREFRONTS WITH AWNINGS OVERHEAD

367'-0"

THIS BUILDING ENTRY FACADE PLANE IS RECESSED 3'-0" WITH AN OVERHEAD AWNING COVERING A GROUND PLANE AREA OF 100 SF.

ENTRY BRIDGE

60 SQUARE FEET OF GROUND FLOOR OPEN AREA PROVIDED ABUTTING THE STREET-FACING FACADE.

A MINIMUM 5 FEET OFFSET FROM THE FACADE PLANE FOR A LENGTH OF A MINIMUM 10 FEET IS PROVIDED HERE.

BLOCK E RESIDENTIAL 16 SHORT-TERM BICYCLE SPACES

MULTI-USE PATH

LOS GATOS BLVD.

C B A

1 LEVEL 1 AND PARKING PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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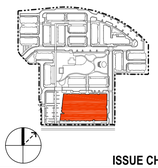

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Job Number 492028.000

TITLE

MULTI-FAMILY LEVEL 1 PLAN

SHEET NUMBER

A4.101



1 LEVEL 2 PLAN

1/16"=1'-0"

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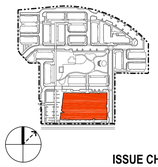

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TITLE

MULTI-FAMILY LEVEL 2 PLAN

SHEET NUMBER

A4.102



1 LEVEL 3 PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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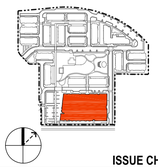

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TITLE

MULTI-FAMILY LEVEL 3 PLAN

SHEET NUMBER

A4.103



1 LEVEL 4 PLAN

1/16"=1'-0"

0 8' 16' 32' 48'

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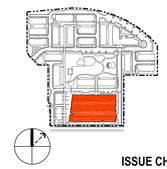

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TITLE

MULTI-FAMILY LEVEL 4 PLAN

SHEET NUMBER

A4.104



1 **LEVEL 5 PLAN**
1/16"=1'-0"

0 8' 16' 32' 48'

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TITLE

MULTI-FAMILY LEVEL 5 PLAN

SHEET NUMBER

A4.105



1 LEVEL 6 PLAN

1/16"=1'-0"

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PERKINS & WILL
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San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

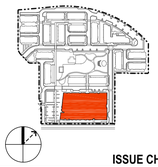
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE

MULTI-FAMILY LEVEL 6 PLAN

SHEET NUMBER

A4.106



1 LEVEL 7 PLAN

1/16"=1'-0"

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PROJECT

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Los Gatos, CA 95032

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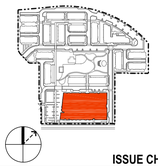
San Francisco, CA 94111

GROSVENOR

KEYPLAN



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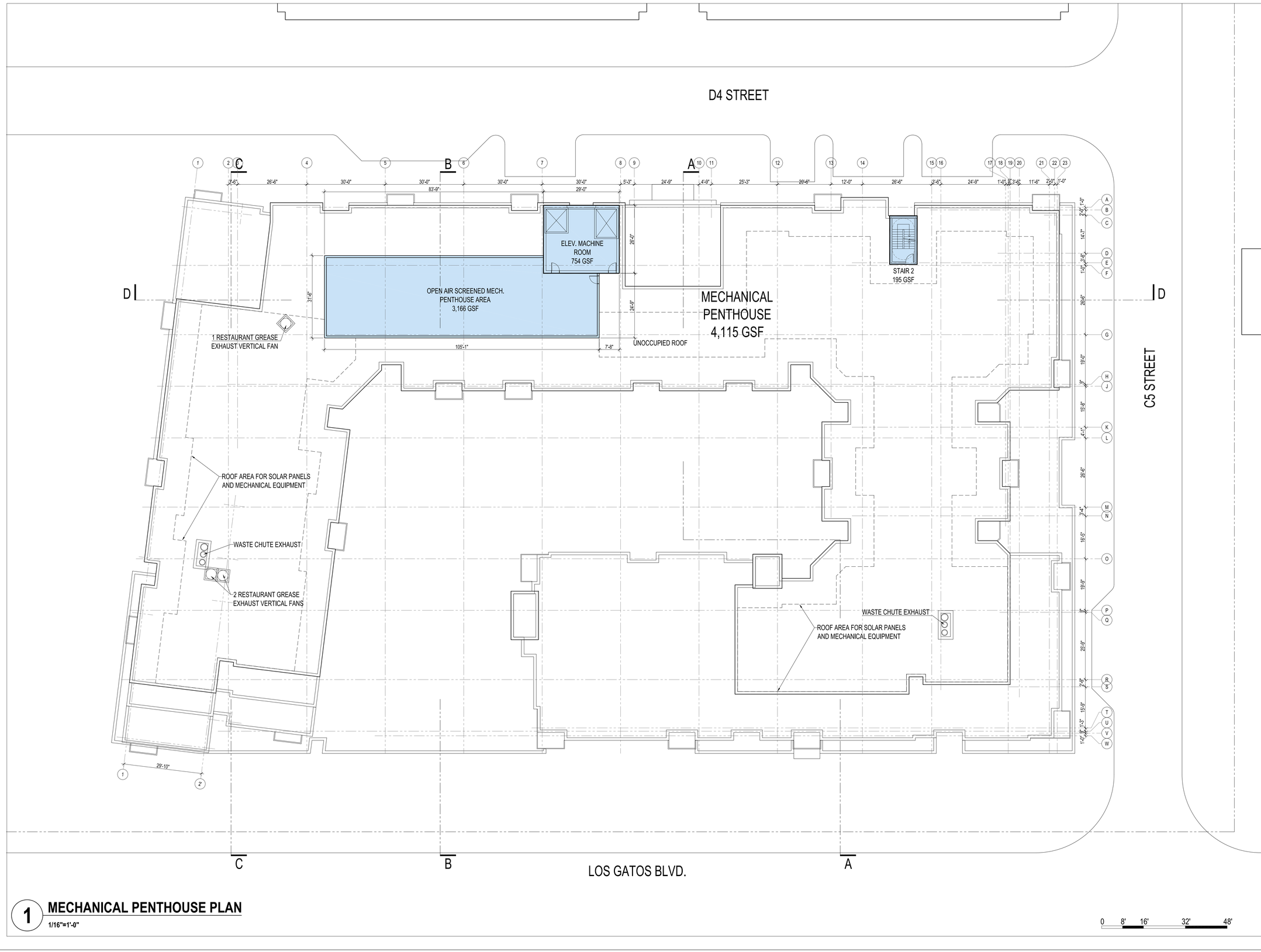
Job Number 492028.000

TITLE

MULTI-FAMILY LEVEL 7 PLAN

SHEET NUMBER

A4.107



1 MECHANICAL PENTHOUSE PLAN

1/16"=1'-0"

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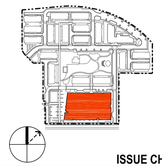
KEYPLAN



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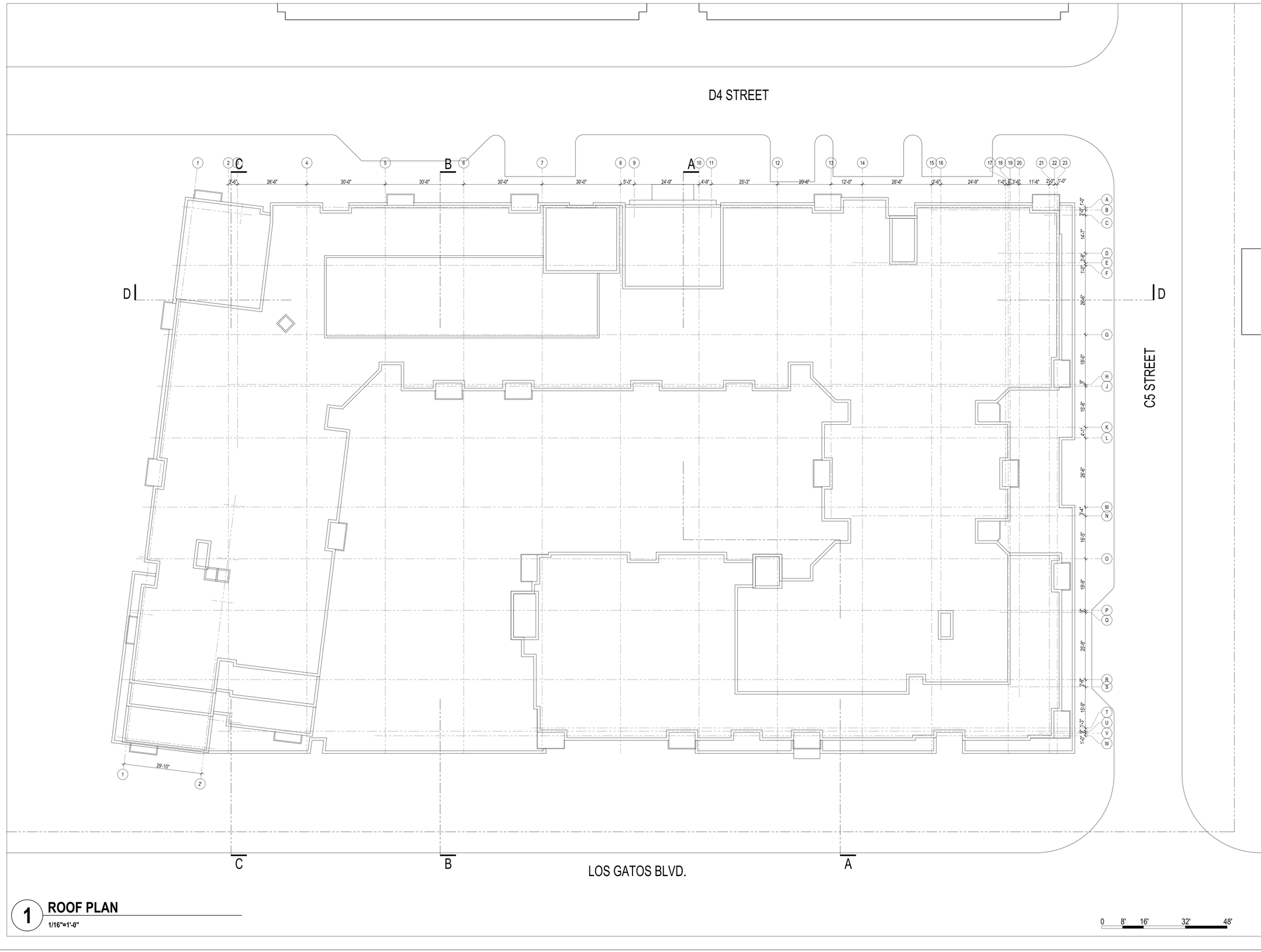
Job Number 492028.000

TITLE

MULTI-FAMILY MECH. PENTHOUSE PLAN

SHEET NUMBER

A4.108



1 ROOF PLAN

1/16"=1'-0"

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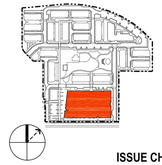

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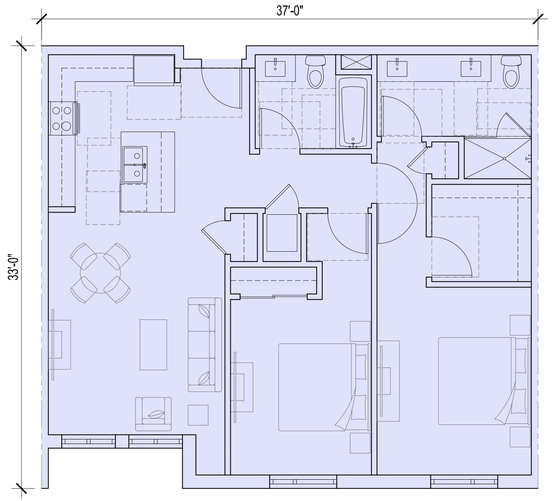
Job Number 492028.000

TITLE

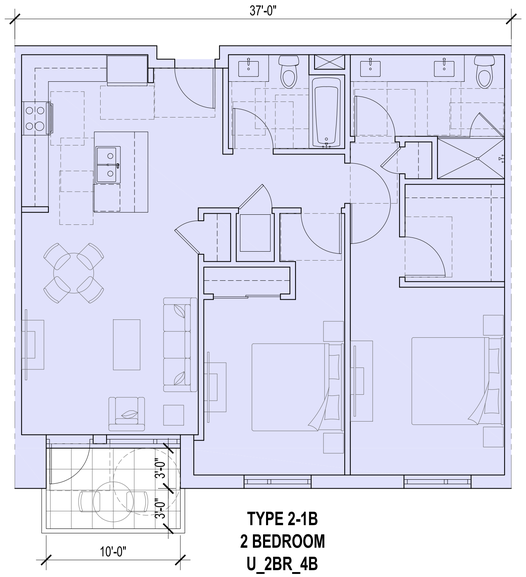
MULTI-FAMILY ROOF PLAN

SHEET NUMBER

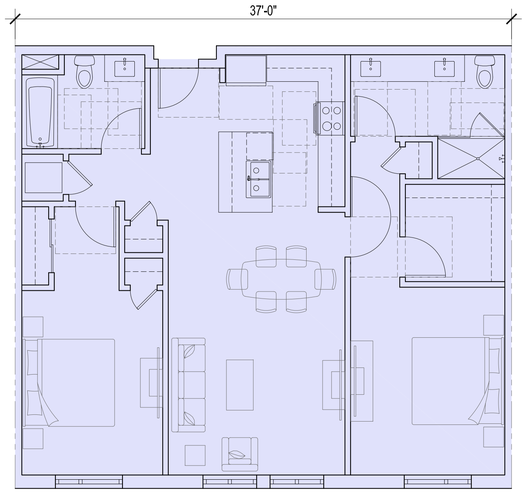
A4.109



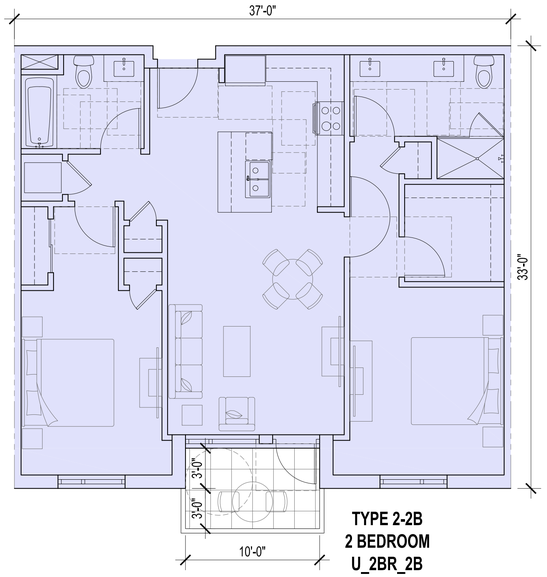
TYPE 2-1
2 BEDROOM
U_2BR_1A
1,186 GSF



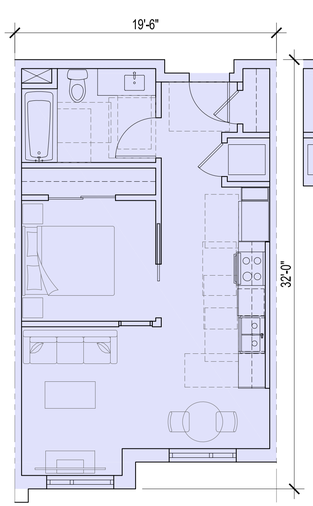
TYPE 2-1B
2 BEDROOM
U_2BR_4B
1,186 GSF



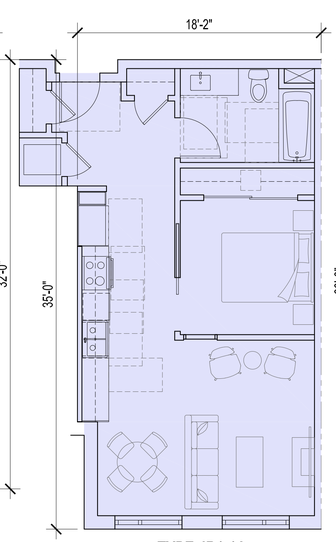
TYPE 2-2
2 BEDROOM
U_2BR_2
1,216 GSF



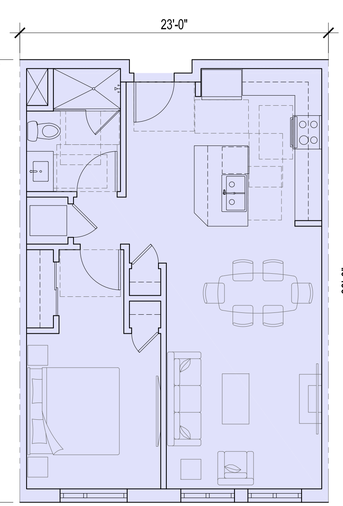
TYPE 2-2B
2 BEDROOM
U_2BR_2B
1,186 GSF



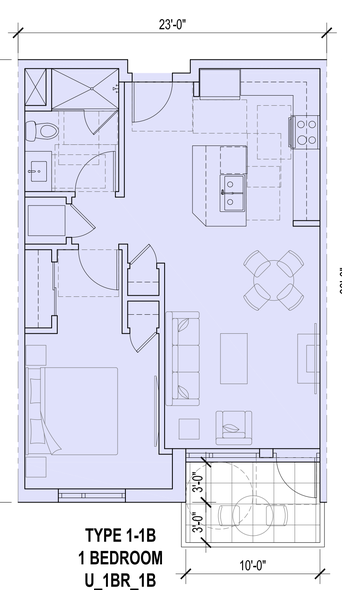
TYPE JR1-3
JUNIOR 1 BEDROOM
U_JR1_3
598 GSF



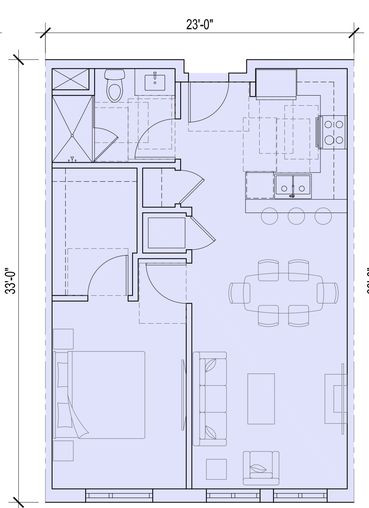
TYPE JR1-1A
JUNIOR 1 BEDROOM
U_JR1_1A
667 GSF



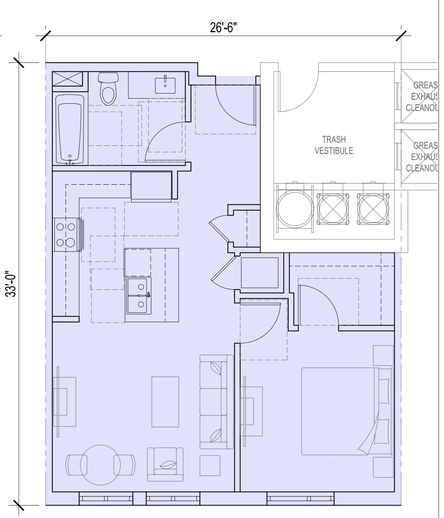
TYPE 1-1
1 BEDROOM
U_1BR_1
754 GSF



TYPE 1-1B
1 BEDROOM
U_1BR_1B
724 GSF



TYPE 1-2
1 BEDROOM
U_1BR_2
754 GSF



TYPE 1-3
1 BEDROOM
U_1BR_3
721 GSF

1 TYPICAL UNIT PLANS

3/16"=1'-0"

0 2.5' 5' 10' 15'

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PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

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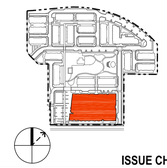
KEYPLAN



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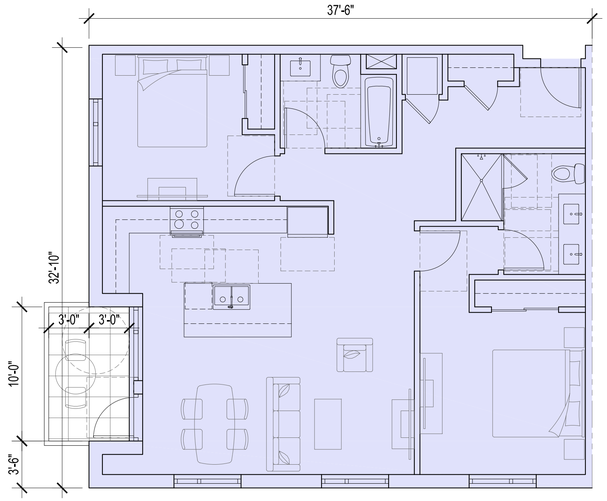
Job Number 492028.000

TITLE

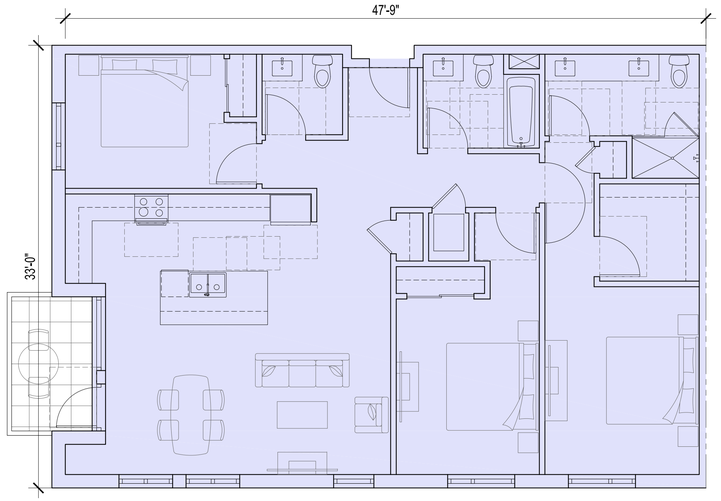
MULTI-FAMILY TYPICAL UNIT PLANS

SHEET NUMBER

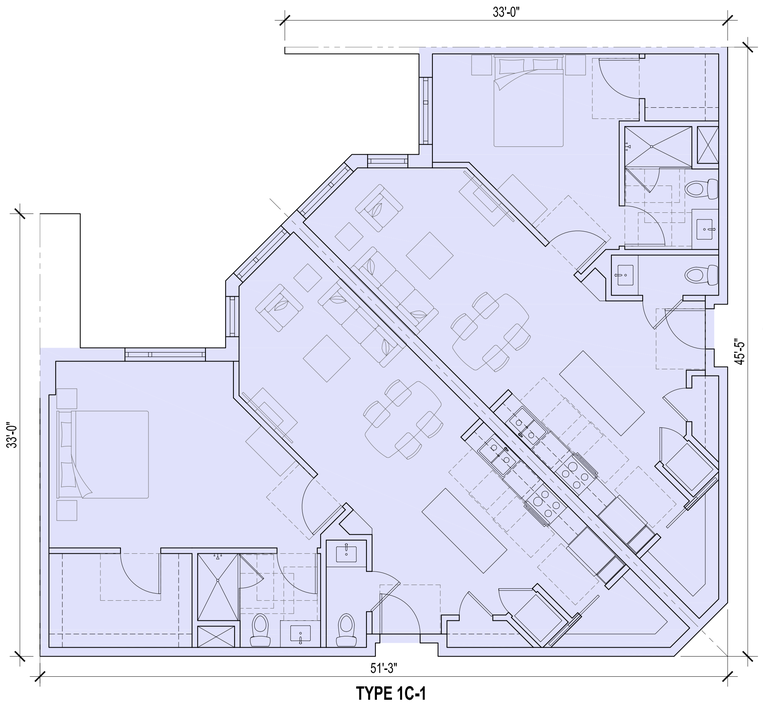
A4.110



TYPE 2-3
2 BEDROOM
U_2BR_1D
1,202 GSF

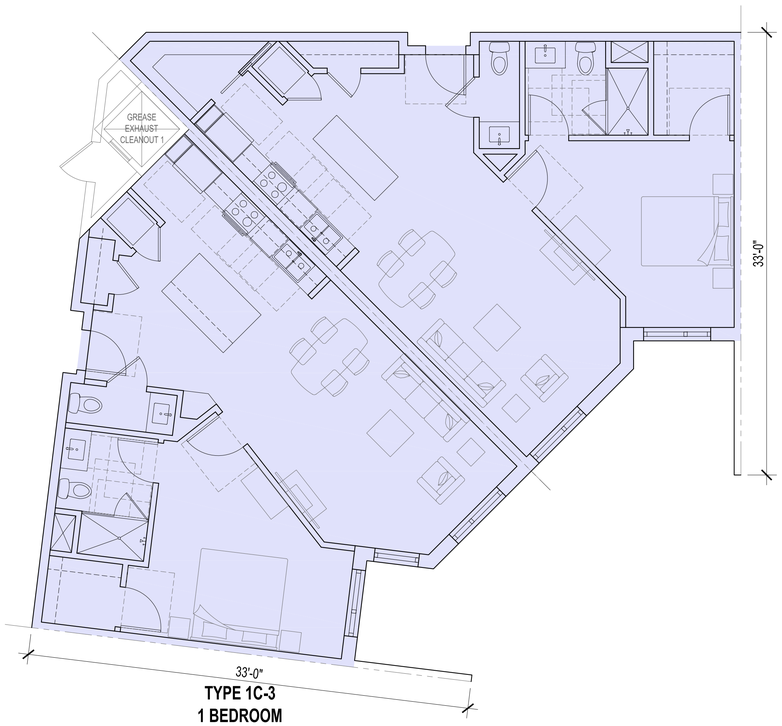


TYPE 3-1
3 BEDROOM
U_3BR_1
1,574 GSF



TYPE 1C-2
1 BEDROOM
U_1BR_C2
853 GSF

TYPE 1C-1
1 BEDROOM
U_1BR_C6
987 GSF



TYPE 1C-4
1 BEDROOM
U_1BR_C5
930 GSF

TYPE 1C-3
1 BEDROOM
U_1BR_C3
864 GSF

1 TYPICAL UNIT PLANS

3/16"=1'-0"

0 2.5' 5' 10' 15'

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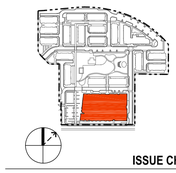
KEYPLAN



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Job Number 492028.000

TITLE

MULTI-FAMILY TYPICAL UNIT PLANS

SHEET NUMBER

A4.111

ELEVATION NOTE:

1. **AT LEAST TWO DIFFERENT FACADE MATERIALS, EACH COVERING A MINIMUM OF 20% OF THE STREET-FACING FACADES WILL BE USED.**

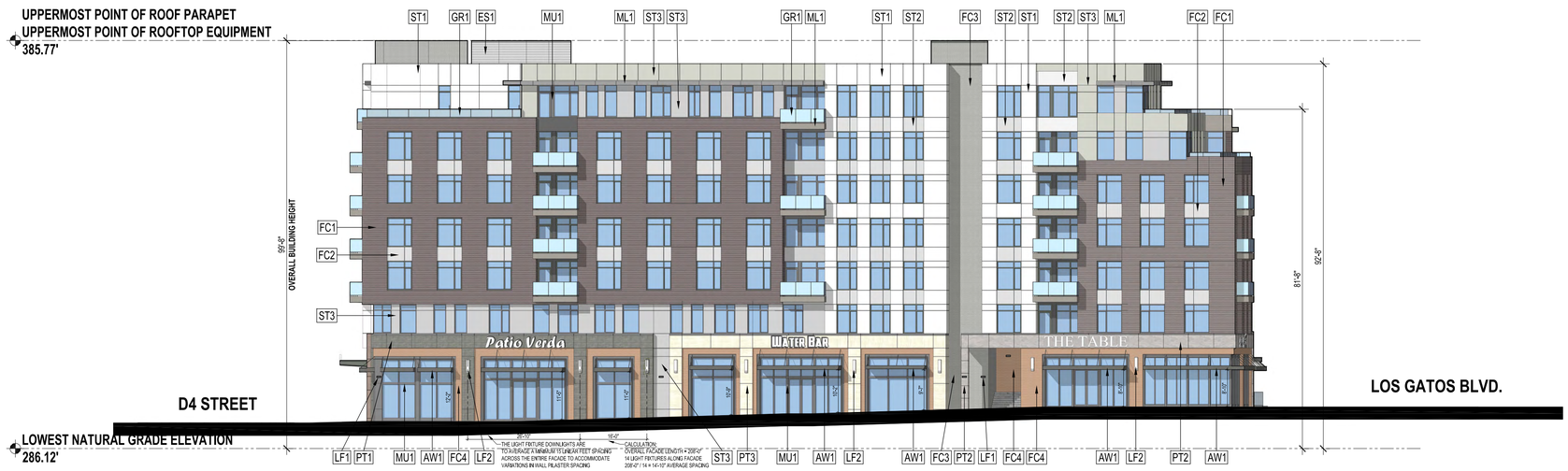
MATERIALS KEY

FC1	FIBER CEMENT PANEL-COLOR 1
FC2	FIBER CEMENT PANEL-COLOR 2
FC3	FIBER CEMENT PANEL-COLOR 3
FC4	FIBER CEMENT PANEL-COLOR 4
ST1	STUCCO-COLOR 1
ST2	STUCCO-COLOR 2
ST3	STUCCO-COLOR 3
ST4	STUCCO-COLOR 4
ST5	STUCCO-COLOR 5
PT1	PORCELAIN TILE-COLOR 1
PT2	PORCELAIN TILE-COLOR 2
PT3	PORCELAIN TILE-COLOR 3
PT4	PORCELAIN TILE-COLOR 4
AW1	AWNING
MU1	MULLION
GR1	GLASS RAILING
ML1	METAL-LIKE CLADDING
ES1	EQUIPMENT SCREEN
LF1	LIGHT FIXTURE-WALL SCONCE 1
LF2	LIGHT FIXTURE-WALL SCONCE 2



1 SOUTH ELEVATION

1/16"=1'-0"



2 WEST ELEVATION

1/16"=1'-0"

0 8' 16' 32' 48'

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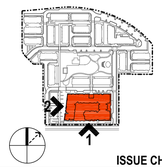
KEYPLAN



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Job Number 492028.000

TITLE

MULTI-FAMILY SOUTH & WEST ELEVATIONS

SHEET NUMBER

A4.200

ELEVATION NOTE:

1. **AT LEAST TWO DIFFERENT FACADE MATERIALS, EACH COVERING A MINIMUM OF 20% OF THE STREET-FACING FACADES WILL BE USED.**

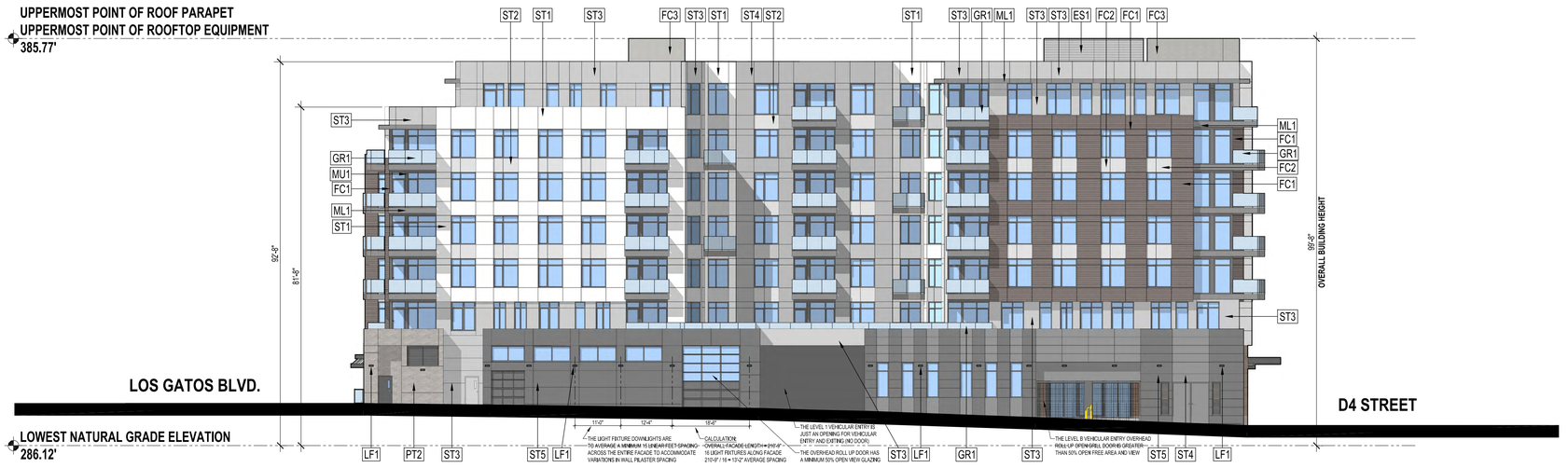
MATERIALS KEY

FC1	FIBER CEMENT PANEL-COLOR 1
FC2	FIBER CEMENT PANEL-COLOR 2
FC3	FIBER CEMENT PANEL-COLOR 3
FC4	FIBER CEMENT PANEL-COLOR 4
ST1	STUCCO-COLOR 1
ST2	STUCCO-COLOR 2
ST3	STUCCO-COLOR 3
ST4	STUCCO-COLOR 4
ST5	STUCCO-COLOR 5
PT1	PORCELAIN TILE-COLOR 1
PT2	PORCELAIN TILE-COLOR 2
PT3	PORCELAIN TILE-COLOR 3
PT4	PORCELAIN TILE-COLOR 4
AW1	AWNING
MU1	MULLION
GR1	GLASS RAILING
ML1	METAL-LIKE CLADDING
ES1	EQUIPMENT SCREEN
LF1	LIGHT FIXTURE-WALL SCONCE 1
LF2	LIGHT FIXTURE-WALL SCONCE 2



1 NORTH ELEVATION

1/16"=1'-0"



2 EAST ELEVATION

1/16"=1'-0"

0 8' 16' 32' 48'

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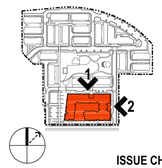
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

TITLE

MULTI-FAMILY NORTH & EAST ELEVATIONS

SHEET NUMBER

A4.201



1 COURTYARD SOUTH ELEVATION

1/16"=1'-0"



2 COURTYARD WEST ELEVATION

1/16"=1'-0"



3 COURTYARD EAST ELEVATION

1/16"=1'-0"



4 COURTYARD NORTH ELEVATION

1/16"=1'-0"

MATERIALS KEY

FC1	FIBER CEMENT PANEL-COLOR 1
FC2	FIBER CEMENT PANEL-COLOR 2
FC3	FIBER CEMENT PANEL-COLOR 3
FC4	FIBER CEMENT PANEL-COLOR 4
ST1	STUCCO-COLOR 1
ST2	STUCCO-COLOR 2
ST3	STUCCO-COLOR 3
ST4	STUCCO-COLOR 4
ST5	STUCCO-COLOR 5
PT1	PORCELAIN TILE-COLOR 1
PT2	PORCELAIN TILE-COLOR 2
PT3	PORCELAIN TILE-COLOR 3
PT4	PORCELAIN TILE-COLOR 4
AW1	AWNING
MU1	MULLION
GR1	GLASS RAILING
ML1	METAL-LIKE CLADDING
ES1	EQUIPMENT SCREEN
LF1	LIGHT FIXTURE-WALL SCONCE 1
LF2	LIGHT FIXTURE-WALL SCONCE 2

0 8' 16' 32' 48'

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LIGHTING DESIGN
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Chicago, IL 60603

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

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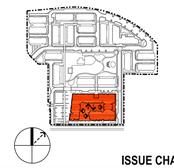
KEYPLAN



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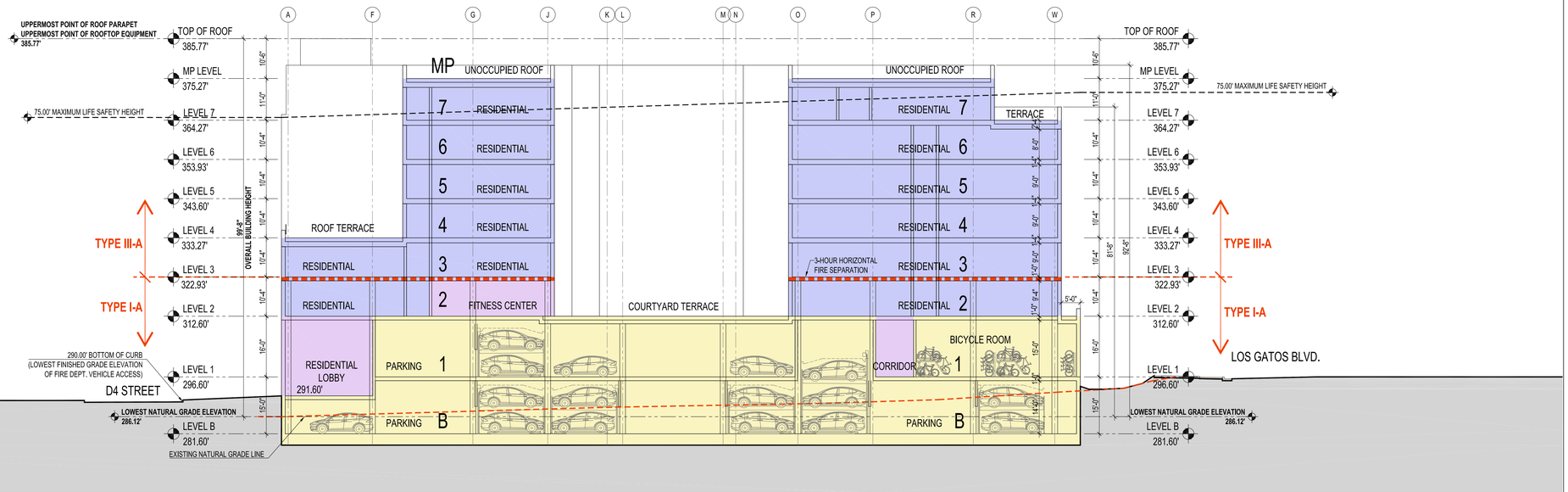
Job Number 492028.000

TITLE

MULTI-FAMILY COURTYARD ELEVATIONS

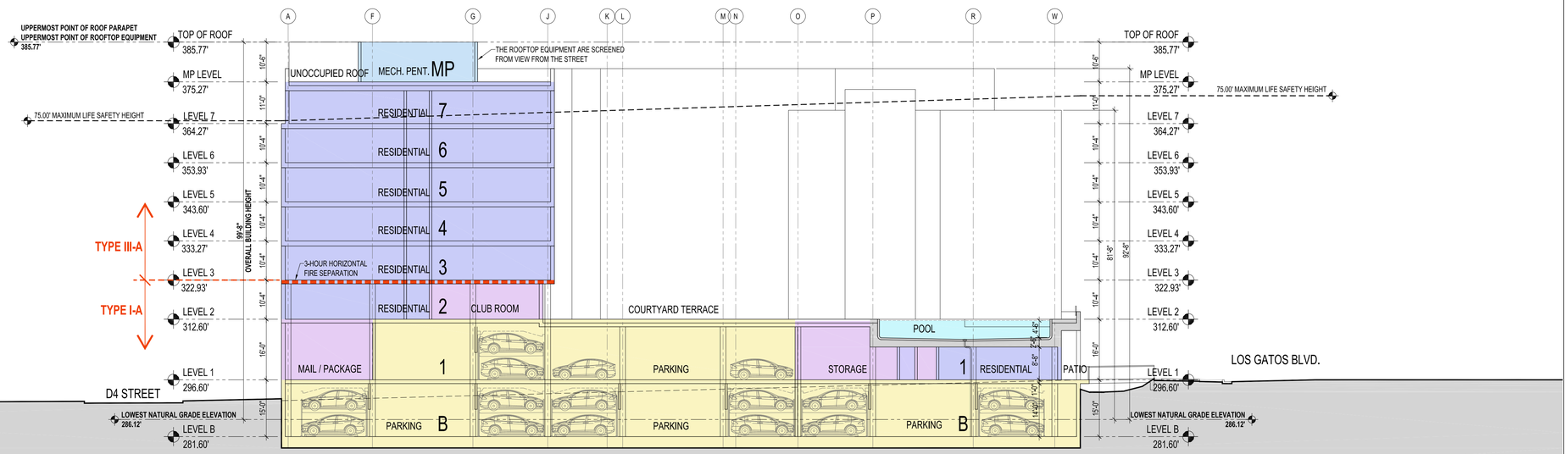
SHEET NUMBER

A4.202



1 BUILDING SECTION A-A

1/16"=1'-0"



2 BUILDING SECTION B-B

1/16"=1'-0"

0 8' 16' 32' 48'

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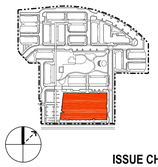
KEYPLAN



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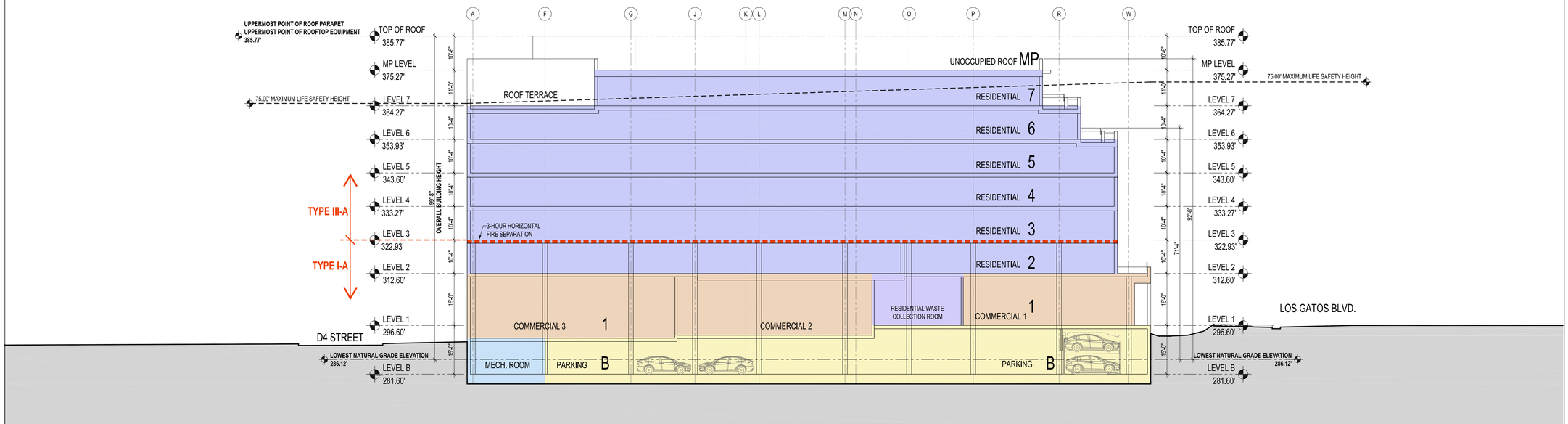
Job Number 492028.000

TITLE

MULTI-FAMILY BUILDING SECTIONS

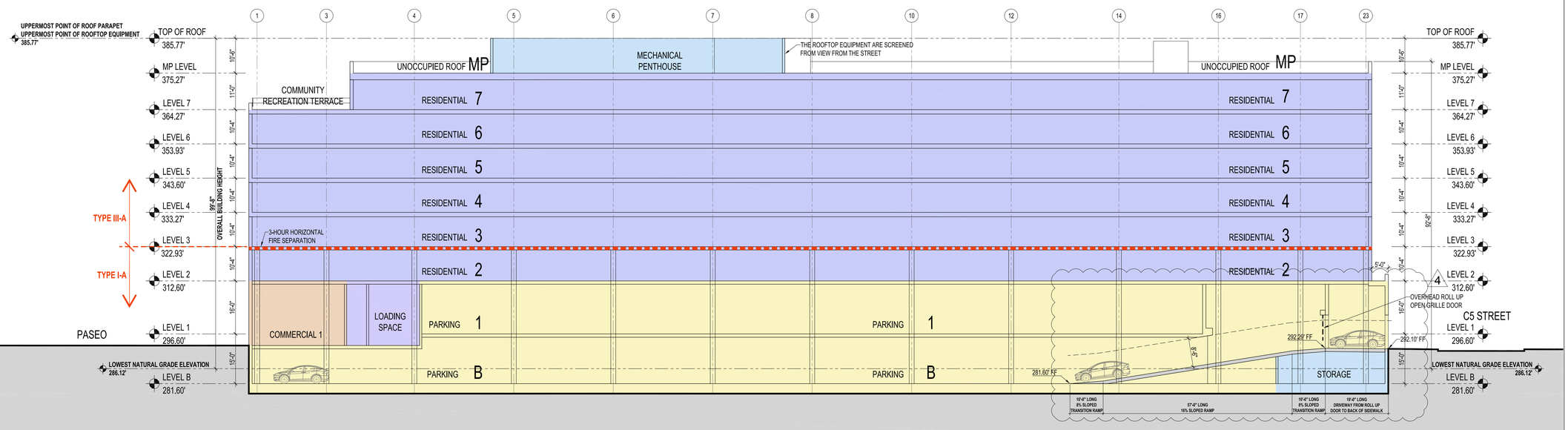
SHEET NUMBER

A4.300



1 BUILDING SECTION C-C

1/16"=1'-0"



2 BUILDING SECTION D-D

1/16"=1'-0"

0 8' 16' 32' 48'

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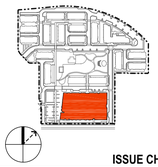
KEYPLAN



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Job Number 492028.000

TITLE

MULTI-FAMILY BUILDING SECTIONS

SHEET NUMBER

A4.301



1 LOS GATOS BLVD. AND THE PASEO VIEW



2 THE PASEO VIEW



3 THE PASEO FACADE LOOKING UP VIEW



4 D4 STREET AND THE PASEO VIEW

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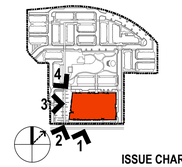

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Job Number 492028.000

TITLE

MULTI-FAMILY FACADE RENDERINGS

SHEET NUMBER

A4.400



1 D4 STREET RESIDENTIAL ENTRY VIEW



2 C5 STREET AND D4 STREET VIEW



3 LOS GATOS BLVD. AND C5 STREET VIEW



4 LOS GATOS BLVD. VIEW

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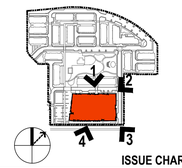

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Job Number 492028.000

TITLE

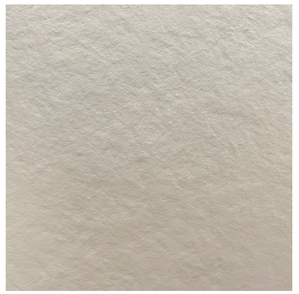
MULTI-FAMILY FACADE RENDERINGS

SHEET NUMBER

A4.401



FC1
FIBER CEMENT PANEL



FC2
FIBER CEMENT PANEL



FC3
FIBER CEMENT PANEL



FC4
FIBER CEMENT PANEL



AW1
AWNING



MU1
MULLION

SW 7014
Eider White
Interior / Exterior
Location Number: 256-C5

ST1
STUCCO

SW 7016
Mindful Gray
Interior / Exterior
Location Number: 244-C2

ST2
STUCCO

SW 7017
Dorian Gray
Interior / Exterior
Location Number: 244-C3

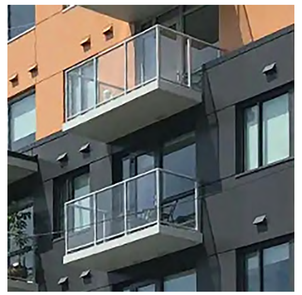
ST3
STUCCO

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

ST4
STUCCO

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6

ST5
STUCCO



GR1
GLASS RAILING



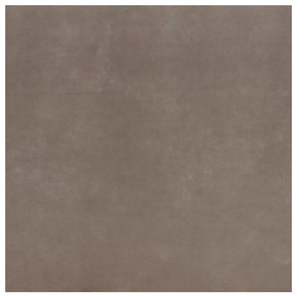
PT1
PORCELAIN TILE



PT2
PORCELAIN TILE



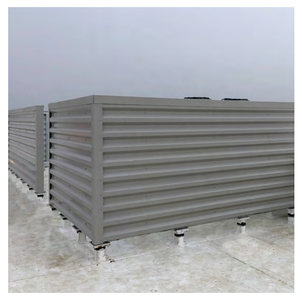
PT3
PORCELAIN TILE



PT4
PORCELAIN TILE



ML1
METAL-LIKE CLADDING



ES1
EQUIPMENT SCREEN

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PROJECT

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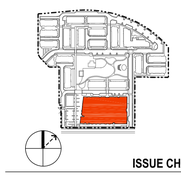
KEYPLAN



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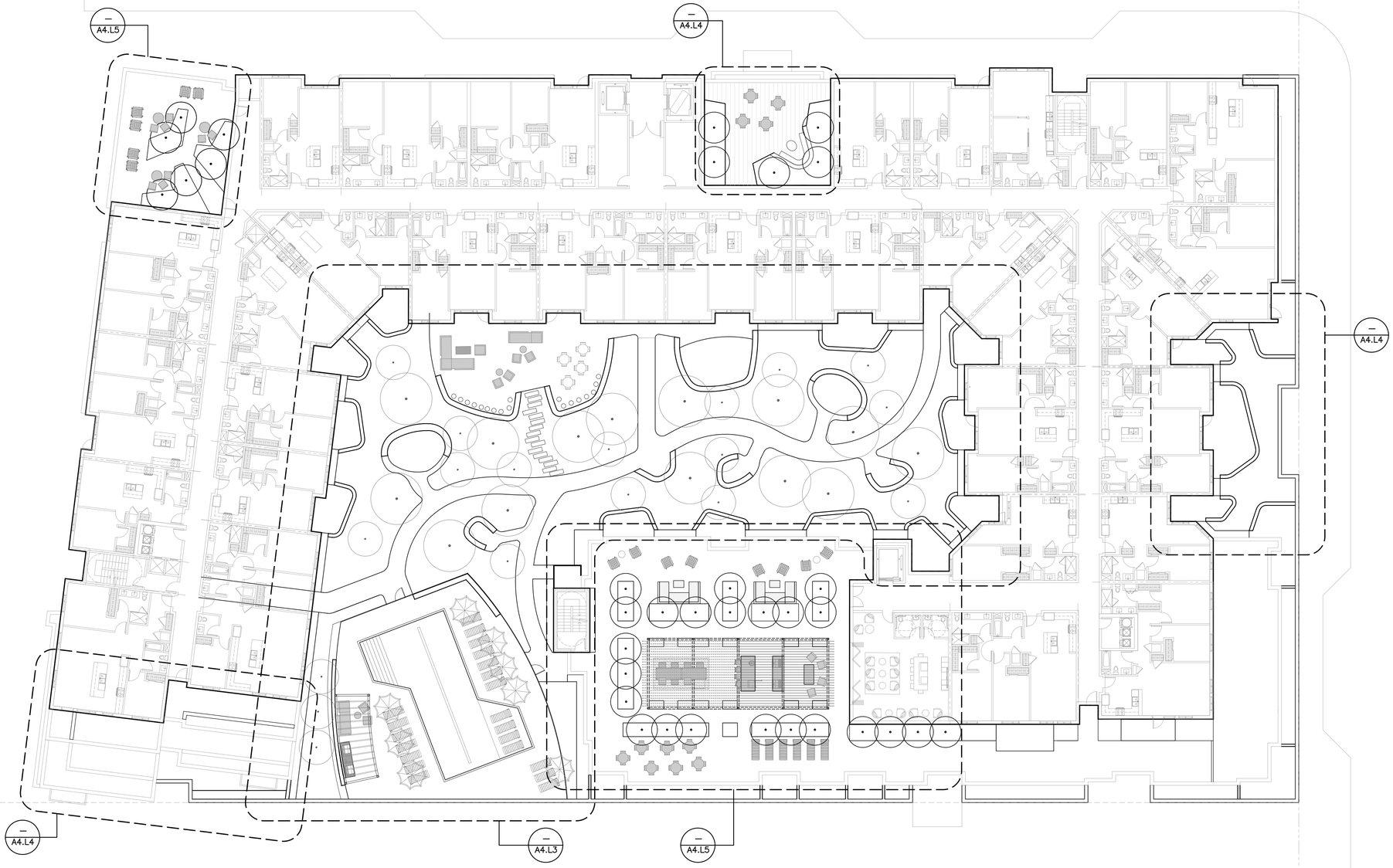
Job Number 492028.000

TITLE

MULTI-FAMILY MATERIAL PALETTE

SHEET NUMBER

A4.500



8' 16' 16' 48'

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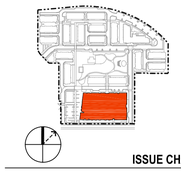
KEYPLAN



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Job Number 492028.000

TITLE
LANDSCAPE KEY PLAN

SHEET NUMBER
A4.L1

MATERIALS SCHEDULE

PAVING

LEVEL 2 COURTYARD

TAG	SYMBOL	TYPE	DESCRIPTION
P1		CIP CONCRETE –PEDESTRIAN	CAST–IN PLACE CONCRETE, TOP–CAST/EXPOSED AGGREGATE FINISH
P2		POOL DECK PAVING	CAST–IN PLACE CONCRETE POOL DECK OR PEDESTAL PAVERS PENDING FINAL POOL DESIGN
P3		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
P4		PRECAST 'STEPPING STONE' PAVERS	PRECAST CONCRETE PAVERS
P5		GRAVEL BAND	DECORATIVE GRAVEL BAND FOR WINDOW WASHING ACCESS AND DRAINAGE
P6		ARTIFICIAL TURF	ARTIFICIAL TURF AT FLEXIBLE–USE LEVEL 2 COURTYARD SPACES

LEVEL 4 TERRACE

P1		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS

LEVEL 7 ROOF

P1		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS
P2		PEDESTAL PAVERS	PRECAST CONCRETE OR PORCELAIN PEDESTAL PAVERS

SITE ELEMENTS

LEVEL 2 COURTYARD

TAG	TYPE	DESCRIPTION
E1	BUILT IN SEAT WALL	CIP CONCRETE WALL WITH WOOD SEAT. AT PRIVATE PATIOS.
E2	BUILT IN SEAT WALL	CIP CONCRETE WALL WITH WOOD SEAT. AT LEVEL 2 COURTYARD.
E3	BUILT IN BAR COUNTER	BAR COUNTER AT LEVEL 2 GATHERING SPACE
E4	FF&E FURNISHINGS	FINAL FURNISHINGS TBD
E5	SWIMMING POOL	
E6	TRELLIS	STEEL AND ALUMINUM TRELLIS AND SHADE STRUCTURE AT POOL DECK
E7	COUNTER WITH ELECTRIC GRILLS	BUILT–IN COUNTER WITH ELECTRIC GRILL TOPS AT POOL DECK
E6	POOL FENCE WITH GATES	MIN. 5' HIGH FENCE AND GATES
E9	PRIVATE PATIO	
E10	LEVEL 2 GATHERING SPACE	
E11	FLEXIBLE–USE TURF AREA / OUTDOOR FITNESS AREA	
E12	POOL EQUIPMENT ENCLOSURE	

LEVEL 4 TERRACE

TAG	TYPE	DESCRIPTION
E1	BANQUETTE WITH BENCH SEATING	BUILT–IN SEATING AREA WITH BACKED SEATING ELEMENT
E2	FF&E FURNISHINGS	FINAL FURNISHINGS TBD

LEVEL 7 ROOF

TAG	TYPE	DESCRIPTION
E1	STEEL PLANTER	RAISED PLANTERS WITH STEEL WALLS
E2	TRELLIS	STEEL AND ALUMINUM TRELLIS AND SHADE STRUCTURE
E3	KITCHEN COUNTER	BUILT IN COUNTER TOP
E4	ELECTRIC GRILLS COUNTER	BUILT–IN COUNTER WITH ELECTRIC GRILL TOPS
E5	TV PARTITION WALL	PARTITION WITH OUTDOOR TV WALL
E6	FF&E FURNISHINGS	FINAL FURNISHINGS TBD

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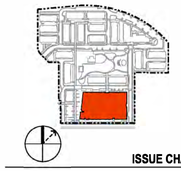
KEYPLAN



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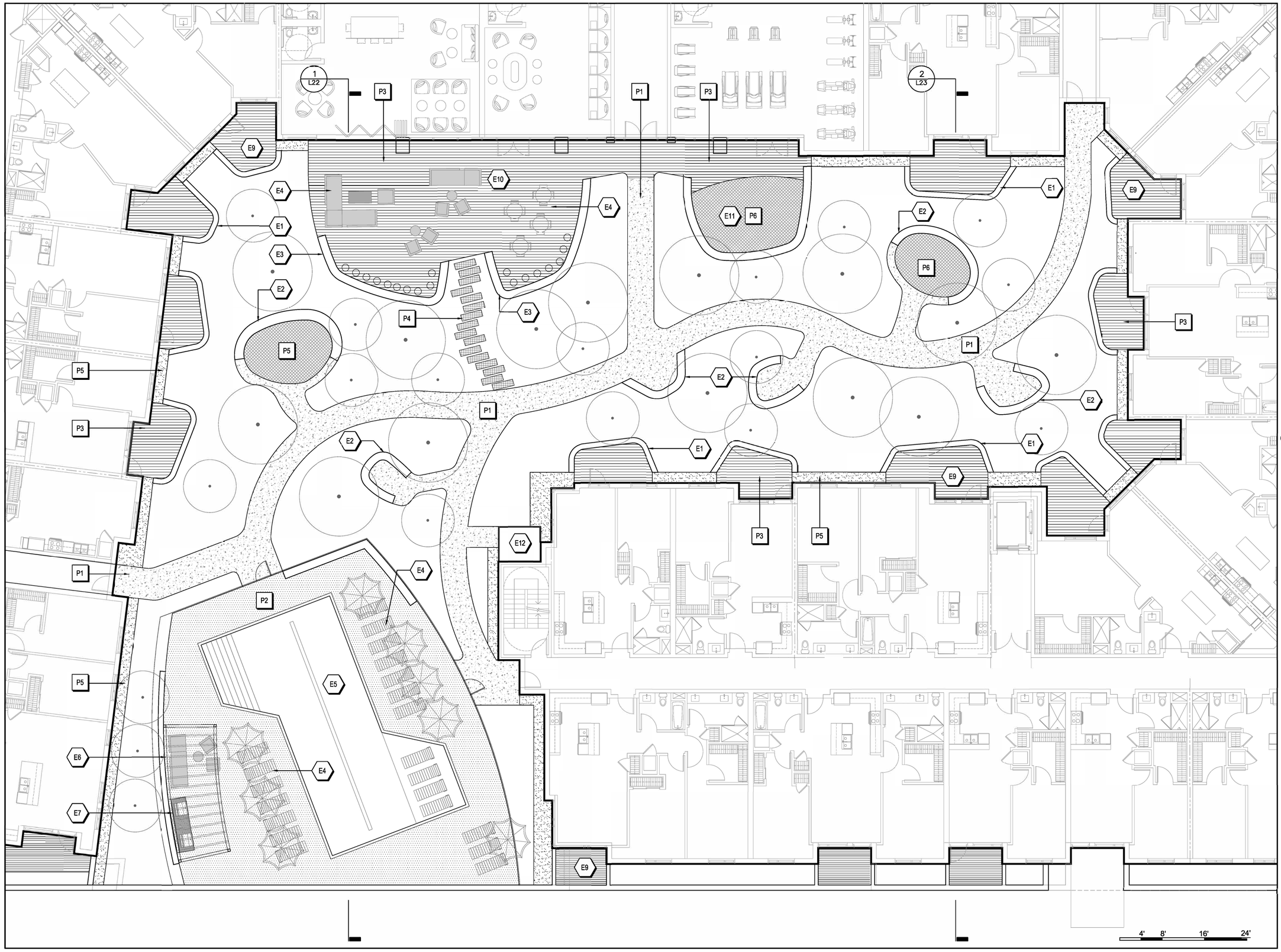
TITLE
MATERIALS SCHEDULE

SHEET NUMBER
A4.L2



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PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
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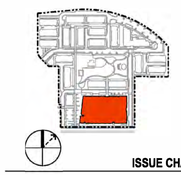
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

Job Number 492028.000

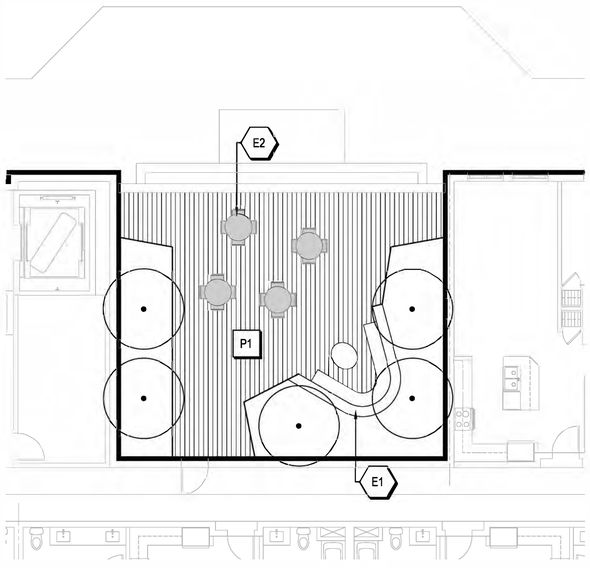
TITLE
MATERIALS PLAN
LEVEL 02

SHEET NUMBER

A4.L3



3 | LEVEL 6&7 PRIVATE TERRACES | SCALE: 1/8"=1'-0"



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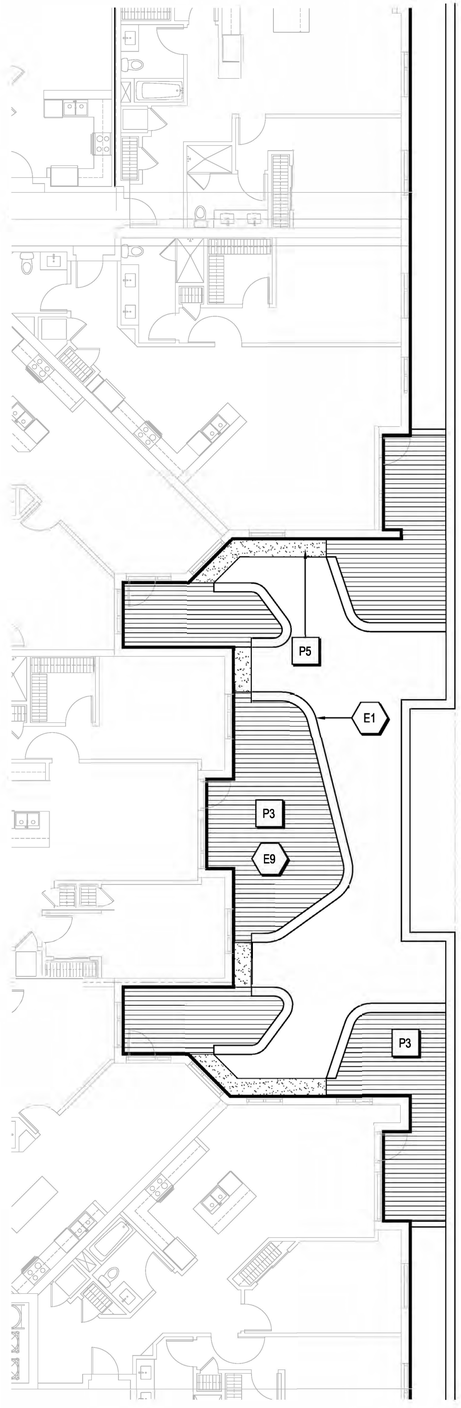

4' 8' 16' 24'

1 | LEVEL 2 PRIVATE TERRACES | SCALE: 1/8"=1'-0"

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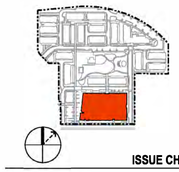
KEYPLAN



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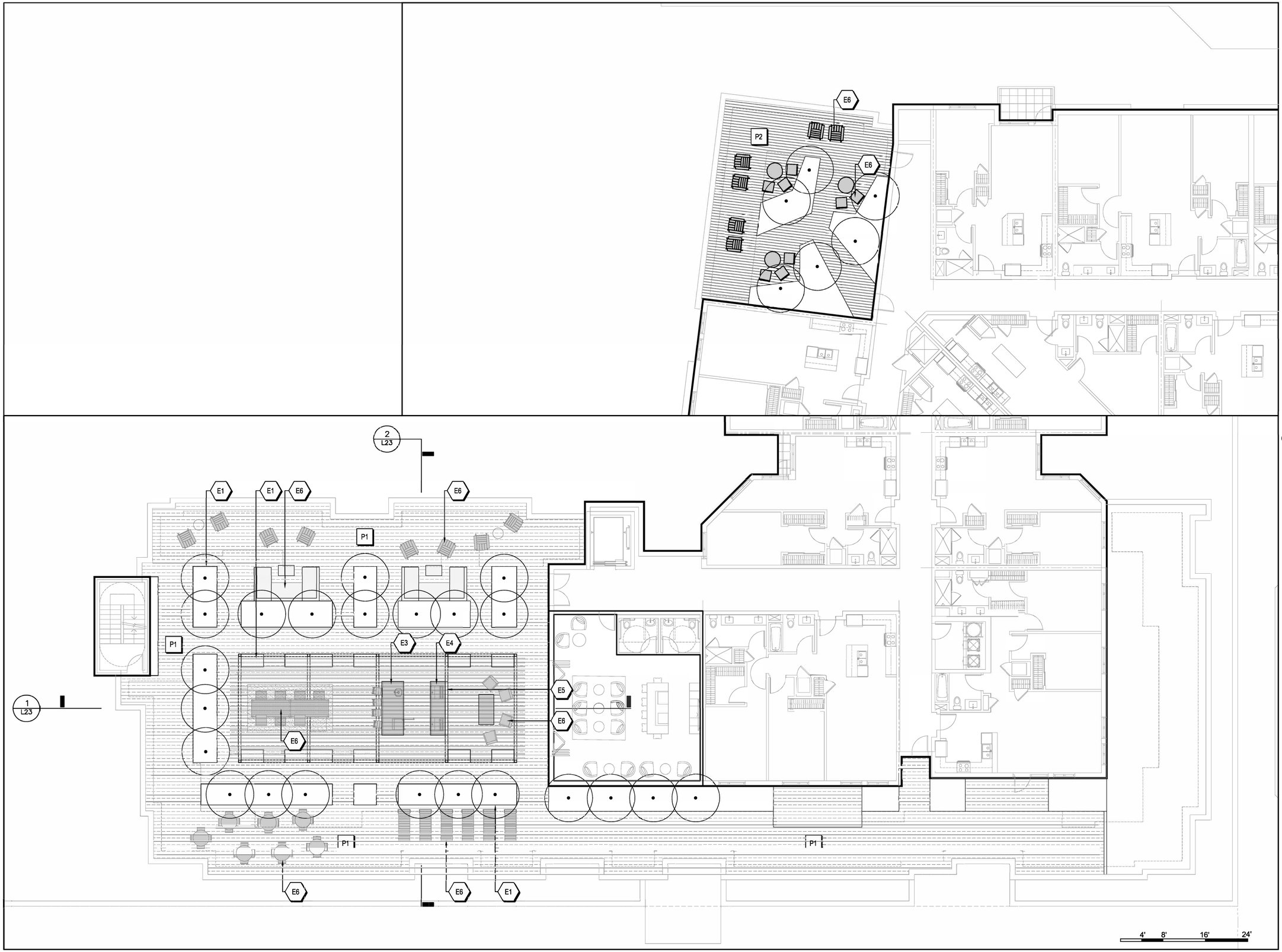
Job Number 492028.000

TITLE
MATERIALS PLAN TERRACES

SHEET NUMBER
A4.L4



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KEYPLAN

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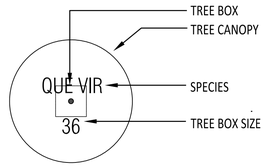
TITLE
MATERIALS PLAN
LEVEL 7

SHEET NUMBER

A4.L5

TREE SCHEDULE



TREES

SYMBOL	LATIN NAME	COMMON NAME		SIZE
MAG GRA 24	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA		24" BOX
CER OCC 24	CERCUS OCCIDENTALIS	WESTERN REDBUD		24" BOX
LAU NOB 24	LAURUS NOBILIS	SWEET BAY		24" BOX
LAG NAT 24	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE		24" BOX
QUE VIR 24	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		24" BOX
				36" BOX

TREE PLANTING NOTES

1. FINAL TREE SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
   a. SOILS AND HORTICULTURAL SUITABILITY
   b. WIND TOLERANCE
   c. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
   d. AESTHETIC QUALITY
   e. ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS.
   f. SUN & SHADE

WATER EFFICIENT LANDSCAPING ORDINANCE (WELO)

1. THE PLANTING DESIGN WILL COMPLY WITH THE CRITERIA FOR THE WATER CONSERVATION IN LANDSCAPING ORDINANCE
2. ALL LANDSCAPE PLANTING AREAS SHALL INCLUDE A 3 INCH MINIMUM LAYER OF MULCH PER SPECIFICATIONS.
3. PROVIDE DRIP IRRIGATION TO ALL PLANTING AREAS. PROVIDE COPPER SUPPLY LINES AND CONTROL WIRE CONDUIT TO EACH PLANTER.

IRRIGATION NOTES

1. Primary irrigation for all planting areas will be sub-surface drip or bubbler based irrigation, with drip tubes at 18-inches on center.
2. Moisture sensors shall be provided in each planting zone/micro-climate.
3. Provide quick couplers at every 100 feet of mainline
4. Locate controllers in mechanical rooms.
5. Location of valves and other components shall be consolidated to reduce visual impact.
6. PVC lateral pipes will serve the sub-surface system from copper mainline(s) from the building.
7. Coordinate irrigation penetrations with MEP and Waterproofing engineers.

SOIL NOTES

1. ALL ON-STRUCTURE GROUNDCOVER PLANTING SHALL HAVE 8-24" DEPTH OF IMPORTED SOIL MIX ENGINEERED FOR ON STRUCTURE PLANTING.

2. TREE PLANTING ON STRUCTURE SHALL HAVE A MINIMUM DEPTH OF 30" IMPORTED SOIL MIX.

3. ALL PLANT AREAS SHALL HAVE A MINIMUM OF 3" ORGANIC MULCH.

PLANTING SCHEDULE

SYMBOL	TAG	SCIENTIFIC NAME	BOTANICAL NAME	SIZE
LEVEL 2 COURTYARD PLANTING				
	PA-01	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW 'PAPRIKA'	1 GAL
		ARCHTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	1 GAL
		ARCHTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	15 GAL
		EPLOBIUM CANUM 'MARIN PINK'	PINK CALIFORNIA FUCHSIA	1 GAL
		CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL
		CISTUS X HYBRIDUS	WHITE ROCKROSE	1 GAL
		CISTUS X SKANBERGII	PINK ROCKROSE	1 GAL
		ERIOGONUM GRANDE 'RUBESCENS'	SAN MIGUEL ISLAND BUCKWHEAT	1 GAL
		FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL
		FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL
		IRIS 'PACIFIC COAST HYBRIDS'	PACIFIC COAST IRIS	1 GAL
		MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL
		PENSTEMON HETEROPHYLLUS 'BLUE SPRINGS'	PACIFIC COAST IRIS	1 GAL
		RIBES SANGUINEUM GLUTINOSUM	PINK FLOWERING CURRANT	15 GAL
		SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL
		SALVIA CLEVLANDII	CLEVELAND SAGE	1 GAL
		SALVIA GREGII	AUTUMN SAGE	1 GAL
		SALVIA SONOMOMENSIS	CREEPING SAGE	1 GAL
		WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	1 GAL
LEVEL 4 TERRACE PLANTING				
	PA-02	ACHILLEA MILLEFOLIUM	YARROW	1 GAL
		CAREX DIVULSA	GREY SEDGE	1 GAL
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL
		IRIS 'PACIFIC COAST HYBRIDS'	PACIFIC COAST IRIS	1 GAL
		FRANGULA CALIFORNICA 'EVE CASE'	DWARF COFFEEBERRY	1 GAL
LEVEL 7 TERRACE PLANTING				
	PA-03	ACHILLEA 'MOONSHINE'	'MOONSHINE' YARROW	1 GAL
		DIANELLA 'CASSA BLUE'	BLUE FLAX LILLY	1 GAL
		SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1 GAL
		WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	1 GAL
ROOF DECK + BALCONY PLANTING				
	PA-04	AEONIUM CANARIENSE	GIANT VELVET ROSE	1 GAL
		ALOE STRIATA	CORAL ALOE	5 GAL
		ALOE 'BUSH BABY YELLOW'	YELLOW ALOE	1 GAL
		DIANELLA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL
		ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL
		EUPHORBIA MYRSINITES	MYRTLE SPURGE	1 GAL
		EUPHORBIA X MARTINII	RED SPURGE	1 GAL
		OSCULARIA DELTOIDES	DELTOID-LEAVED DEWPLANT	1 GAL
		ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL
		SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE STONE CROP	1 GAL

PLANTING NOTES

1. FINAL PLANT SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
   A) SOILS AND HORTICULTURAL SUITABILITY
   B) WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
   C) AESTHETIC QUALITY
   D) ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS,
   E) SUN & SHADE / EXPOSURE

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PROJECT

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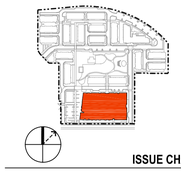
KEYPLAN



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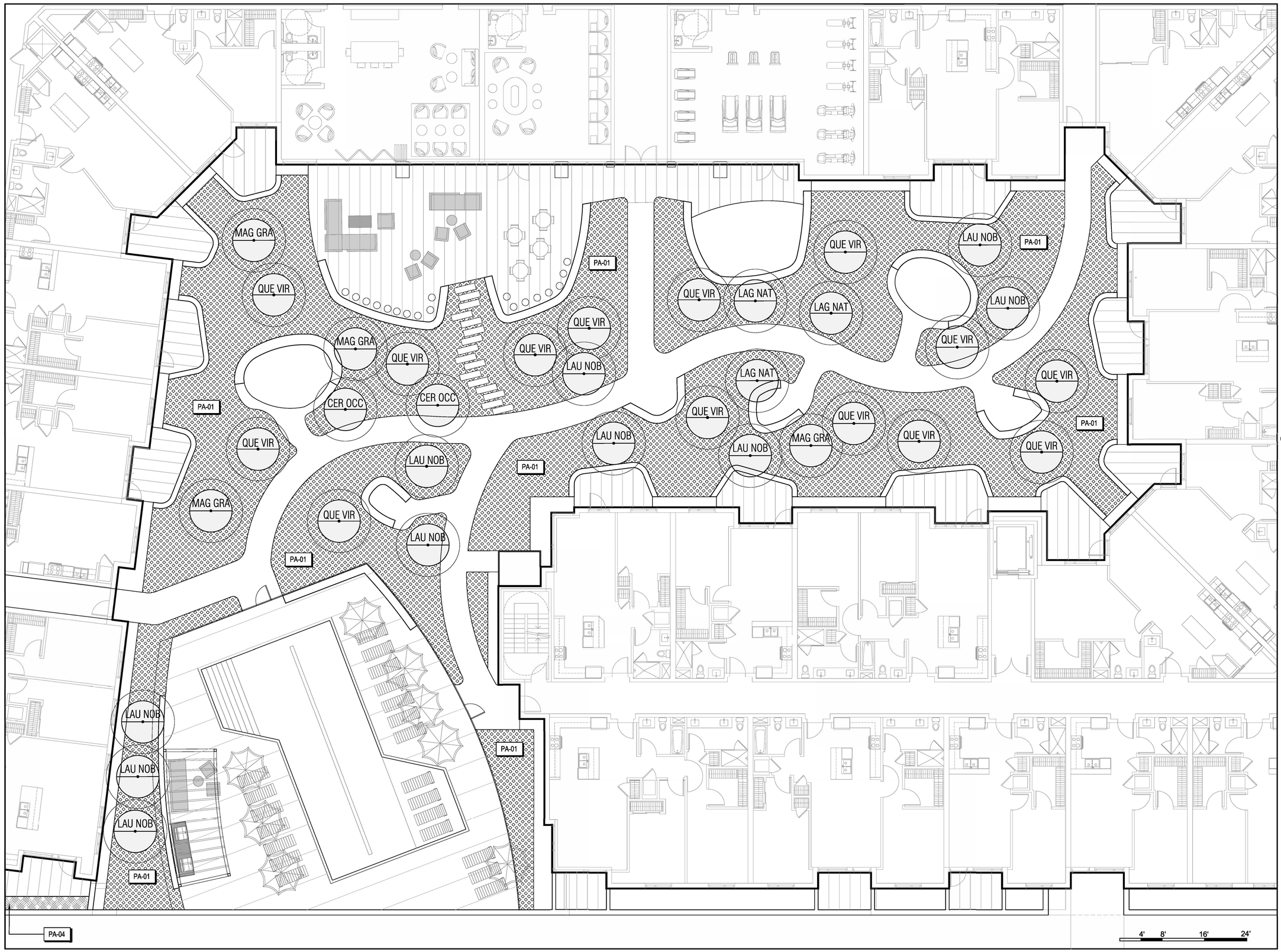
Job Number 492028.000

TITLE
PLANTING SCHEDULE

SHEET NUMBER
A4.L6



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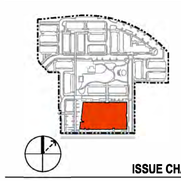
KEYPLAN



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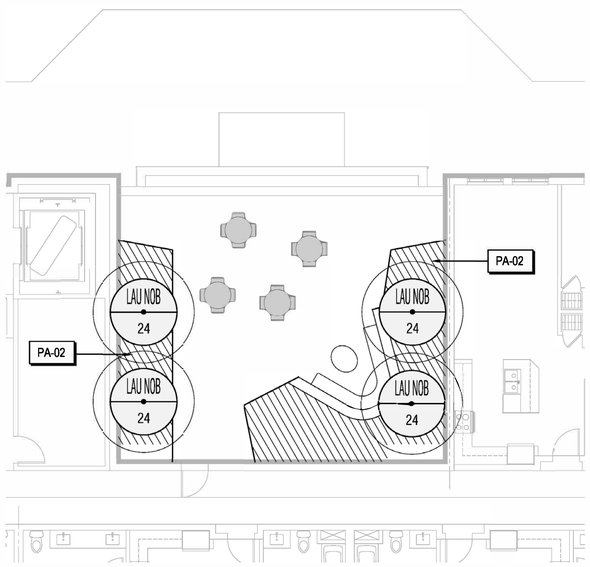
TITLE
PLANTING PLAN
LEVEL 02

SHEET NUMBER

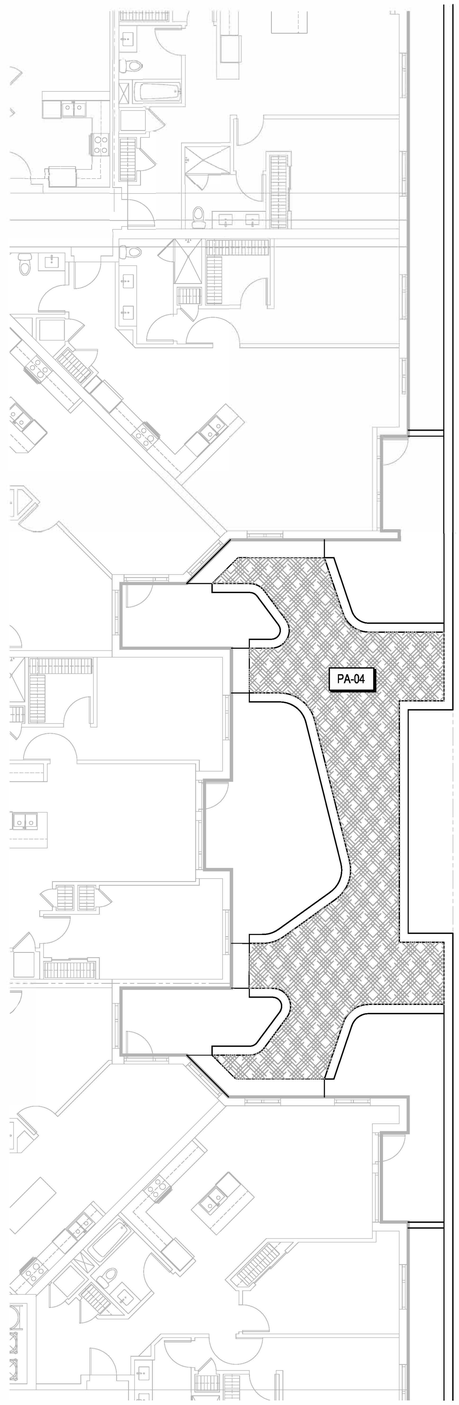
A4.L7



3 | LEVEL 6 & 7 PRIVATE PATIOS | SCALE: 1/8"=1'-0"



2 | LEVEL 4 COMMUNITY TERRACE - PLANTING | SCALE: 1/8"=1'-0"



1 | LEVEL 2 PRIVATE PATIOS - EAST | SCALE: 1/8"=1'-0"

4' 8' 16' 24'

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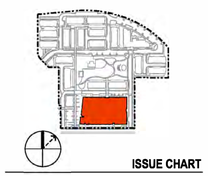

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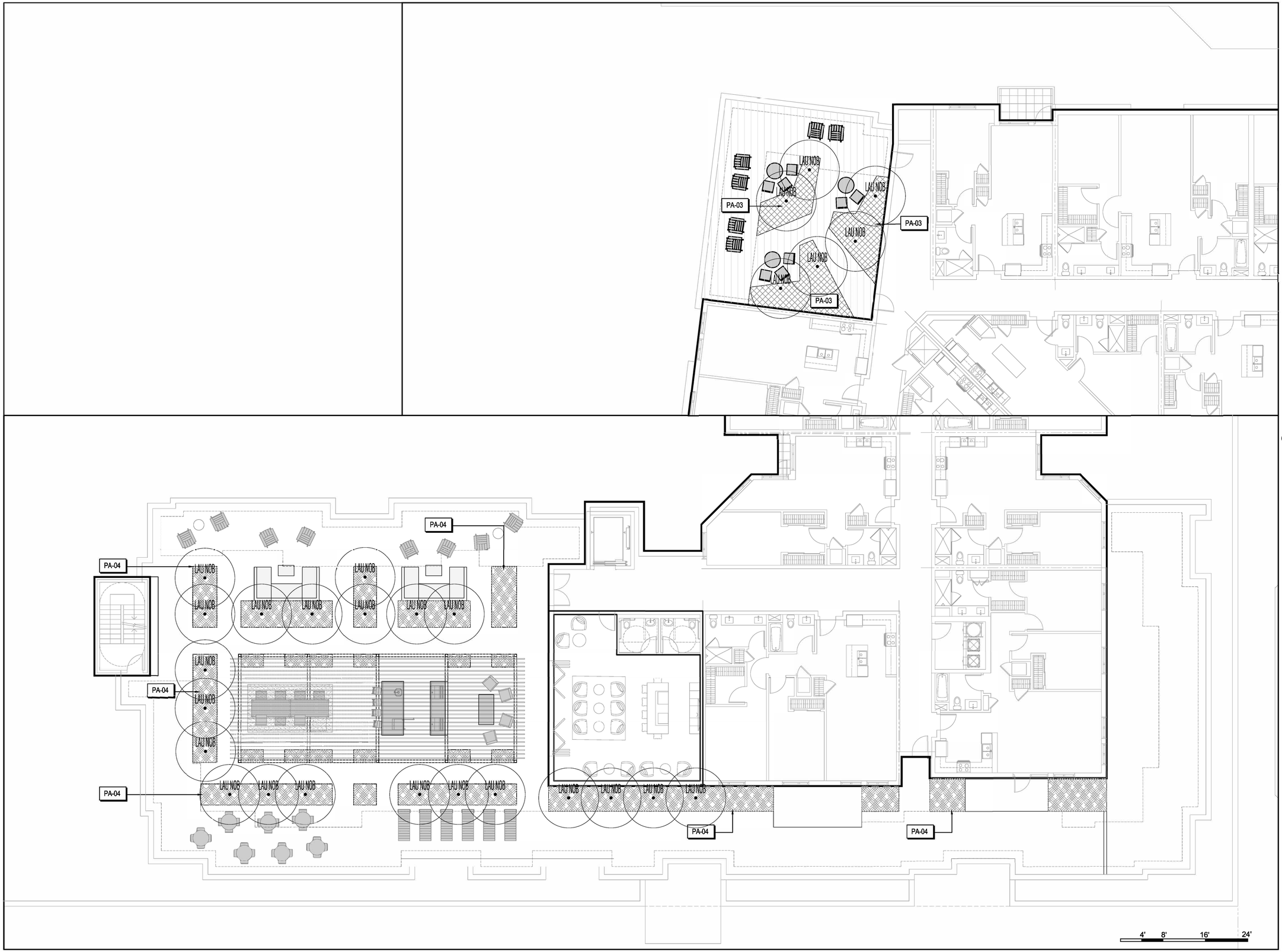
TITLE
PLANTING PLAN TERRACES

SHEET NUMBER

A4.L8



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KEYPLAN

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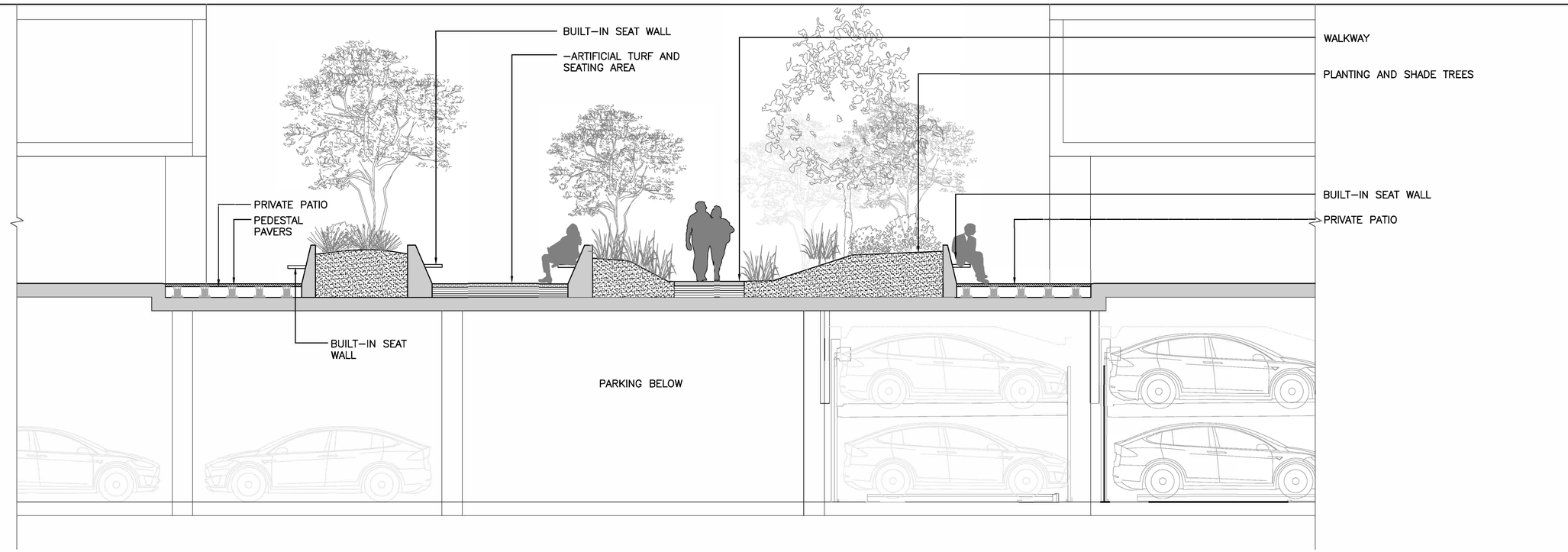
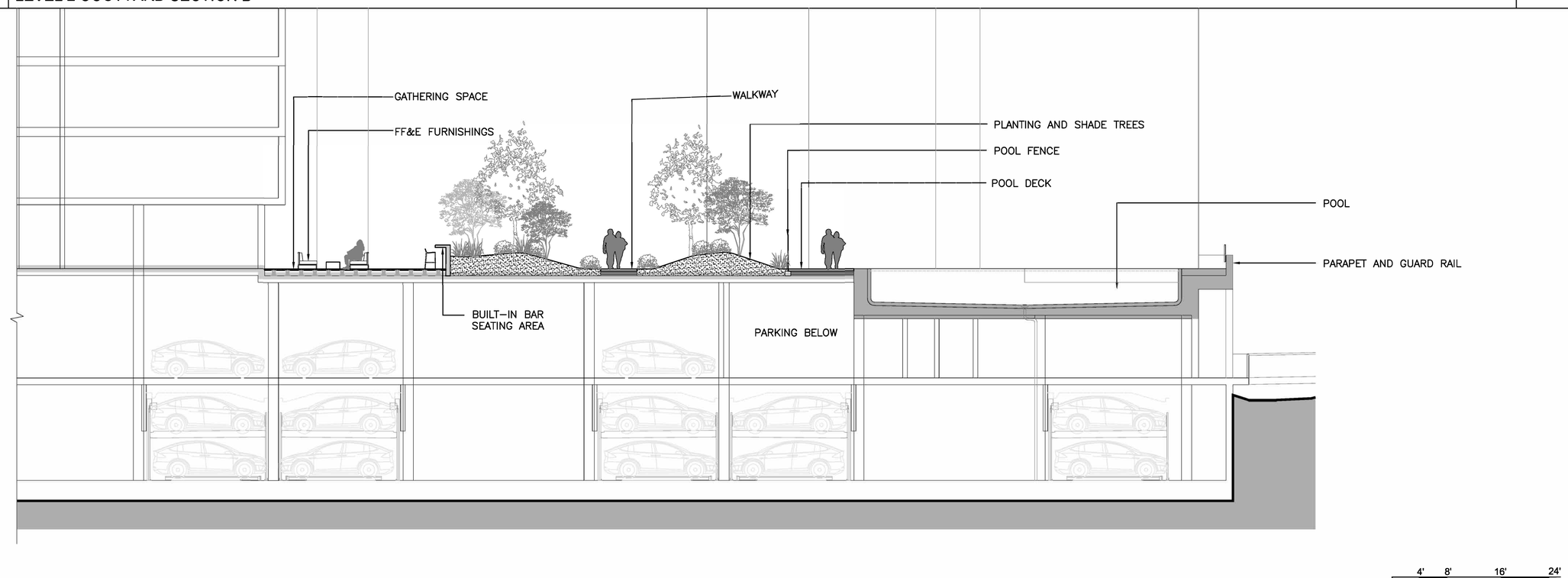
TITLE
PLANTING PLAN
LEVEL 7

SHEET NUMBER
A4.L9



2 LEVEL 2 COUTYARD SECTION B

SCALE: 1/4"=1'-0"



1 LEVEL 2 COURTYARD SECTION A

SCALE: 1/8"=1'-0"

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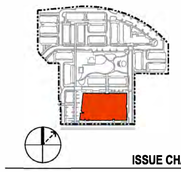

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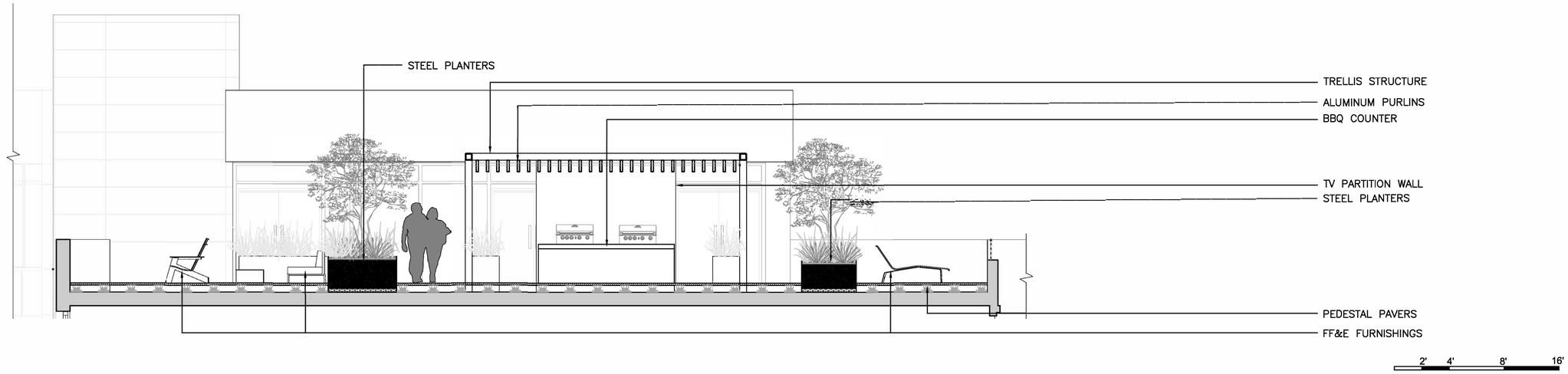
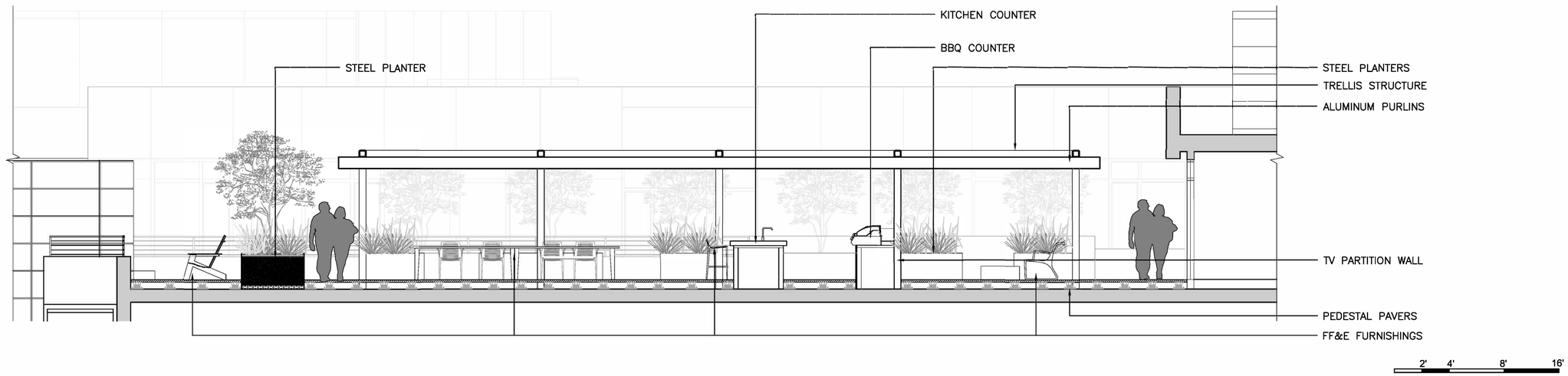
TITLE
LEVEL 2 SECTIONS

SHEET NUMBER

A4.L10



2 | LEVEL 7 - ROOF TERRACE - EAST/WEST | SCALE: 1/4"=1'-0"



1 | LEVEL 7 - ROOF TERRACE - NORTH/SOUTH | SCALE: 1/4"=1'-0"

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MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

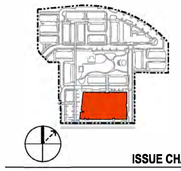
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

GROSVENOR

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
04	ENTITLEMENT SET - REVISION 3	04/24/2024
07	ENTITLEMENT SET - REVISION 6	03/05/2025

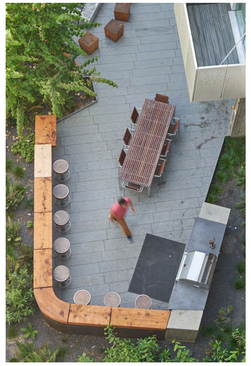
Job Number 492028.000

TITLE
LEVEL 7 SECTIONS

SHEET NUMBER
A4.L11

LEVEL 2 COURTYARD: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES


COMMUNITY GATHERING SPACE AND REMOTE WORKING SPACE

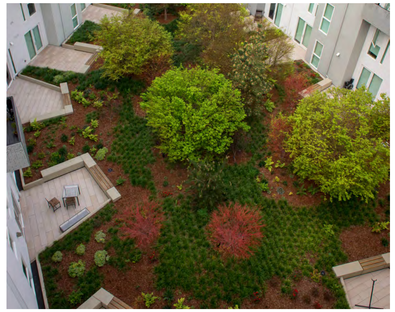

OUTDOOR BAR SEATING


FLEXIBLE-USE TURF AREA - COMMUNITY SPACE

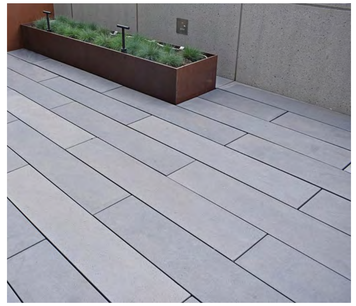

GARDEN WITH SEATING AND SHADE TREES


SWIMMING POOL


COMMUNITY SEATING AREAS

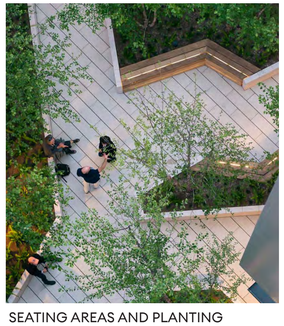

PRIVATE PATIOS


PRIVATE PATIOS


PEDESTAL PAVERS


CAST IN PLACE CONCRETE

LEVELS 4 & 7 COMMUNITY TERRACES: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES


SEATING AREAS AND PLANTING


SEATING NOOK / BANQUETTE


SEATING NOOK / BANQUETTE


COMMUNITY GATHERING SPACE

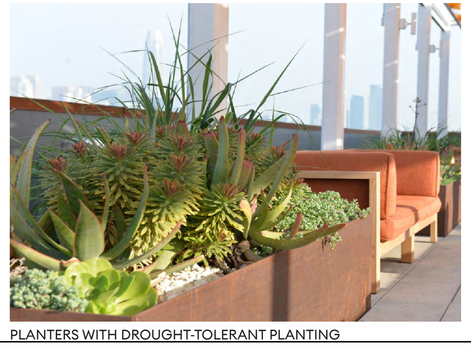

PEDESTAL PAVERS

LEVEL 7 ROOF DECK: MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES


DINING AREA AND ELECTRIC OUTDOOR GRILLS


SHADE TRELLIS WITH COMMUNITY LOUNGE SPACE


ROOFTOP LOUNGE SPACE


PLANTERS WITH DROUGHT-TOLERANT PLANTING


PEDESTAL PAVERS

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PROJECT

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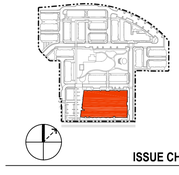
GROSVENOR

KEYPLAN



ISSUE CHART

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Job Number 492028.000

TITLE
MATERIALS AND SITE ELEMENTS PRECEDENT IMAGES

SHEET NUMBER
A4.L12

LEVEL 2 COURTYARD: PLANTING


Manzanita arctostaphylos 'Howard Mcminn'


Frangula californica 'Eve Case'


Westringia fruticosa Mundi


Arctostaphylos 'Point Reyes'


Salvia clevlandii


Salvia chamaedryoides


Salvia sonomensis


Penstemon heterophyllus


Cistus purpureus


Cistus x hybridus 'White Rock Rose'


Achillea millefolium


Iris 'Canyon Snow'


Eriogonum grande var. rubescens


Eplobpium canum


Mimulus aurantiacus


Calamagrostis foliosa


Festuca californica

LEVEL 4 TERRACE: PLANTING


Frangula californica


Heuchera maxima


Carex divulsa


Iris 'Canyon Snow'

LEVEL 7 TERRACE: PLANTING


Westringia fruticosa Mundi


Dianella Cassa Blue


Yarrow 'Moonshine'


Salvia chamaedryoides

LEVEL 7 ROOF DECK: PLANTING


Aeonium species


Aloe 'Bush Baby'


Euphorbia myrsinites


Dianella Cassa Blue


Aloe Striata


Euphorbia x martinii

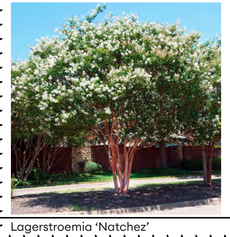

Sedum reflexum 'Blue Spruce'


Rosmarinus officinalis 'prostratus'


Echevaria

TREES


Quercus virginiana


Lagerstroemia 'Natchez'


Magnolia grandiflora 'Little Gem'


Cercis occidentalis


Laurus nobilis

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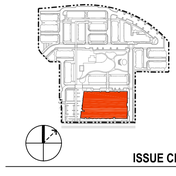
KEYPLAN



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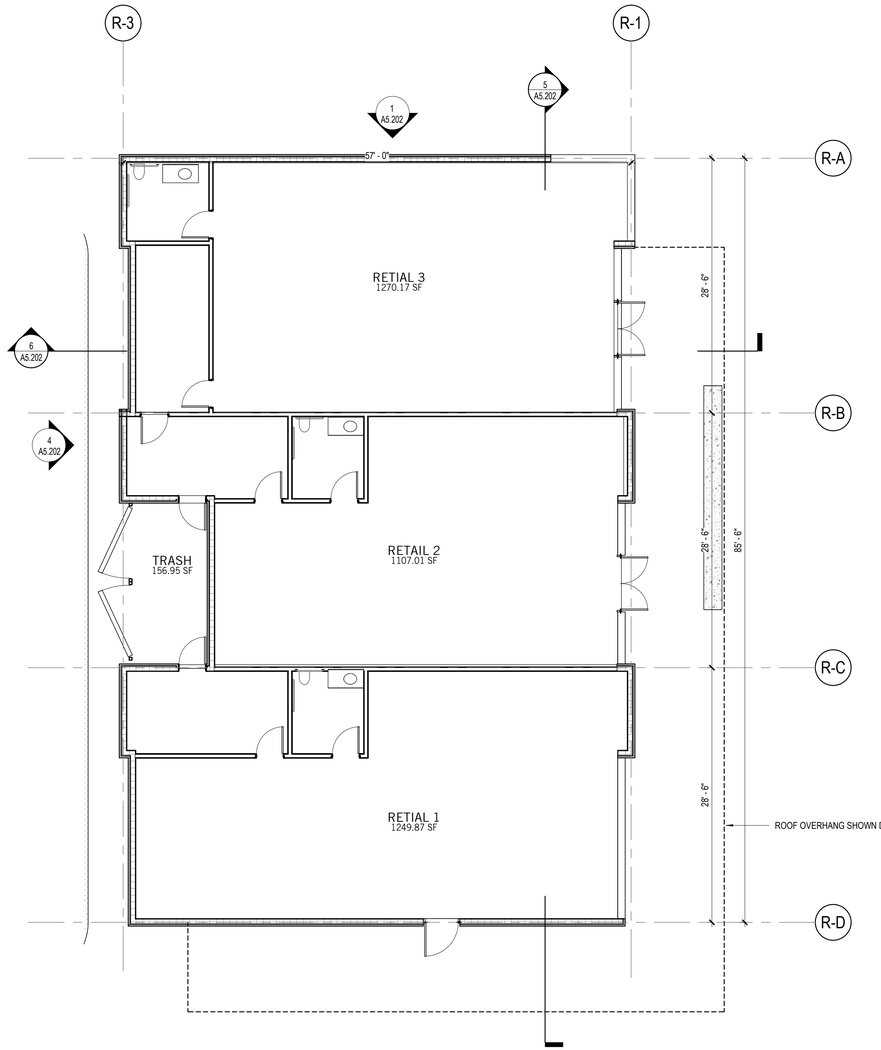
Job Number 492028.000

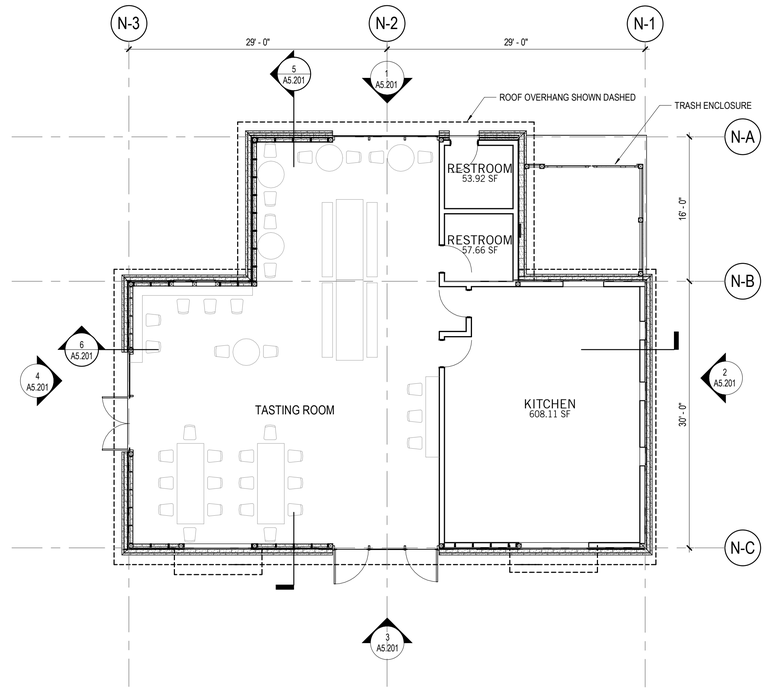
TITLE
PLANT PALETTES

SHEET NUMBER
A4.L13



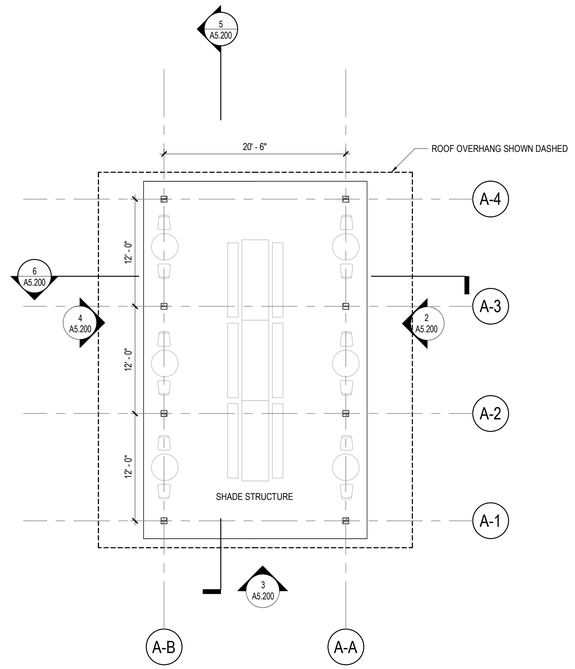
3 BLOCK I RETAIL - LEVEL 01

1/8" = 1'-0"



2 BUILDING J - LEVEL 01

1/8" = 1'-0"



1 PAVILION A - LEVEL 01

1/8" = 1'-0"

0 4' 8' 16' 24'

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PROJECT

NORTH 40 PHASE II

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GROSVENOR

APPLICANT

Grosvenor-Property Americas

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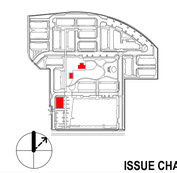
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

BUILDING J, RETAIL AND PAVILION PLANS

SHEET NUMBER

A5.100

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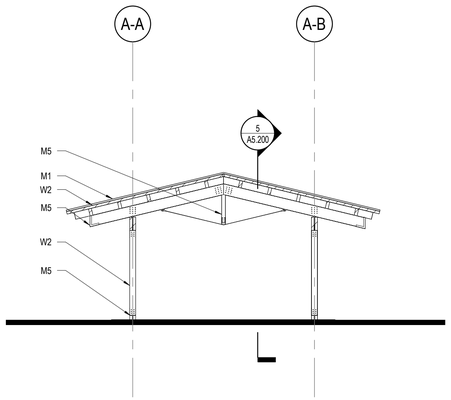
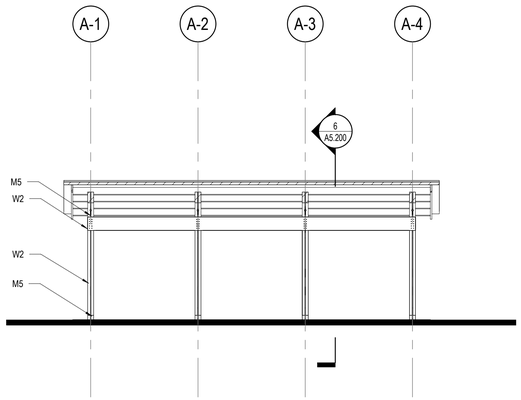
MATERIAL KEY

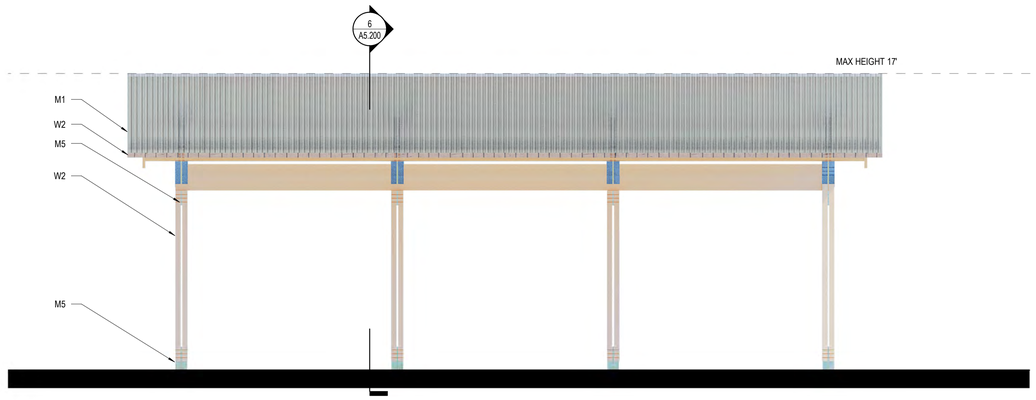
D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNODIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY



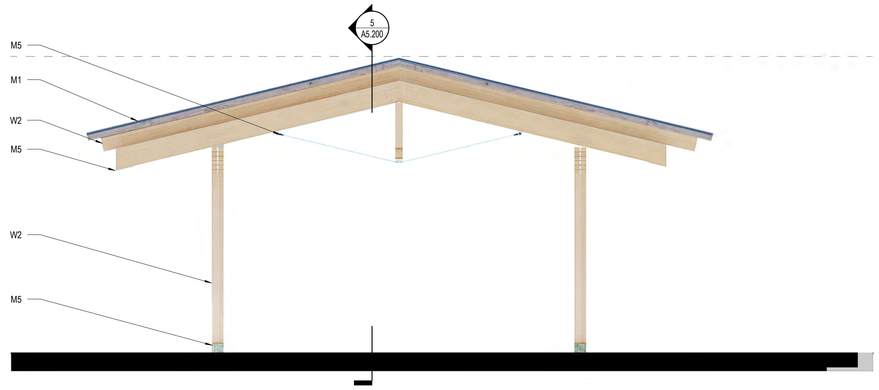
6 PAVILION A - EW SECTION
1/8" = 1'-0"



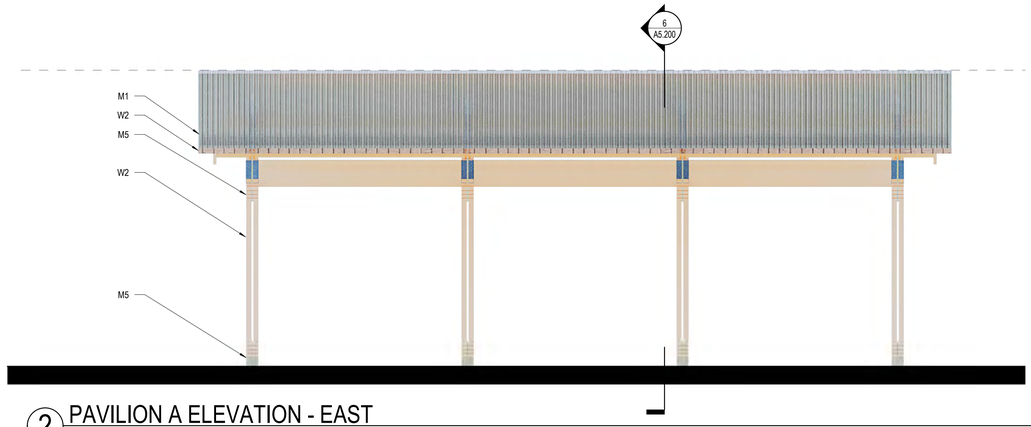
5 PAVILION A - NS SECTION
1/8" = 1'-0"



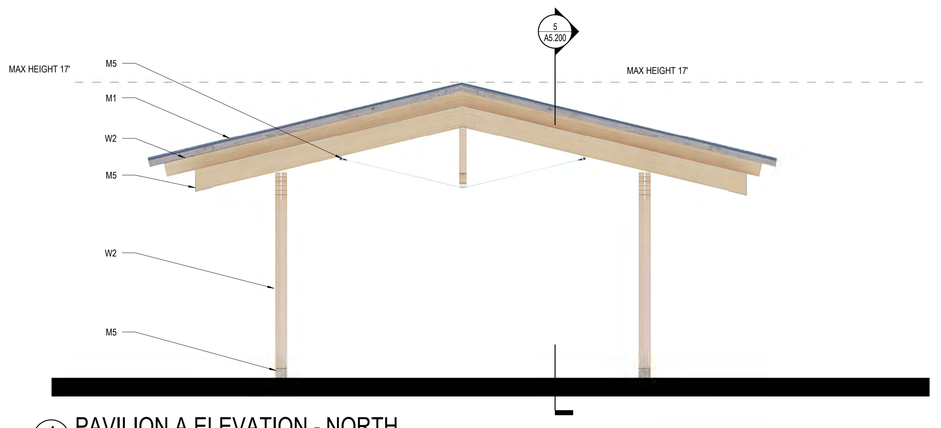
4 PAVILION A ELEVATION - WEST
1/4" = 1'-0"



3 PAVILION A ELEVATION - SOUTH
1/4" = 1'-0"



2 PAVILION A ELEVATION - EAST
1/4" = 1'-0"



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

0 2' 4' 8' 12'

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LIGHTING DESIGN
PIVOTAL AEI
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PROJECT

NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

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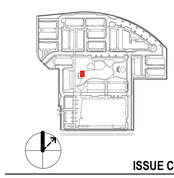
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

PAVILION A ELEVATIONS & SECTIONS

SHEET NUMBER

A5.200

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MATERIAL KEY

D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
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G1	STOREFRONT GLAZING
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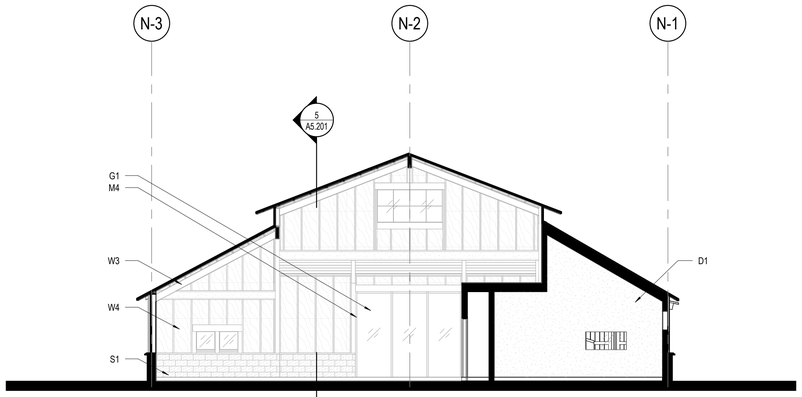
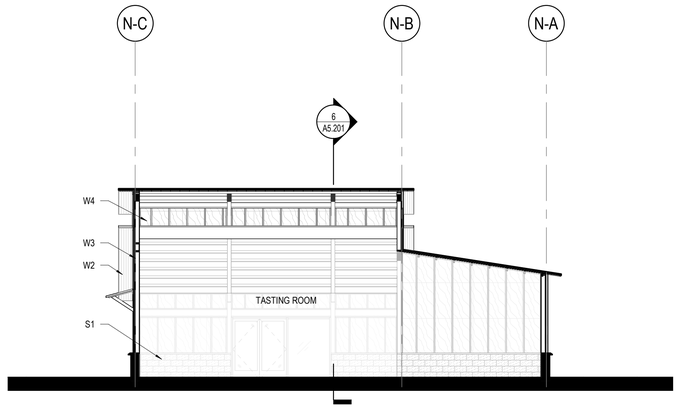
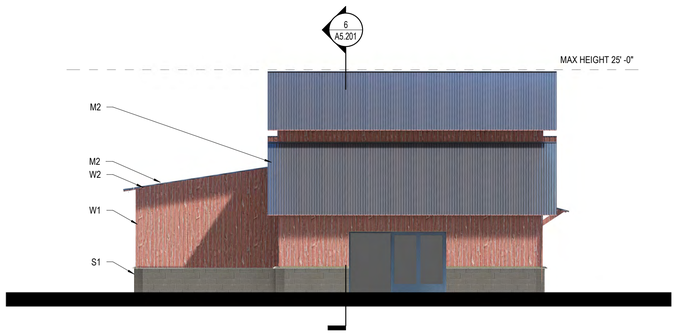
S1	MASONRY



6 BUILDING J - EW SECTION
1/8" = 1'-0"



5 BUILDING J - NS SECTION
1/8" = 1'-0"



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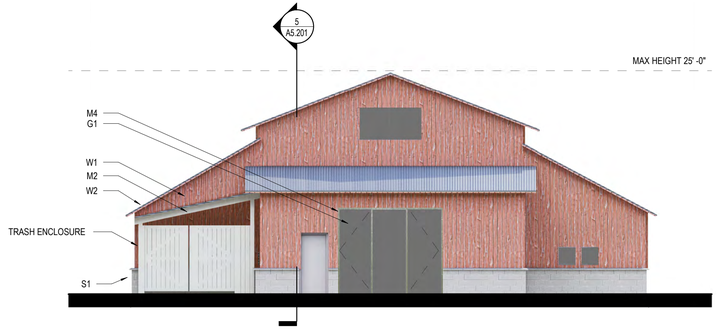
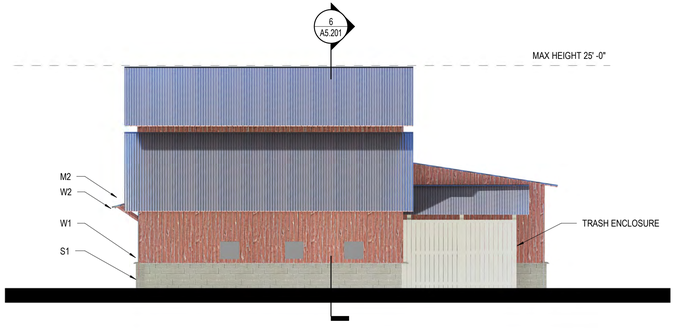
1/8" = 1'-0"



3 BUILDING J ELEVATION - SOUTH
1/8" = 1'-0"



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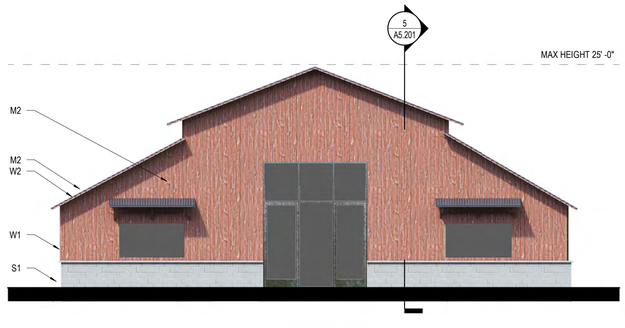
1/8" = 1'-0"



1 BUILDING J ELEVATION - NORTH
1/8" = 1'-0"

0 4' 8' 16' 24'

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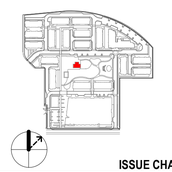

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Job Number 492028.000

TITLE

BUILDING J ELEVATIONS & SECTIONS

SHEET NUMBER

A5.201

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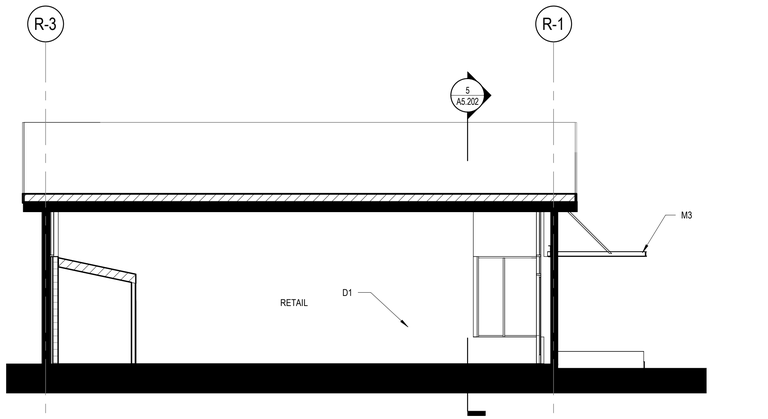
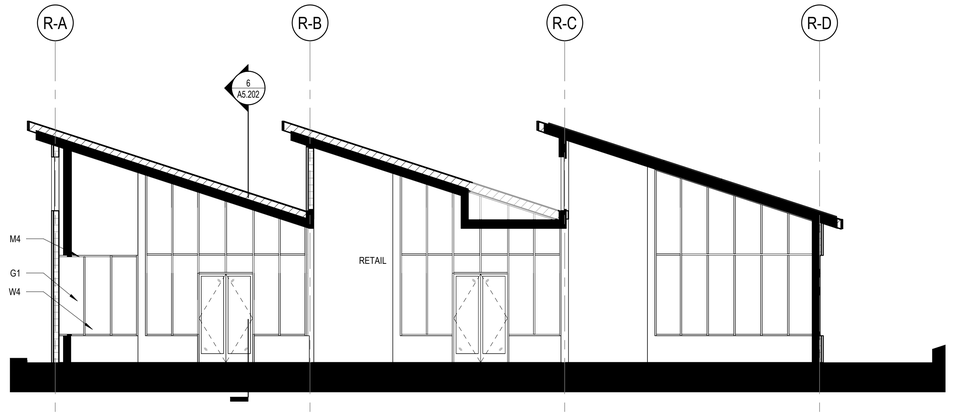


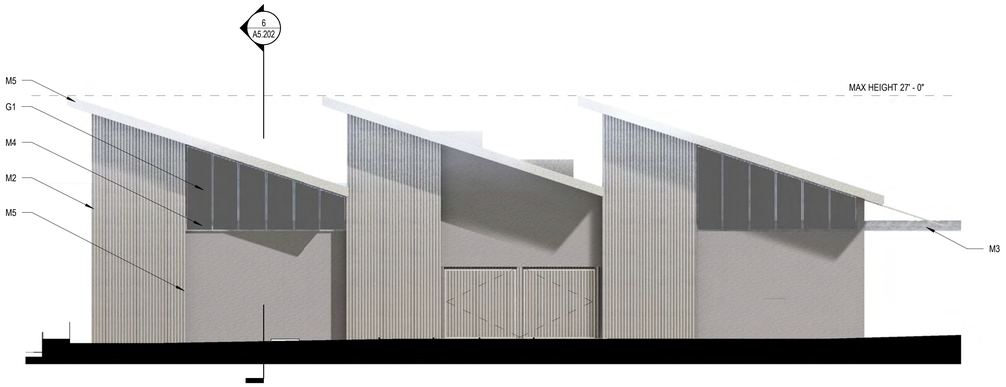
6 RETAIL - NS SECTION
1/8" = 1'-0"



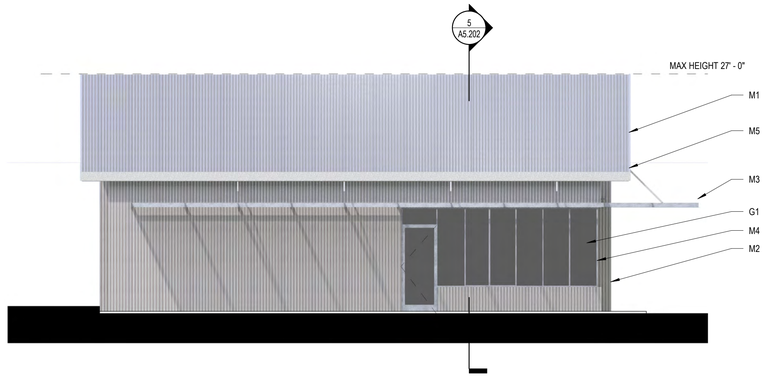
5 RETAIL - EW SECTION
1/8" = 1'-0"

MATERIAL KEY

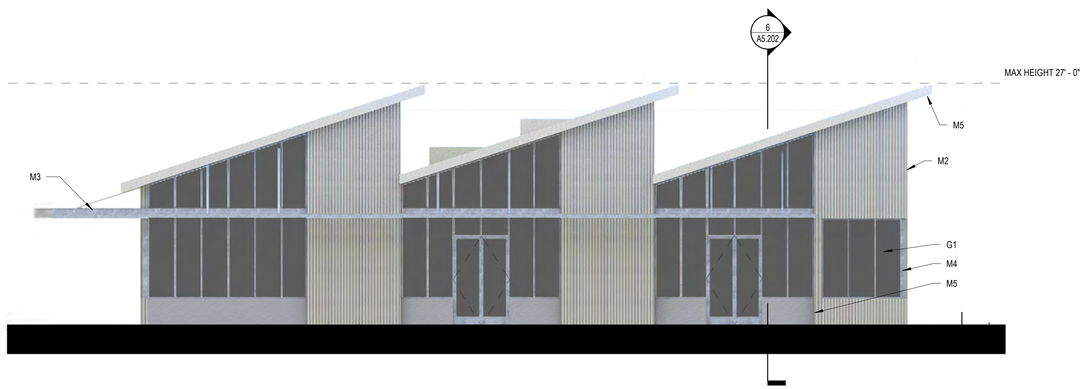
D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNODIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY



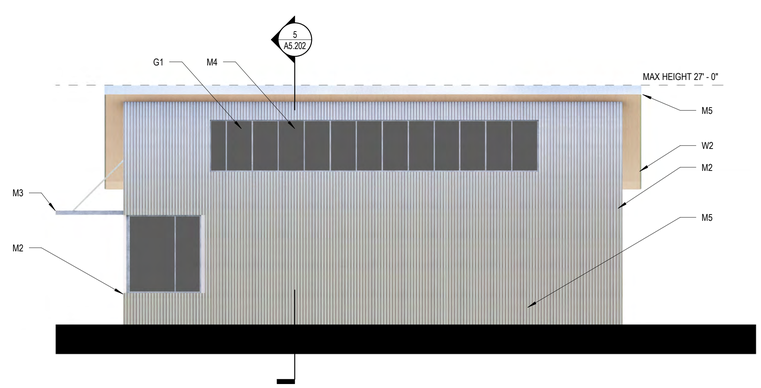
4 RETAIL ELEVATION - WEST
1/8" = 1'-0"



3 RETAIL ELEVATION - SOUTH
1/8" = 1'-0"



2 RETAIL ELEVATION - EAST
1/8" = 1'-0"



1 RETAIL ELEVATION - NORTH
1/8" = 1'-0"

0 4' 8' 16' 24'

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

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MACKAY & SOMPS
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Pleasanton, CA 94588

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GIACALONE DESIGN
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Pleasanton, CA 94588

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DAHLIN GROUP
5865 Owens Drive
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
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San Francisco, CA 94111

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

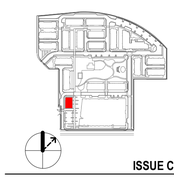
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
BLOCK I RETAIL ELEVATIONS & SECTIONS

SHEET NUMBER
A5.202

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BUILDING J





PAVILION A





RETAIL - BLOCK I

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LIGHTING DESIGN
PIVOTAL AEI
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Chicago, IL 60603

PROJECT

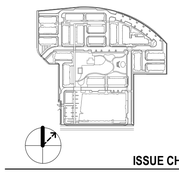
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
PAVILION A, BUILDING J, AND BLOCK I RENDERINGS

SHEET NUMBER
A5.300

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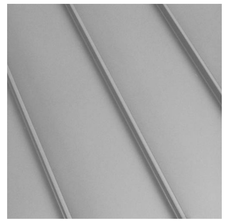
MATERIALS



RED BARN WOOD SIDING



WESTERN RED CEDAR



STANDINMG SEAM METAL



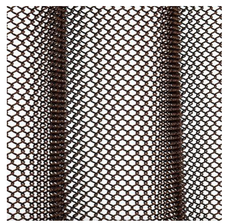
GALVANIZED CORUGATE STEEL



GALVANIZED STEEL

MATERIAL KEY

D1	DRYWALL (PTD)
W1	WOOD SIDING (PTD)
W2	WESTERN RED CEDAR
W3	STRUCTURAL FRAMING
W4	PLYWOOD
M1	STANDING SEAM METAL
M2	GALVANIZED CORUGATED STEEL
M3	CASCADE COIL METAL SHADE
M4	ANNODIZED ALUMINUM STOREFRONT
M5	STEEL
G1	STOREFRONT GLAZING
C1	COLOR INTEGRATED CONCRETE
S1	MASONRY



CASCADE COIL METAL SHADE



ANNODIZED ALUMINUM STOREFRONT



INTEGRATED COLOR CONCRETE



MASONRY STONE



PLYWOOD

DRYWALL (PTD)

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San Francisco, CA 94111

LIGHTING DESIGN
PIVOTAL AEI
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Chicago, IL 60603

PROJECT

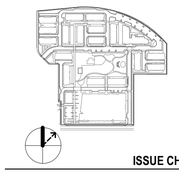
NORTH 40 PHASE II
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
BUILDING J, AND PAVILION A COLOR SCHEME

SHEET NUMBER
A5.400

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VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

LOS GATOS NORTH 40 PHASE II

6 79 LOTS 450 RESIDENTIAL UNITS 20,000± SF COMMERCIAL

LOS GATOS, CALIFORNIA

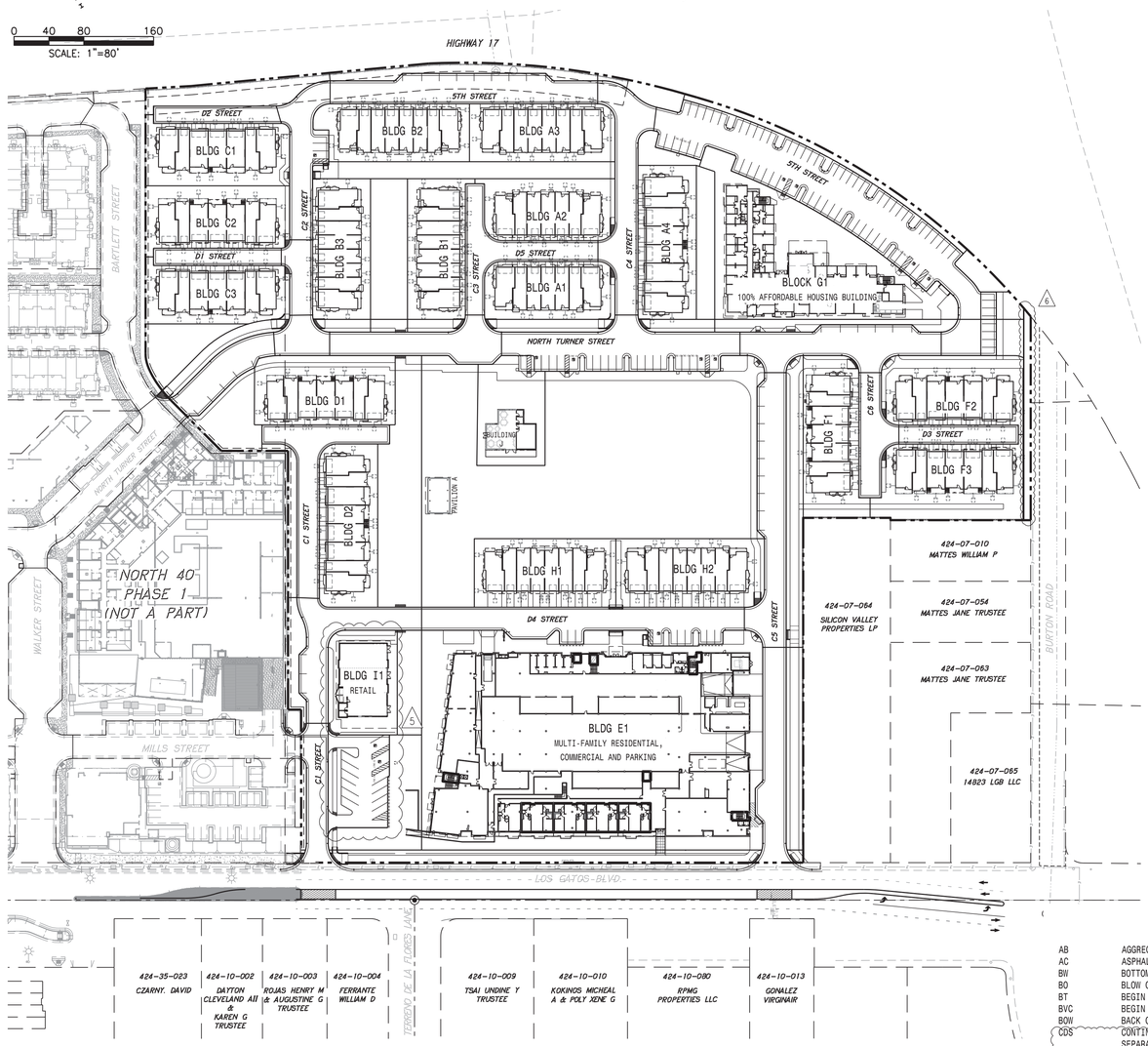
Sheet List Table	
Sheet Number	Sheet Title
C1	PHASE II COVER SHEET
C2	PHASE II PARCEL LAYOUT PLAN
C3	PHASE II EXISTING CONDITIONS
C4	PHASE II DIMENSIONAL SITE PLAN
C5	PHASE II STREET CROSS SECTION LOCATIONS
C6	PHASE II STREET CROSS SECTIONS AND DETAILS
C7	PHASE II PRELIMINARY GRADING PLAN
C8	PHASE II PRELIMINARY GRADING PLAN
C9	PHASE II PRELIMINARY GRADING PLAN
C10	PHASE II PRELIMINARY GRADING PLAN
C11	PHASE II PRELIMINARY GRADING PLAN
C12	PHASE II PRELIMINARY GRADING PLAN
C13	PHASE II PRELIMINARY GRADING PLAN SECTIONS AND DETAILS
C14	PHASE II PRELIMINARY UTILITY PLAN
C15	PHASE II STORMWATER MANAGEMENT CONCEPT
C16	PHASE II TREE DISPOSITION PLAN
C17	PHASE II FIRE ACCESS PLAN
C18	PHASE II REFUSE CIRCULATION PLAN
C19	PHASE II PRELIMINARY PARKING PLAN
C20	PHASE II OFFSITE LOS GATOS BLVD ROADWAY IMPROVEMENTS
C21	PHASE II INTERIM EROSION CONTROL PLAN
C22	PHASE II SIGNING & STRIPING PLAN

3

NORTH

0 40 80 160

SCALE: 1"=80'



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / BOUNDARY
		RIGHT OF WAY
		CENTERLINE
		FACE OF CURB
		SIDEWALK/MULTIUSE PATH
		IRREVOCABLE OFFER OF DEDICATION (6)
		ROAD STRIPING
		HANDICAP SPACE STRIPING
	SS	SANITARY SEWER & MANHOLE
	SD	STORM DRAIN & INLET
		STORM MANHOLE
	W	WATER LINE
		WATER TRANSMISSION LINE
		JOINT TRENCH (E=ELECTRIC, G-GAS, T-TELEPHONE, C=CABLE)
		GRADING LIMITS
		ELECTRIC TRANSFORMER
		FIRE HYDRANT
		EASEMENT LINE SEE CALL OUTS FOR TYPE
		CALTRANS ACCESS PROHIBITED
		EXISTING CONTOUR
		EXISTING TREE/BRUSH
×288.1		EXISTING SPOT ELEVATION (5)
289.14 TR 12IN 343		PROTECTED TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
		TREE PROTECTIVE FENCING
289.14 TR 12IN 343		NON PROTECTED TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
289.14 TR 12IN 343		TREE TO BE REMOVED
		PROPOSED LIGHTING
		DRAINAGE MANAGEMENT AREA
		INLET PROTECTION
		STRAW WATTLES
		TEMPORARY BARRIER FENCE
		OVERLAND RELEASE
		GRAVEL CONSTRUCTION ENTRANCE/EXIT
		DRAINAGE ROUTE
		RETAINING OR BASEMENT WALLS PER HEIGHTS/GRADE SHOWN
	B	SECTION PER LOCATIONS SHOWN

GENERAL NOTES:

1. PROPERTY OWNER: YUKI FARMS
ETPH LP
GROSVENOR USA LIMITED

2. APPLICANT/DEVELOPER:
DEVELOPER: GROSVENOR
CONTACT: WHITNEY CHRISTOPOULOS
ONE CALIFORNIA ST. # 2500
SAN FRANCISCO, CA 94111
PHONE: (415) 268-4071
E:WHITNEY.CHRISTOPOULOS@GROSVENOR.COM

3. CIVIL ENGINEER: CONTACT: MACKAY & SOMPS CIVIL ENGINEERS, INC.
JACQUELYN BAYS
5142 FRANKLIN DR., SUITE B
PLEASANTON, CA 94588
PHONE: (925) 225-0690
E: JBAYS@MSCE.COM

4. ASSESSOR'S PARCEL NUMBER: 424-07-009, 424-07-052, 424-07-053, 424-07-081, 424-07-094, 424-07-095, 424-07-115, 424-07-116

5. EXISTING USE: AGRICULTURAL / RESIDENTIAL

6: PROPOSED USE: RESIDENTIAL & NON RESIDENTIAL USES PER NORTH 40 SPECIFIC PLAN

7. EXISTING ZONING: NORTH 40 SPECIFIC PLAN

8. PROPOSED ZONING: PER NORTH 40 SPECIFIC PLAN

9. SITE AREA: 15.67 ACRES ± (GROSS)

10. TOTAL NUMBER OF PROPOSED UNITS: TOTAL NUMBER OF LOTS: 71
TOTAL RESIDENTIAL UNITS: 450
COMMERCIAL CONDO SPACE: 20,000± SF

11. WATER SUPPLY: SAN JOSE WATER COMPANY

12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITARY DISTRICT

13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC

14: STORM DRAIN: TOWN OF LOS GATOS

15: TELEPHONE: AT&T

16: CABLE: COMCAST

17: FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT

18. AREA SUBJECT TO INDUNDATION: NONE

19. ALL STREETS AND ALLEYS EXCEPT LOS GATOS BLVD. TO BE PRIVATE & MAINTAINED BY HOA. STREETS AND ALLEYS TO BE DESIGNED PER NORTH 40 SPECIFIC PLAN AND TOWN STANDARDS OR AS OTHERWISE SHOWN ON THIS MAP. SPECIFIC PLAN TO PREVAIL WHEN DIFFERENT.

20. STORM WATER QUALITY IMPROVEMENTS AND HYDROMODIFICATION SHALL BE DESIGNED PER BAY AREA MUNICIPAL REGIONAL PERMIT AND SCVURPPP HANDBOOK.

21. ALL EXISTING STRUCTURES TO BE REMOVED.

22. ALL EXISTING SEPTIC SYSTEMS, LEACH FIELDS AND WATER WELLS TO BE ABANDONED PER COUNTY REQUIREMENTS.

23. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.

24. EXISTING SAN JOSE WATER COMPANY TRANSMISSION PIPE TO BE REMOVED OR ABANDONED PER SJWC REQUIREMENTS.

25. **THE PROJECT IS EXPECTED TO BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE PROPERTY SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT.**

26. UTILITY IMPROVEMENTS SHALL BE OWNED & MAINTAINED BY THE FOLLOWING.

WATER: SAN JOSE WATER COMPANY

SEWER: PUBLIC AND PRIVATE SYSTEMS. PUBLIC PORTION BY WEST VALLEY SANITATION DISTRICT

STORM DRAIN: PUBLIC AND PRIVATE SYSTEMS. PUBLIC PORTION BY TOWN OF LOS GATOS

ABBREVIATIONS (3)

AB	AGGREGATE BASE	FH	FIRE HYDRANT	SD	STORM DRAIN
AC	ASPHALT CONCRETE	FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
BW	BOTTOM OF WALL	FUT	FUTURE	SF	SQUARE FEET
BO	BLOW OFF VALVE	GL	GARAGE LIP	SHT	SHEET
BT	BEGIN CURB TRANSITION	GB	GRADE BREAK	SS	SANITARY SEWER
BVC	BEGIN VERTICAL CURVE	GR	GRATE	SSE	SANITARY SEWER EASEMENT
BOW	BACK OF WALK	HP	HIGH POINT	SSMH	SANITARY SEWER MANHOLE
CDS	CONTINUOUS DEFLECTION SEPARATION DEVICE OR APPROVED EQUAL (A STORM WATER DEVICE INTENDED FOR POLLUTANT AND DEBRIS REMOVAL) (3)	IMP	IMPROVEMENTS	STD	STANDARD
		INTX	INTERSECTION	TC	TOP OF CURB
		INV	INVERT	TWC	TOP OF WEDGE CURB
		IRR	IRRIGATION	TW	TOP OF WALL
		LF	LINEAR FEET	W	WATER
CG	CURB & GUTTER	LP	LOW POINT	WLE	WATERLINE EASEMENT
C/L	CENTERLINE	LS	LANDSCAPE	WM	WATER METER
CONC	CONCRETE	MH	MANHOLE	WS	WATER SERVICE
DI	DROP INLET	MTC	MEDIAN TOP OF CURB	BNDY	BOUNDARY
EG	EXISTING GROUND	NTS	NOT TO SCALE	BG	BACK OF GARAGE
EL	ELEVATION	PAE	PUBLIC ACCESS EASEMENT	DTC	DEPRESSED TOP OF CURB
EP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVE	DDCV	DOUBLE DETECTOR CHECK VALVE
ESMT	EASEMENT	PL	PROPERTY LINE	FDC	FIRE DEPARTMENT CONNECTION
EX	EXISTING	PRC	POINT OF REVERSE CURVE	PIV	POST INDICATOR VALVE
FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT		
		PVMT	PAVEMENT		
		R/W	RIGHT OF WAY		

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
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Pleasanton, CA 94588
www.msce.com

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MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
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San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

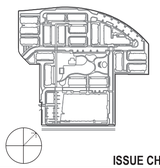
NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

6

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE:	DATE:
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
03	ENTITLEMENT SET - REVISION 2	03/13/2024
04	ENTITLEMENT SET - REVISION 3	06/05/2024
05	ENTITLEMENT SET - REVISION 4	09/23/2024
06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

PHASE II COVER SHEET

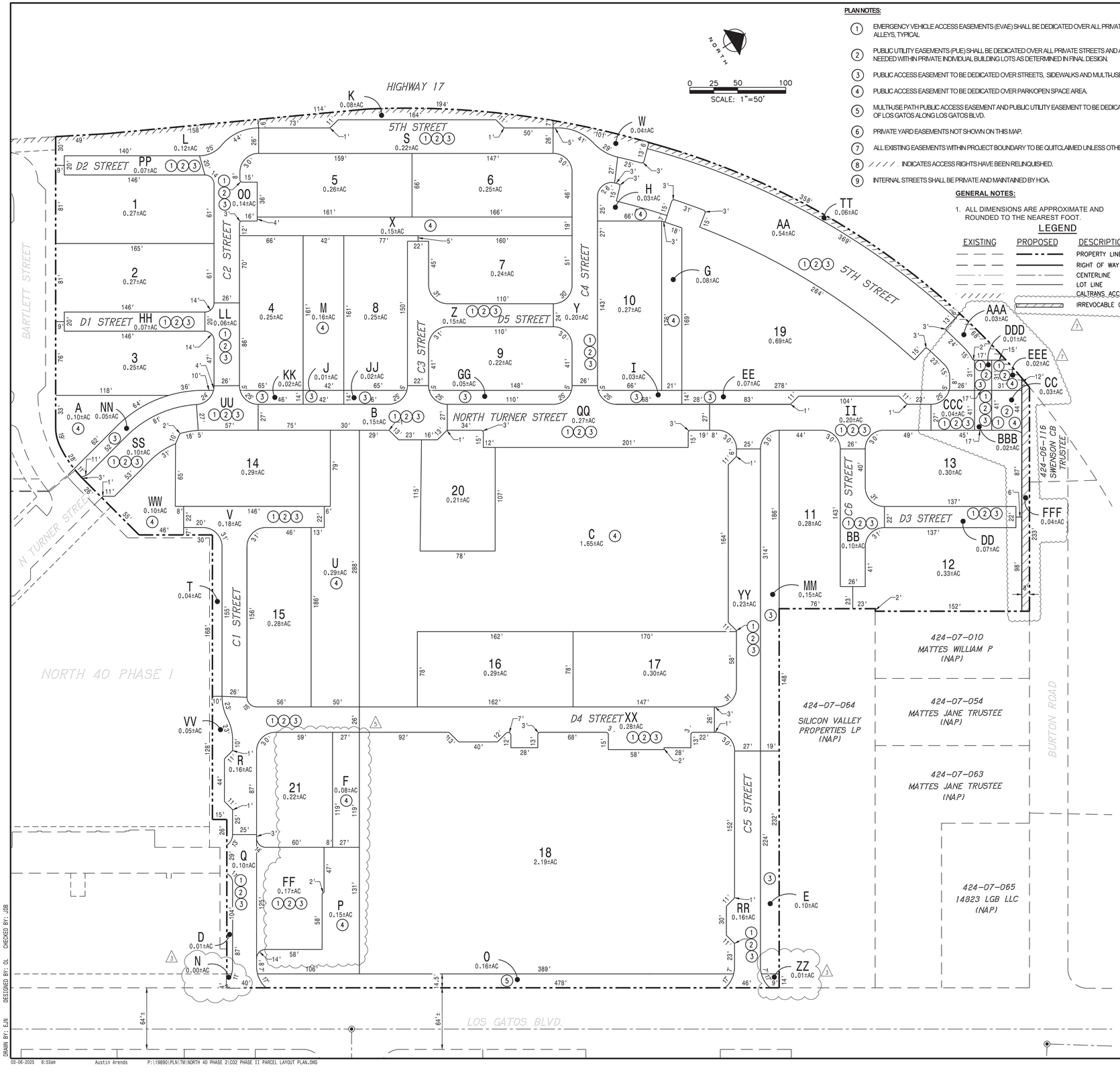
SHEET NUMBER

C1 (7)

DRAWN BY: EJN DESIGNED BY: DL CHECKED BY: JOB

03-06-2025 8:53am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C01 PHASE II COVER SHEET.DWG

EXHIBIT 16



PLAN NOTES:

1. EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE) SHALL BE DEDICATED OVER ALL PRIVATE STREETS AND ALLEYS, TYPICAL.
2. PUBLIC UTILITY EASEMENTS (PUE) SHALL BE DEDICATED OVER ALL PRIVATE STREETS AND ALLEYS AND AS NEEDED WITHIN PRIVATE INDIVIDUAL BUILDING LOTS AS DETERMINED IN FINAL DESIGN.
3. PUBLIC ACCESS EASEMENT TO BE DEDICATED OVER STREETS, SIDEWALKS AND MULTI-USE PATHS.
4. PUBLIC ACCESS EASEMENT TO BE DEDICATED OVER PARK/OPEN SPACE AREA.
5. MULTI-USE PATH PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT TO BE DEDICATED TO TOWN OF LOS GATOS ALONG LOS GATOS BLVD.
6. PRIVATE YARD EASEMENTS NOT SHOWN ON THIS MAP.
7. ALL EXISTING EASEMENTS WITHIN PROJECT BOUNDARY TO BE QUITCLAIMED UNLESS OTHERWISE NOTED.
8. ////// INDICATES ACCESS RIGHTS HAVE BEEN RELINQUISHED.
9. INTERNAL STREETS SHALL BE PRIVATE AND MAINTAINED BY HOA.

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND ROUNDED TO THE NEAREST FOOT.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / BOUNDARY
		RIGHT OF WAY
		CENTERLINE
		LOT LINE
		CALTRANS ACCESS PROHIBITED
		IRREVOCABLE OFFER OF DEDICATION

PARCEL AREA TABLE

PARCEL #	AREA (AC)	DESIGNATION	UNIT COUNT
1	0.27	RESIDENTIAL	7
2	0.27	RESIDENTIAL	7
3	0.25	RESIDENTIAL	7
4	0.25	RESIDENTIAL	8
5	0.26	RESIDENTIAL	8
6	0.25	RESIDENTIAL	8
7	0.24	RESIDENTIAL	7
8	0.25	RESIDENTIAL	8
9	0.22	RESIDENTIAL	7
10	0.27	RESIDENTIAL	8
11	0.28	RESIDENTIAL	7
12	0.33	RESIDENTIAL	7
13	0.30	RESIDENTIAL	7
14	0.29	RESIDENTIAL	7
15	0.28	RESIDENTIAL	8
16	0.29	RESIDENTIAL	8
17	0.30	RESIDENTIAL	8
18	2.19	MULTI-FAMILY RESIDENTIAL AND COMMERCIAL	255
19	0.69	AFFORDABLE MULTI-FAMILY RESIDENTIAL	68
20	0.21	RED BARN (RETAIL)	N/A
21	0.22	RETAIL	N/A
A	0.10	OPEN SPACE	N/A
AA	0.54	5TH STREET	N/A
AAA	0.03	OPEN SPACE	N/A
B	0.15	NORTH TURNER STREET	N/A
BB	0.10	C6 STREET	N/A
BBB	0.02	NORTH TURNER STREET PARKING	N/A
C	1.65	MEADOW PARK	N/A
CC	0.03	OPENSPACE	N/A
CCC	0.04	NORTH TURNER STREET	N/A
D	0.01	OPEN SPACE	N/A
DD	0.07	D3 STREET	N/A
DDD	0.01	NORTH TURNER STREET PARKING	N/A
E	0.10	OPEN SPACE	N/A
EE	0.07	OPEN SPACE	N/A
EEE	0.02	OPEN SPACE	N/A
F	0.08	OPEN SPACE	N/A
FF	0.17	PARKING	N/A
FFF	0.04	IRREVOCABLE OFFER OF DEDICATION	N/A
G	0.08	OPEN SPACE	N/A
GG	0.05	OPEN SPACE	N/A
H	0.03	OPEN SPACE	N/A
HH	0.07	D1 STREET	N/A
I	0.03	OPEN SPACE	N/A
II	0.20	NORTH TURNER STREET	N/A
J	0.01	OPEN SPACE	N/A
JJ	0.02	OPEN SPACE	N/A
K	0.08	OPEN SPACE	N/A
KK	0.02	OPEN SPACE	N/A
L	0.12	OPEN SPACE	N/A
LL	0.06	C2 STREET	N/A
M	0.16	OPEN SPACE	N/A
MM	0.15	OPEN SPACE	N/A
N	0.00	OPEN SPACE	N/A
NN	0.05	OPEN SPACE	N/A
O	0.16	OPEN SPACE	N/A
OO	0.14	C2 STREET	N/A
P	0.15	OPEN SPACE	N/A
PP	0.07	D2 STREET	N/A
Q	0.10	C1 STREET	N/A
QQ	0.27	NORTH TURNER STREET	N/A
R	0.16	C1 STREET AND D4 STREET	N/A
RR	0.16	C5 STREET	N/A
S	0.22	5TH STREET	N/A
SS	0.10	NORTH TURNER STREET	N/A
T	0.04	OPEN SPACE	N/A
TT	0.06	OPEN SPACE	N/A
U	0.29	OPEN SPACE	N/A
UU	0.05	NORTH TURNER STREET	N/A
V	0.18	C1 STREET	N/A
VV	0.05	OPEN SPACE	N/A
W	0.04	OPEN SPACE	N/A
WW	0.10	OPEN SPACE	N/A
X	0.15	OPEN SPACE	N/A
XX	0.28	D4 STREET	N/A
Y	0.20	C4 STREET	N/A
YY	0.23	C5 STREET	N/A
Z	0.15	C3 STREET AND D5 STREET	N/A
ZZ	0.01	OPEN SPACE	N/A

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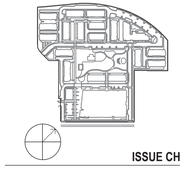
PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

PHASE II PARCEL LAYOUT PLAN

SHEET NUMBER

C2

DESIGNED BY: OL CHECKED BY: JDB
DRAWN BY: EJN

03-06-2025 8:53am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C02 PHASE II PARCEL LAYOUT PLAN.DWG

NOTES:

1. ALL EXISTING BUILDINGS, UTILITIES, PAVEMENT, WELLS, SEPTIC SYSTEMS AND OTHER SITE IMPROVEMENTS TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED
2. EXISTING SJWC WATER TRANSMISSION MAINS WITHIN THE PHASE II PROPERTY LIMITS HAVE BEEN RELOCATED AS A PART OF THE PHASE I IMPROVEMENTS. ABANDONED LINES SHOWN WILL BE REMOVED AS A PART OF THE PHASE II IMPROVEMENTS
3. ALL TREES TO BE REMOVED UNLESS NOTED TO BE SAVED ON THE TREE DISPOSITION PLAN
4. ANY EXISTING OVERHEAD UTILITIES TO REMAIN IN SERVICE WITHIN PROJECT LIMITS SHALL BE UNDERGROUNDED
5. ALL EXISTING EASEMENTS WITHIN PROJECT BOUNDARY TO BE QUITCLAIMED UNLESS OTHERWISE NOTED.
6. ALL EXISTING UTILITIES WITHIN LOS GATOS BLVD AND BURTON ROAD TO BE PROTECTED IN PLACE

LEGEND

DESCRIPTION
PROPERTY LINE / BOUNDARY
RIGHT OF WAY
CENTERLINE
SANITARY SEWER & MANHOLE
STORM DRAIN & INLET
STORM MANHOLE
WATER LINE
WATER TRANSMISSION LINE
JOINT TRENCH
FIRE HYDRANT
CALTRANS NONACCESS EASEMENT
EASEMENT LINE SEE CALL OUTS FOR TYPE
EXISTING CONTOUR
EXISTING TREE/BRUSH
REFER TO THE EXCEPTIONS AND EXCLUSIONS NUMBERS PER TITLE REPORT

N29°08'36"E 52.93' BNDY

STATE ABUTTER'S RIGHTS RELINQUISHED BK L928, PG 1521 (17)

STATE ABUTTER'S RIGHTS RELINQUISHED BK M607, PG 606 (18)

EX. SANITARY SEWER AND STORM DRAIN STUB TO REMAIN FOR PHASE II CONNECTION

EX. SOUNDWALL TO REMAIN

EX. 10' SOUNDWALL ESMT. TO REMAIN (22)

EX. 30' SANITARY SEWER & STORM DRAIN ESMT TO REMAIN (22,23)

EX. SANITARY SEWER AND STORM DRAIN TO BE PROTECTED IN PLACE

WATER RIGHTS RESERVED BY WALKER BK 272, PG 528 NOT PLOTTABLE (3)

424-07-116 YUKI FARMS

STATE ABUTTER'S RIGHTS RELINQ. No. 12647502 (20)

PG&E WIDTH UNKNOWN BK 1975, PG 292 (9)

EX. LOT LINE (TYP)

EX. RETAINING WALL AT PHASE I BOUNDARY TO REMAIN

PROJECT BOUNDARY

EX. 3' WALL ESMT. TO REMAIN (23)

BARTLETT STREET

N57°32'39"W 303.14' BNDY

NORTH 40

PHASE 1

CALIFORNIA TELEPHONE COMPANY INSTRUMENT No. 4192947 BK 9702, PG 562 (16) EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

424-07-115 YUKI FARMS

EX. 20' PG&E EASEMENT

424-07-095 YUKI FARMS

PG&E EASEMENT 10' WIDE BK 1578, PG 207 (7)

424-07-052 GROSVENOR USA LIMITED

EX. 10' W TO BE PROTECTED IN PLACE

424-06-116 SWENSON CB TRUSTEE

424-07-053 YUKI FARMS

PG&E EASEMENT 10' WIDE BK 1578, PG 205 (6)

N57°32'39"W 233.50' BNDY

EX. 72' W(AVP) AND TELEMETRY CABLE IN 2" CONDUIT (AVP) TO BE PROTECTED IN PLACE

N32°27'21"E 76.41' BNDY

NORTH TURNER STREET

EX. 3' WALL EASEMENT TO REMAIN (23)

NODDIN AVENUE

424-07-081 ETPH LP

424-07-094 YUKI FARMS

PROJECT BOUNDARY

424-07-009 YUKI FARMS

PG&E EASEMENT 10' WIDE BK 1578, PG 211 (8)

CL 10' WIDE SJWC EASEMENT BK 4228, PG 80 (14)

EX. OVERHEAD LINES

424-07-010 MATTES WILLIAM P (NAP)

EX. 10' W TO BE PROTECTED IN PLACE

EX. 24" WATER TRANSMISSION LINE RELOCATED AND ABANDONED WITH PHASE I IMPROVEMENTS. ABANDONED PIPE TO BE REMOVED WITH PHASE II IMPROVEMENTS.

424-07-064 SILICON VALLEY PROPERTIES LP (NAP)

424-07-054 MATTES JANE TRUSTEE (NAP)

BURTON ROAD

424-06-115 SWENSON CB TRUSTEE

POLE LINE EASEMENT ALONG THE SOUTHWESTERLY LINE BK 989, PG 45 UNDISCLOSED WIDTH (5)

CL 10' WIDE SJWC EASEMENT BK 4315, PG 220 PORTION OF EASEMENT QUIT CLAIMED BK 4381, PG 205 (13)

424-07-063 MATTES JANE TRUSTEE (NAP)

EX. BURTON ROAD IMPROVEMENTS TO BE PROTECTED IN PLACE

EX. 10' SJWC EASEMENT (14)

WALKER STREET

MILLS STREET

EX. RETAINING WALL AT PHASE I BOUNDARY TO BE REMOVED WHERE NOTED ON PRELIMINARY GRADING PLAN

INGRESS AND EGRESS EASEMENT (373' LONG) BK 494, PG 184 (4)

PG&E WIDTH UNKNOWN BK 1975, PG 292 (9)

424-06-129 LOS GATOS GATEWAY LLC

424-07-065 14823 LGB LLC (NAP)

PG&E EASEMENT 10' WIDE BK N210, PG 0770 (19)

N57°32'39"W 175.42' BNDY

NODDIN AVENUE (3)

PREVIOUS ROW DEDICATION BK 9420, PG 70 (15)

N32°27'21"E 575.50' BNDY

EX. JOINT TRENCH

LOS GATOS BLVD

EXISTING MONUMENT

DE LA FLORES TERRENO

0 25 50 100

SCALE: 1"=50'

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PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
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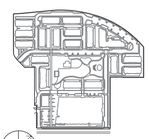
San Francisco, CA 94111

KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

PHASE II EXISTING CONDITIONS

SHEET NUMBER

C3 (2)

DRAWN BY: EJN DESIGNED BY: DL CHECKED BY: JOB

03-06-2025 8:53am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C03 PHASE II EXISTING CONDITIONS.DWG

GENERAL NOTES:

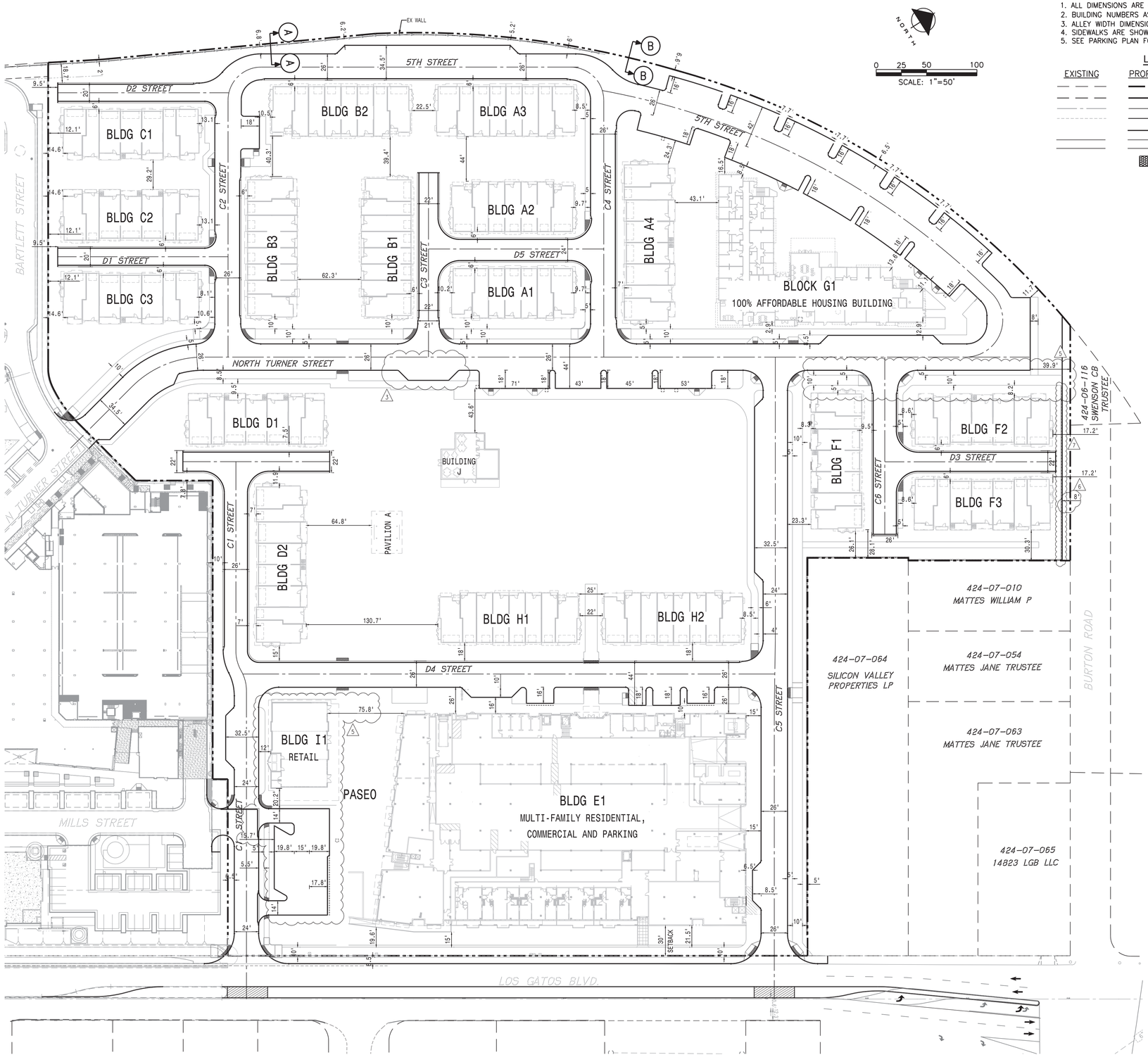
1. ALL DIMENSIONS ARE APPROXIMATE AND ROUNDED TO THE NEAREST FOOT
2. BUILDING NUMBERS AS SHOWN MAY REPRESENT SINGLE STRUCTURES AND/OR CLUSTERS OF STRUCTURES
3. ALLEY WIDTH DIMENSIONS MEASURED FROM BACK OF CURB TO BACK OF CURB DUE TO ROLLED/WEDGE CURB TYPE
4. SIDEWALKS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO SEPARATE LANDSCAPE PLAN FOR MORE DETAIL
5. SEE PARKING PLAN FOR PARKING DIMENSIONS AND DETAILS

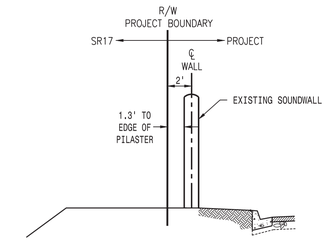
NORTH

0 25 50 100
SCALE: 1"=50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / BOUNDARY
		RIGHT OF WAY
		CENTERLINE
		FACE OF CURB
		BUILDING SETBACK LINE PER SPECIFIC PLAN
		SIDEWALK
		MULTIUSE PATH
		TURF BLOCK OR OTHER ACCEPTABLE SURFACE PER SCCFD REFER TO LANDSCAPE PLAN

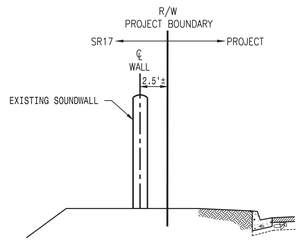




NOTE: REFER TO LANDSCAPING PLANS FOR PLANTING

SECTION A
EXISTING SOUNDWALL CONDITION A (A)

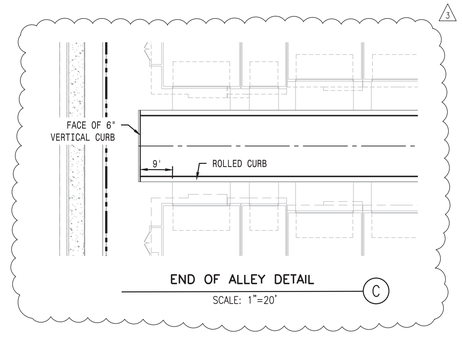
(NTS)



NOTE: REFER TO LANDSCAPING PLANS FOR PLANTING

SECTION B
EXISTING SOUNDWALL CONDITION B (B)

(NTS)



END OF ALLEY DETAIL (C)

SCALE: 1"=20'

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PROJECT

NORTH 40 PHASE II
North 40 Phase II
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APPLICANT

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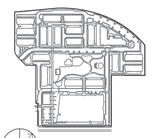
KEYPLAN



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Job Number

TITLE

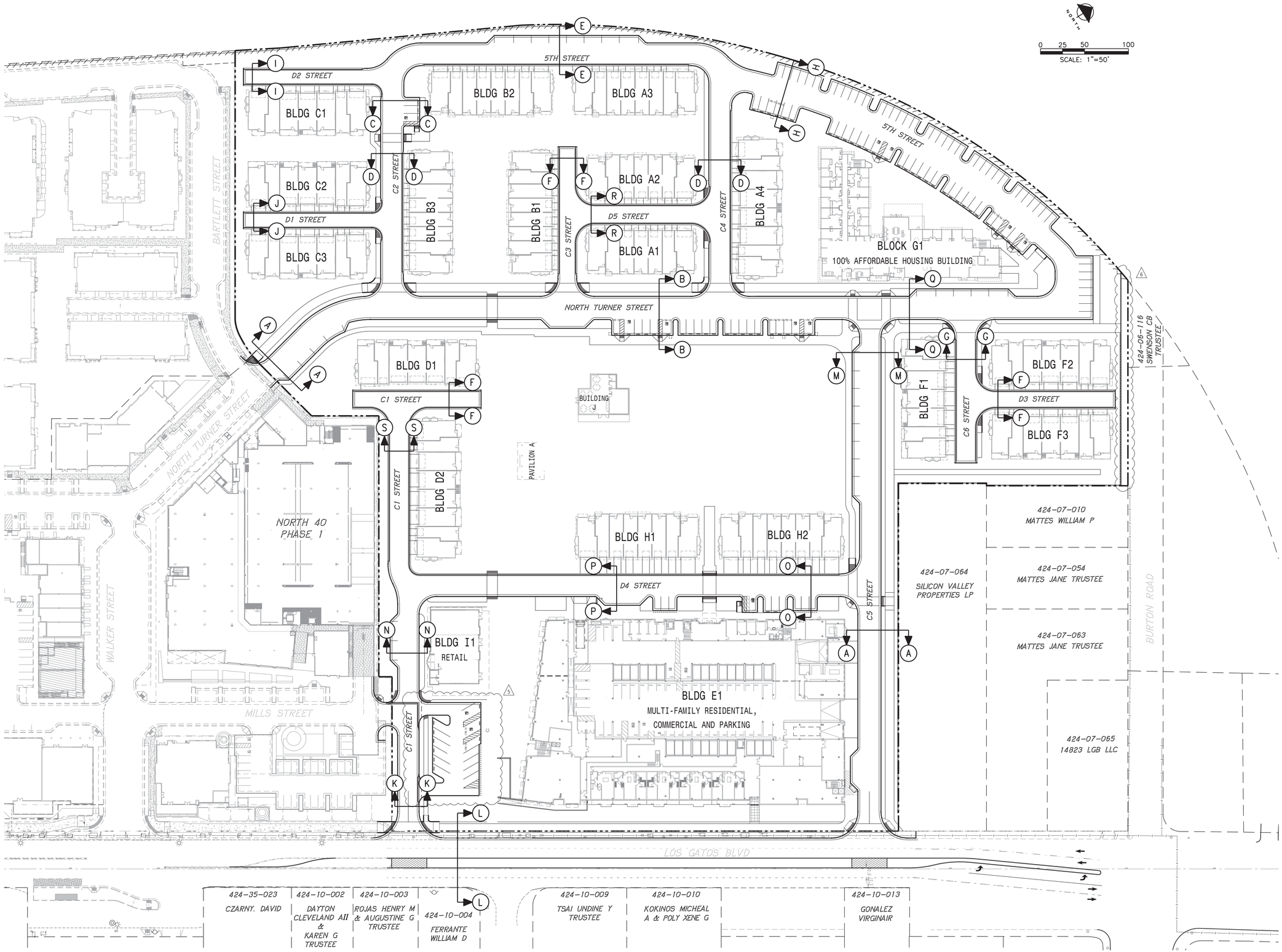
PHASE II DIMENSIONAL SITE PLAN

SHEET NUMBER

C4 (7)

DRAWN BY: EJN DESIGNED BY: GL CHECKED BY: JDB

03-06-2025 8:54am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C04 PHASE II DIMENSIONAL SITE PLAN.DWG



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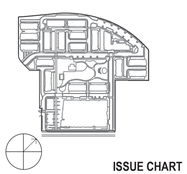

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07	ENTITLEMENT SET - REVISION 6	3/05/2025

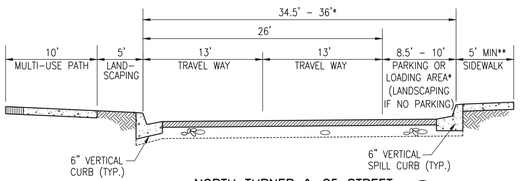
Job Number

TITLE
PHASE II STREET CROSS SECTION LOCATIONS

SHEET NUMBER
C5 6

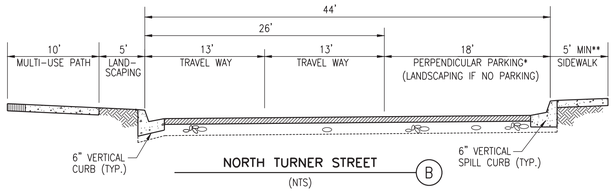
DRAWN BY: EJH DESIGNED BY: GL CHECKED BY: JDB

03-06-2025 8:54am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\COS PHASE II STREET CROSS SECTION LOCATIONS.DWG



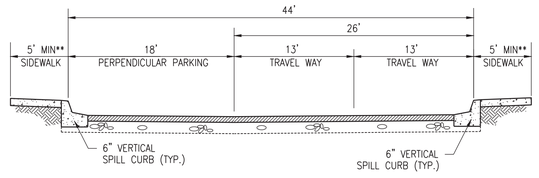
NORTH TURNER & C5 STREET (A)
(NTS)

* REFER TO PLAN VIEW FOR PARKING/LOADING LOCATIONS. LOADING AREAS ARE 10' WIDE.
**5' MIN SWLK AS MEASURED FROM BACK OF CURB.
SEE PLAN VIEW FOR ADDITIONAL PEDESTRIAN PAVEMENT WIDTH AT BLDG E FRONTAGE



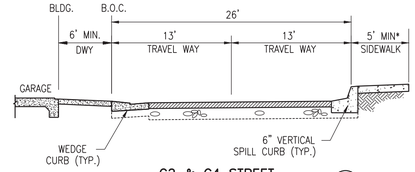
NORTH TURNER STREET (B)
(NTS)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS
**5' MIN SWLK AS MEASURED FROM BACK OF CURB.



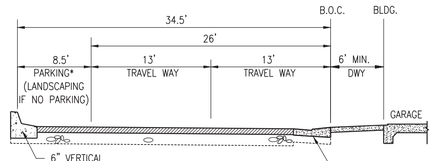
C2 STREET (C)
(NTS)

**5' MIN SWLK AS MEASURED FROM BACK OF CURB.



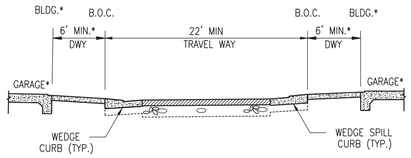
C2 & C4 STREET (D)
(NTS)

*5' MIN SWLK AS MEASURED FROM BACK OF CURB.



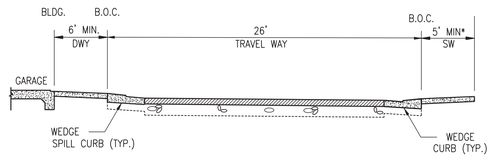
5TH STREET (E)
(FROM C2 STREET TO C4 STREET)
(NTS)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS



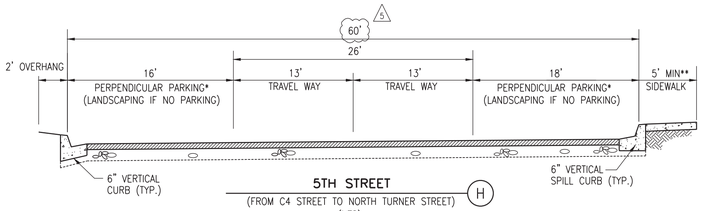
C1, C3 & D3 STREETS (F)
(NTS)

*SINGLE LOADED ALLEY AT STREETS C1 & C3. BUILDING AND DRIVEWAY ON ONLY ONE SIDE OF ALLEY AT THESE LOCATIONS.



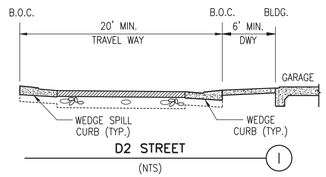
C6 STREET (G)
(NTS)

*5' MIN SWLK AS MEASURED FROM BACK OF CURB.

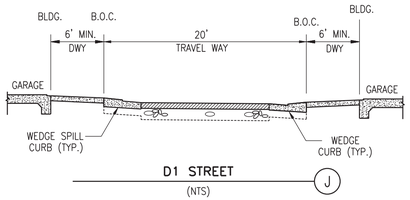


5TH STREET (H)
(FROM C4 STREET TO NORTH TURNER STREET)
(NTS)

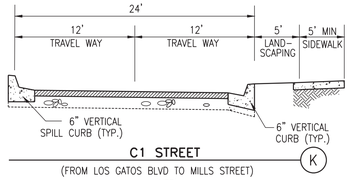
* REFER TO PLAN VIEW FOR PARKING LOCATIONS
**5' MIN SWLK AS MEASURED FROM BACK OF CURB. SEE LANDSCAPE PLANS FOR ADDITIONAL PEDESTRIAN PAVEMENT WIDTH AT BLDG G1 FRONTAGE



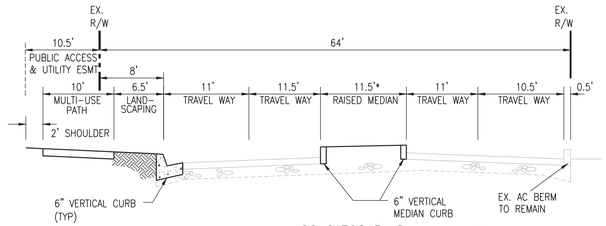
D2 STREET (I)
(NTS)



D1 STREET (J)
(NTS)

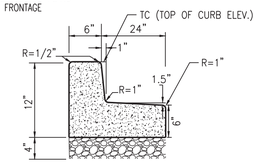


C1 STREET (K)
(FROM LOS GATOS BLVD TO MILLS STREET)
(NTS)



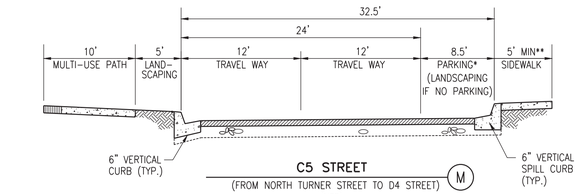
LOS GATOS BLVD (L)
(NTS)

*EASEMENT WIDTH VARIES WHERE MEDIAN CONVERGES WITH BURTON/SAMARITAN INTERSECTION



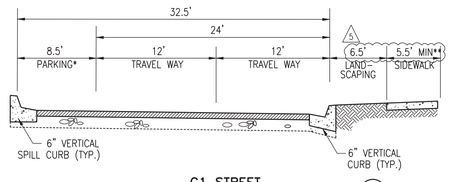
6" VERTICAL CURB
(NTS)

*NOTE:
VERTICAL CURB TO COMPLY WITH TOWN STD PLAN ST-210.



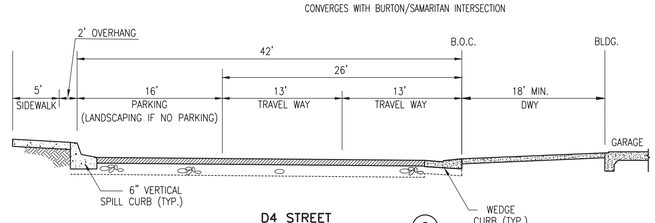
C5 STREET (M)
(FROM NORTH TURNER STREET TO D4 STREET)
(NTS)

* REFER TO PLAN VIEW FOR PARKING LOCATIONS
**5' MIN SWLK AS MEASURED FROM BACK OF CURB.



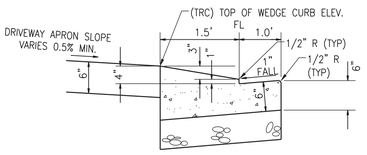
C1 STREET (N)
(FROM MILLS STREET TO D4 STREET)
(NTS)

*REFER TO PLAN VIEW FOR PARKING LOCATIONS
**5' MIN SWLK AS MEASURED FROM BACK OF CURB.

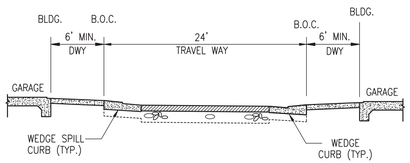


D4 STREET (O)
(NTS)

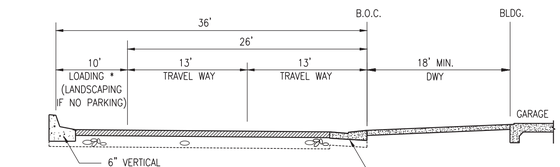
*REFER TO PLAN VIEW FOR PARKING LOCATIONS



WEDGE CURB
(NTS)

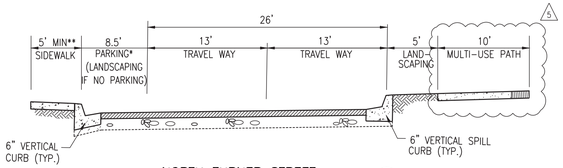


D5 STREET (R)
(NTS)



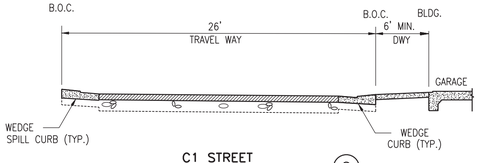
D4 STREET (P)
(NTS)

* REFER TO PLAN VIEW FOR LOADING LOCATIONS



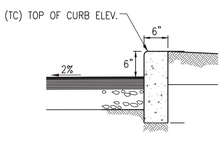
NORTH TURNER STREET (Q)
(NTS)

*REFER TO PLAN VIEW FOR PARKING LOCATIONS
**5' MIN SWLK AS MEASURED FROM BACK OF CURB.

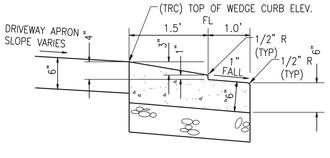


C1 STREET (S)
(NTS)

*5' MIN SWLK AS MEASURED FROM BACK OF CURB.



6" VERTICAL MEDIAN CURB
(NTS)



SPILL WEDGE CURB
(NTS)

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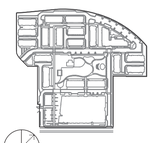
PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
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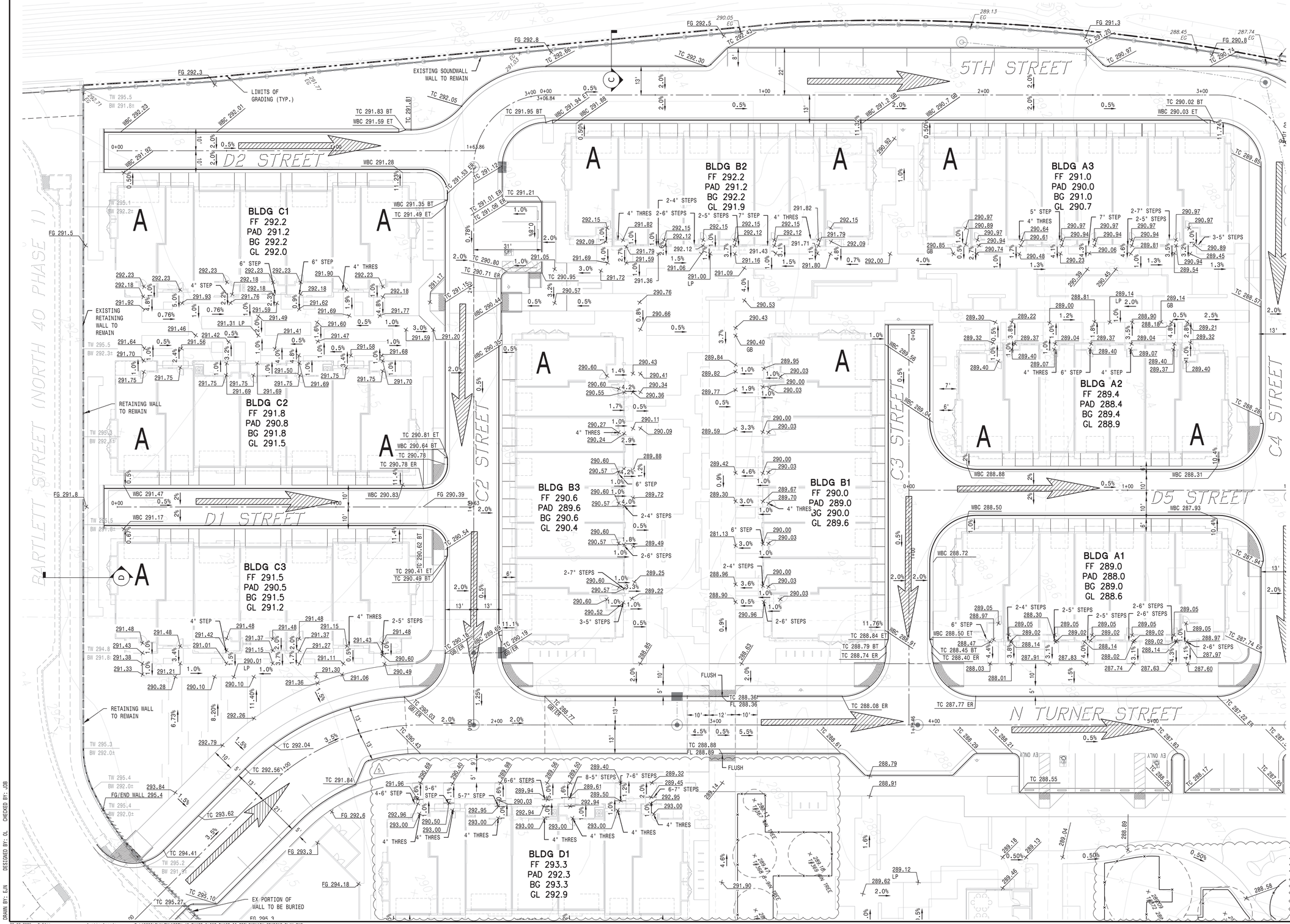
05	ENTITLEMENT SET - REVISION 4	09/23/2024
06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE
PHASE II STREET CROSS SECTIONS AND DETAILS

SHEET NUMBER
C6 (5)

DRAWN BY: EJN DESIGNED BY: DL CHECKED BY: JOB



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PROJECT

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NORTH

0 10 20 40
SCALE: 1"=20'

KEYPLAN

ISSUE CHART

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07	ENTITLEMENT SET - REVISION 6	3/05/2025

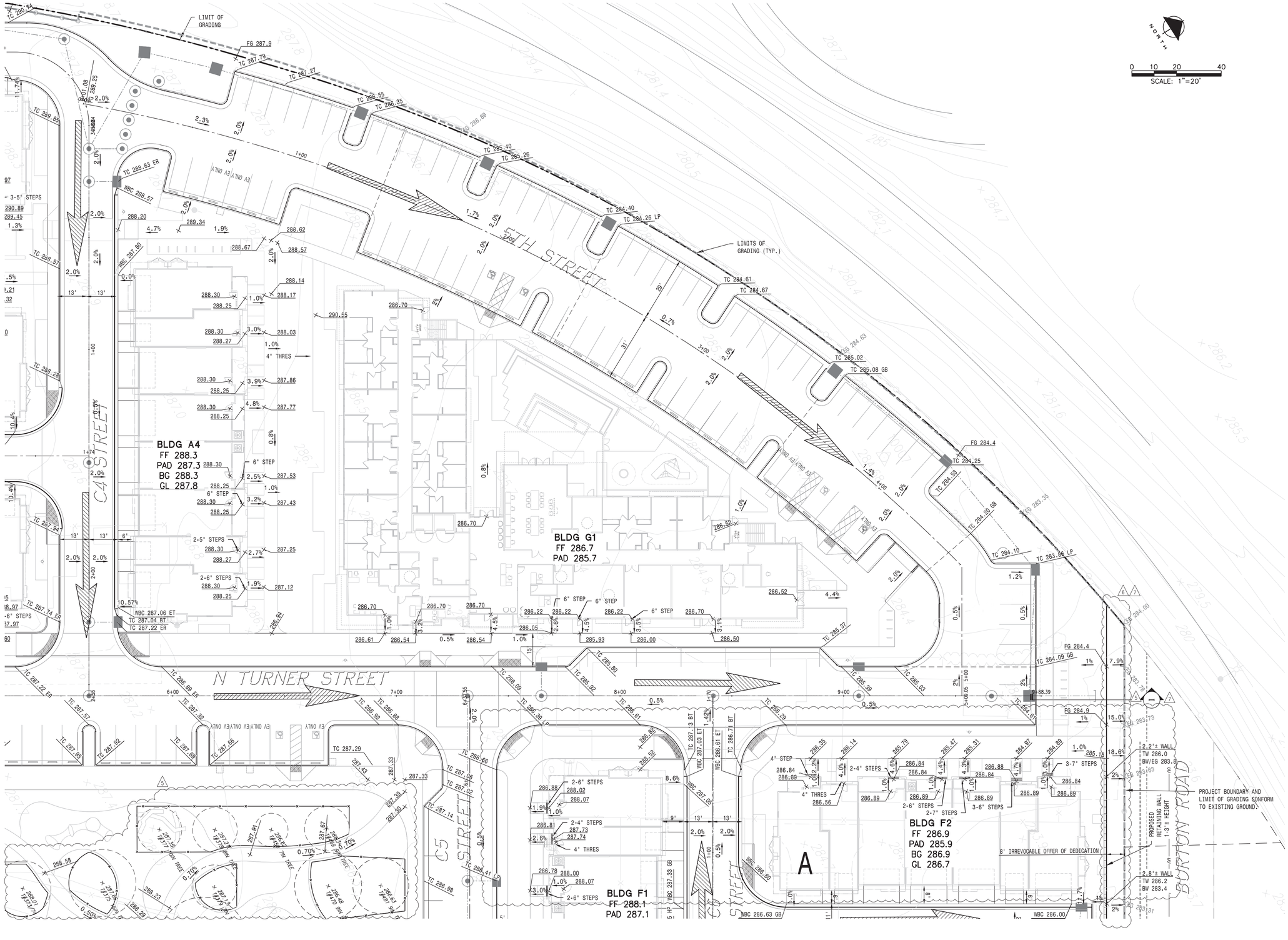
Job Number

TITLE
PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER
C7
5

DRAWN BY: EJN DESIGNED BY: GIL CHECKED BY: JOB

03-06-2025 8:54am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C07 PHASE II PRELIMINARY GRADING PLAN.DWG



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PROJECT

NORTH 40 PHASE II

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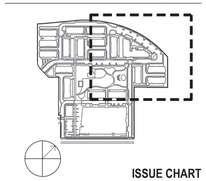
KEYPLAN



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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

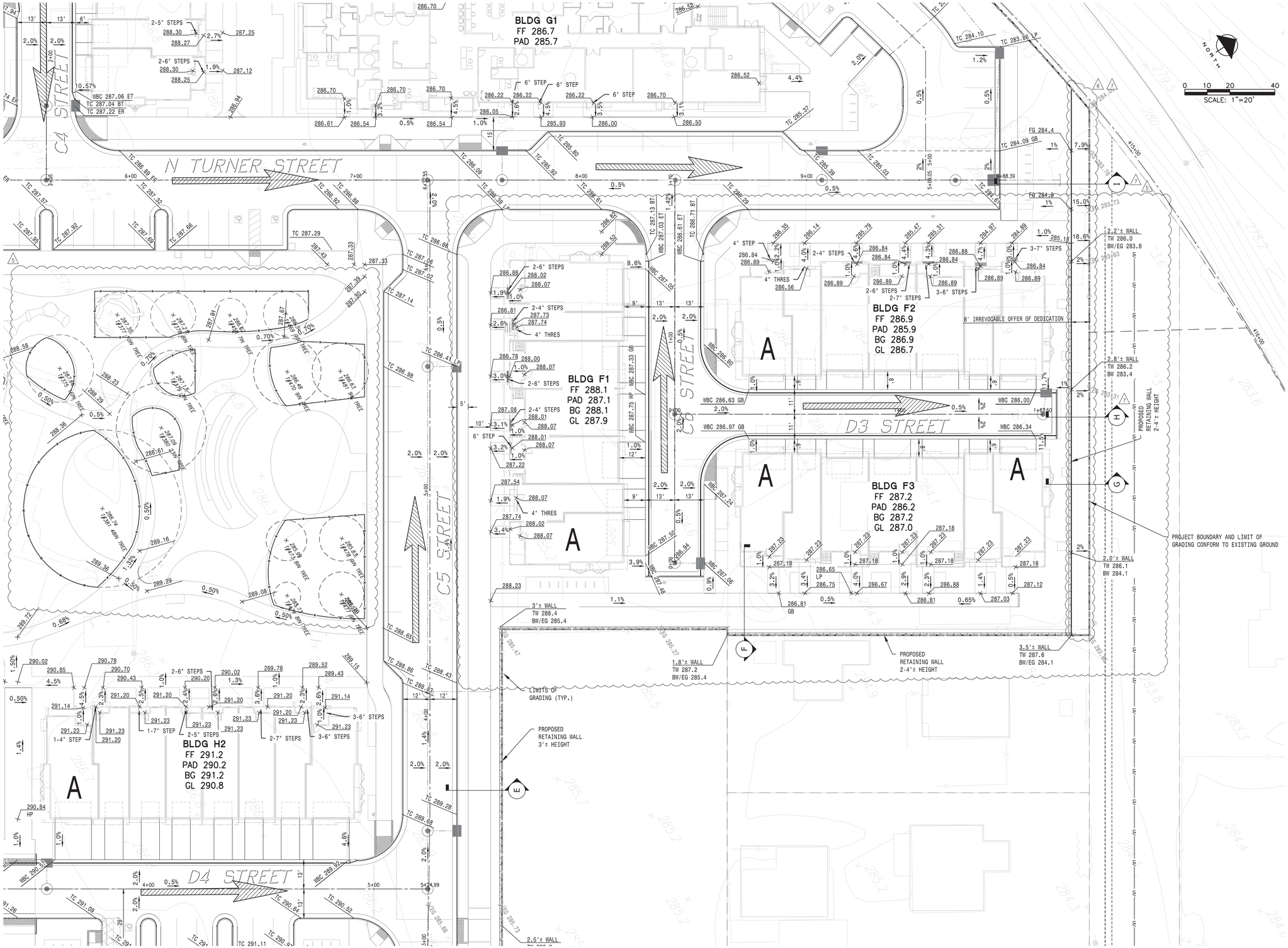
PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER

C8 (7)

DRAWN BY: EJN DESIGNED BY: GL CHECKED BY: JOB

03-06-2025 8:55am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C08 PHASE II PRELIMINARY GRADING PLAN.DWG



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PROJECT

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North 40 Phase II
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APPLICANT

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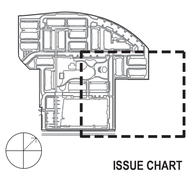
KEYPLAN



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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

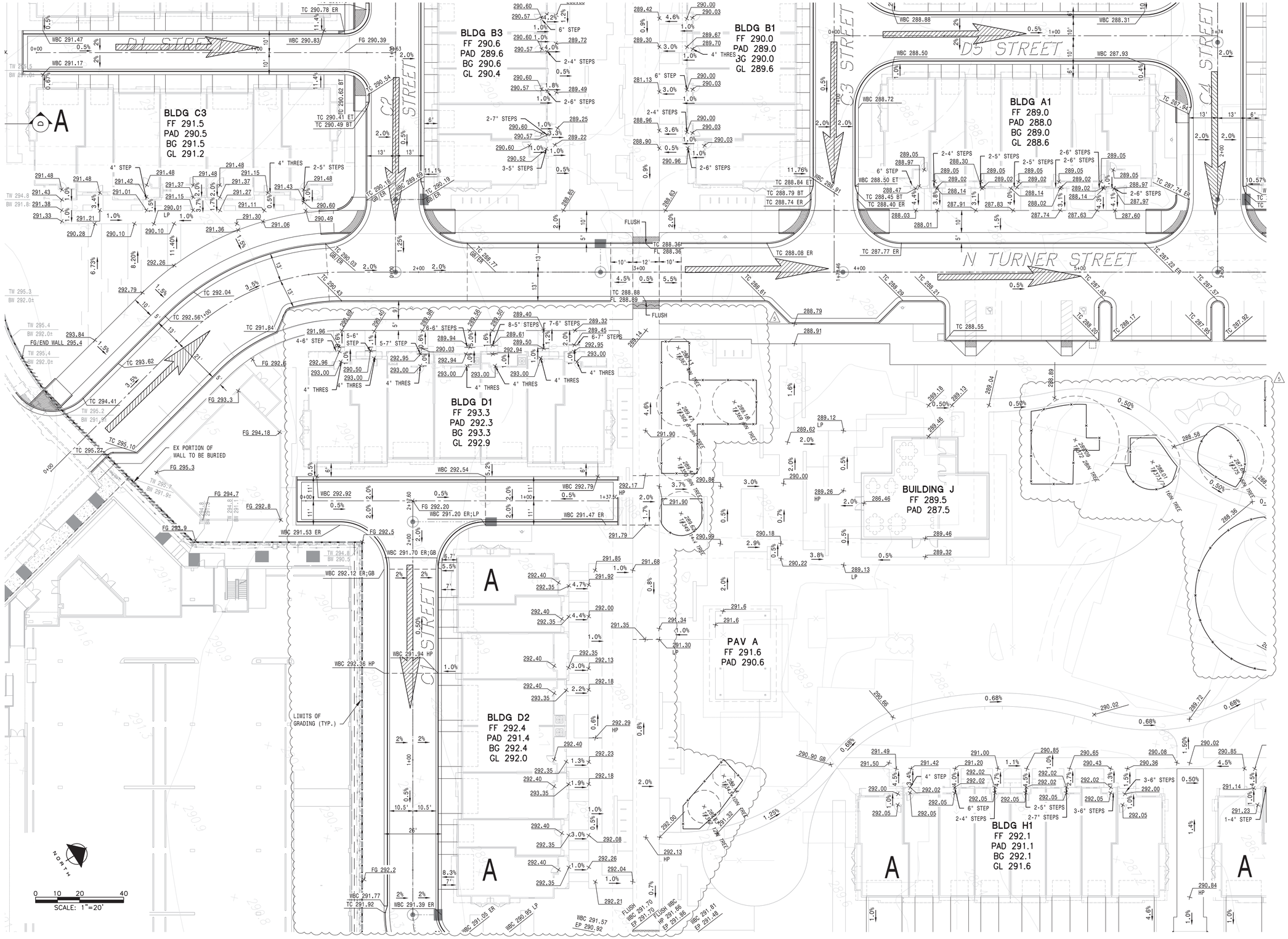
Job Number

TITLE
PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER
C9
7

DRAWN BY: EJN DESIGNED BY: GL CHECKED BY: JOB

03-06-2025 8:55am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C09 PHASE II PRELIMINARY GRADING PLAN.DWG



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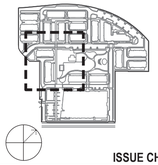
KEYPLAN



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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

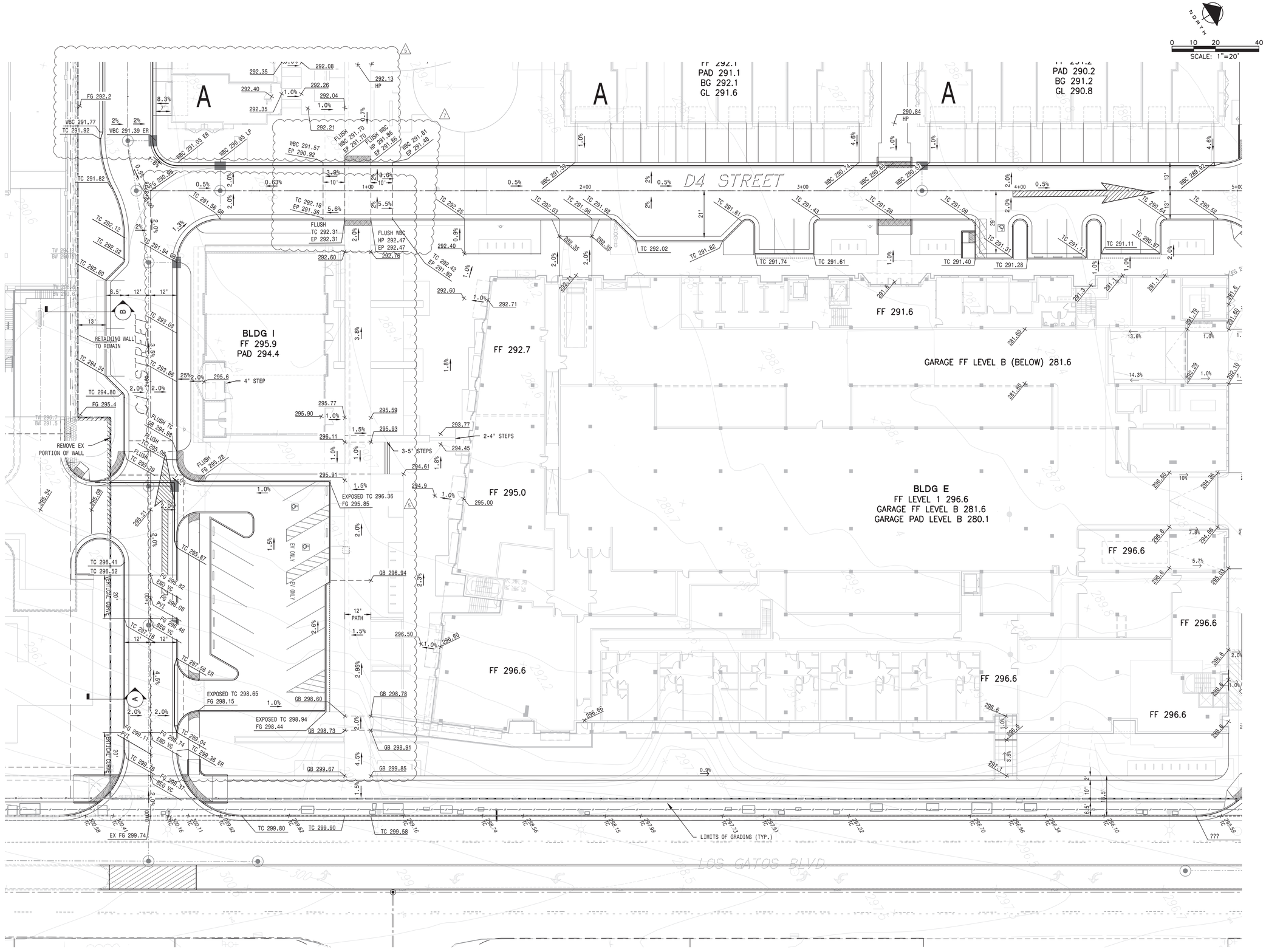
PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER

C10 (5)

DRAWN BY: EJH DESIGNED BY: GL CHECKED BY: JOB

03-06-2025 8:55am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C10 PHASE II PRELIMINARY GRADING PLAN.DWG



DESIGNED BY: GL CHECKED BY: JOB

DRAWN BY: EJN

03-06-2025 8:56am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C11 PHASE II PRELIMINARY GRADING PLAN.DWG

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PROJECT

NORTH 40 PHASE II
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APPLICANT

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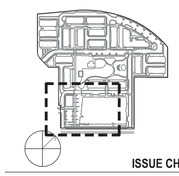
KEYPLAN



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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

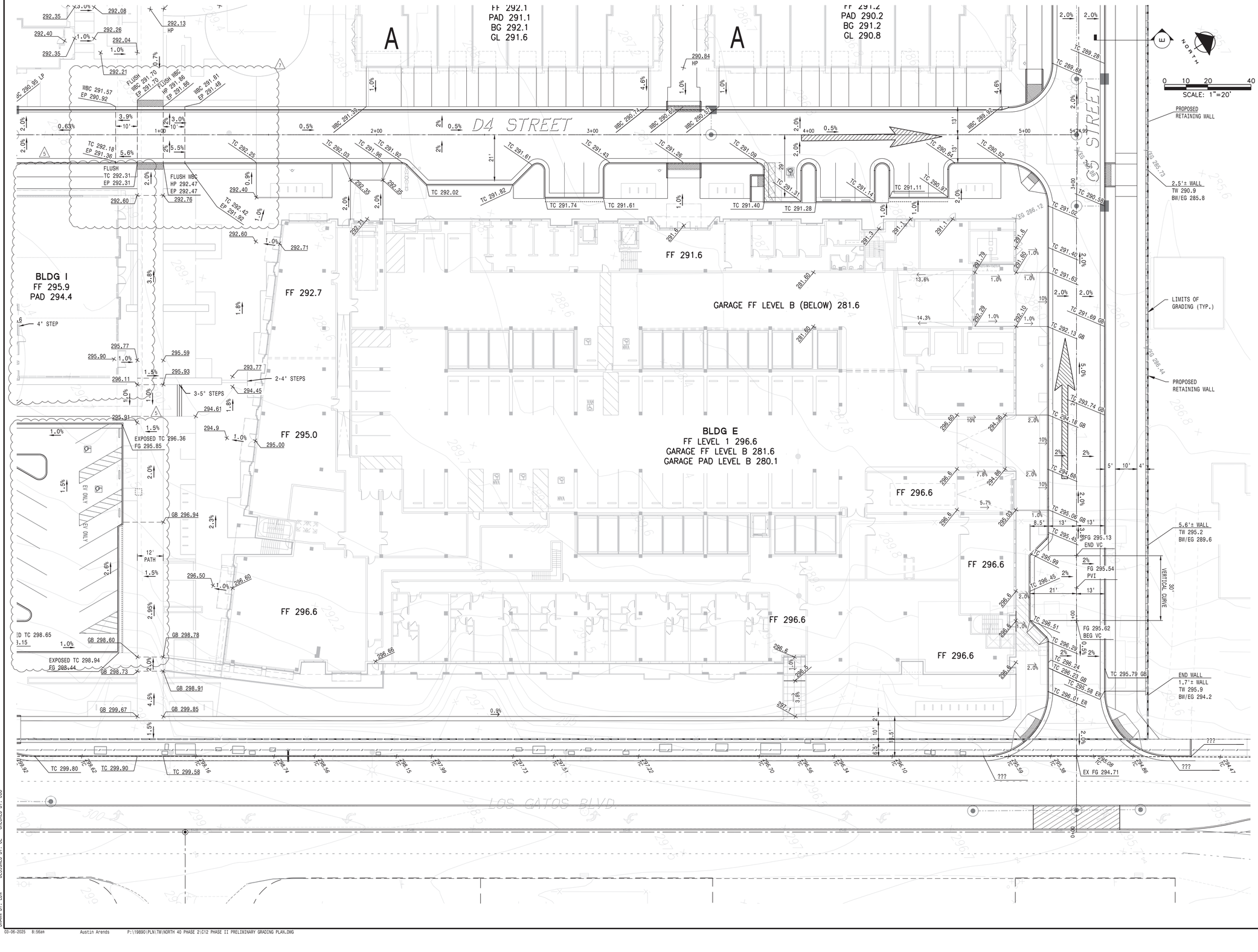
Job Number

TITLE

PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER

C11 7



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PROJECT

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North 40 Phase II
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APPLICANT

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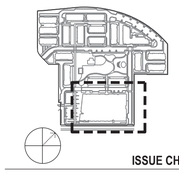
KEYPLAN



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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

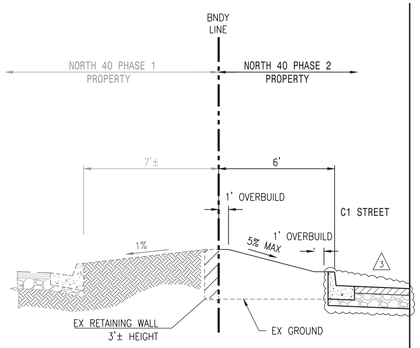
PHASE II PRELIMINARY GRADING PLAN

SHEET NUMBER

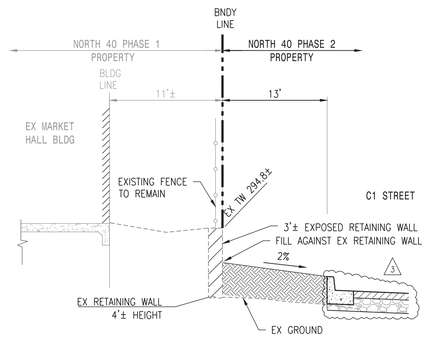
C12 (7)

DRAWN BY: EJN DESIGNED BY: OL CHECKED BY: JDB

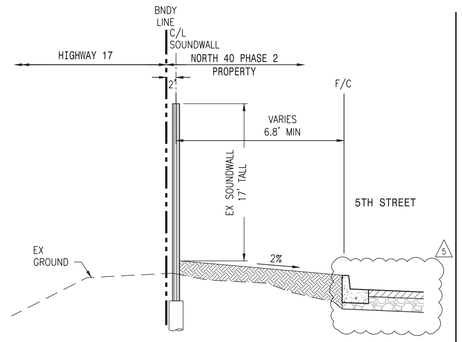
03-06-2025 8:56am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C12 PHASE II PRELIMINARY GRADING PLAN.DWG



SECTION A
NTS



SECTION B
NTS



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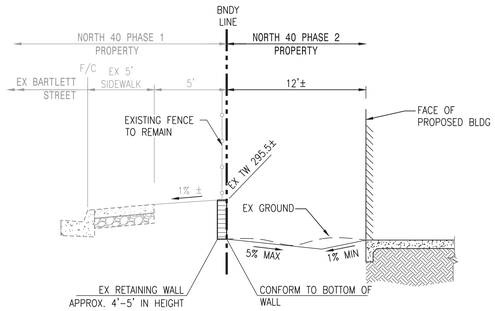

SECTION D
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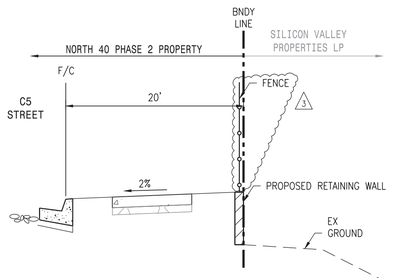
Chicago, IL 60603



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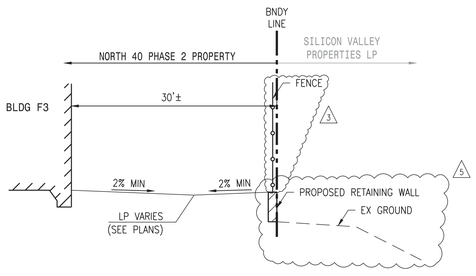

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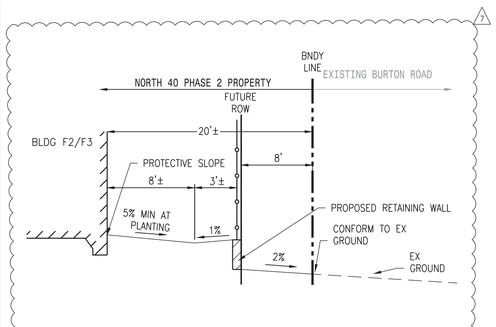

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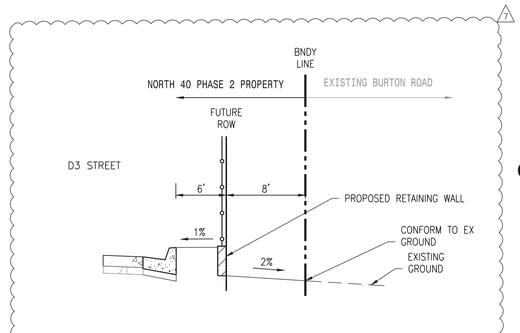

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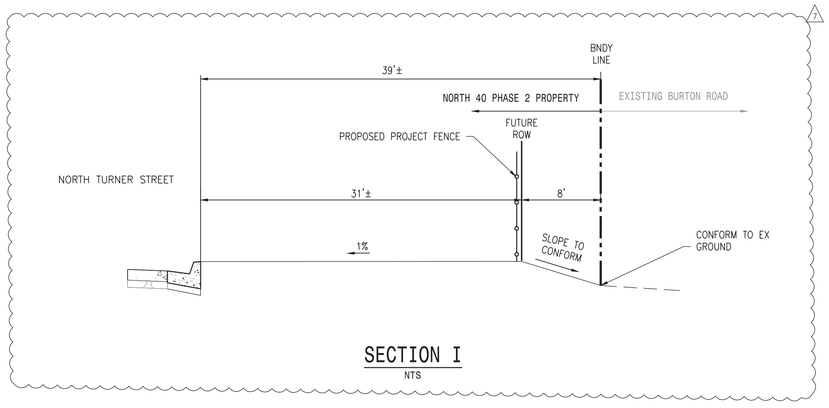

SECTION I
NTS

CONCEPTUAL EARTHWORK SUMMARY:

PHASE	ESTIMATED CUT (CY)	ESTIMATED FILL (CY)	UTILITY TRENCH EXCAVATION (CY)	SHRINK AT 10% (CY)	CONSOLIDATION OVER FILL AREA (CY)	NET (CY)
2	31,565	24,756	TBD	TBD	TBD	6,809

NOTES:
1. QUANTITIES ROUNDED TO THE NEAREST THOUSAND
2. THE QUANTITIES INDICATE AN UNBALANCED DIRT CONDITION, NECESSITATING THE EXPORT OF MATERIAL AS PER THE PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
3. THE TOTAL DISTURBED ACREAGE IS 15.67 AC.

PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

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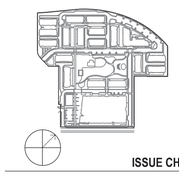
KEYPLAN



ISSUE CHART

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05	ENTITLEMENT SET - REVISION 4	09/23/2024
06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

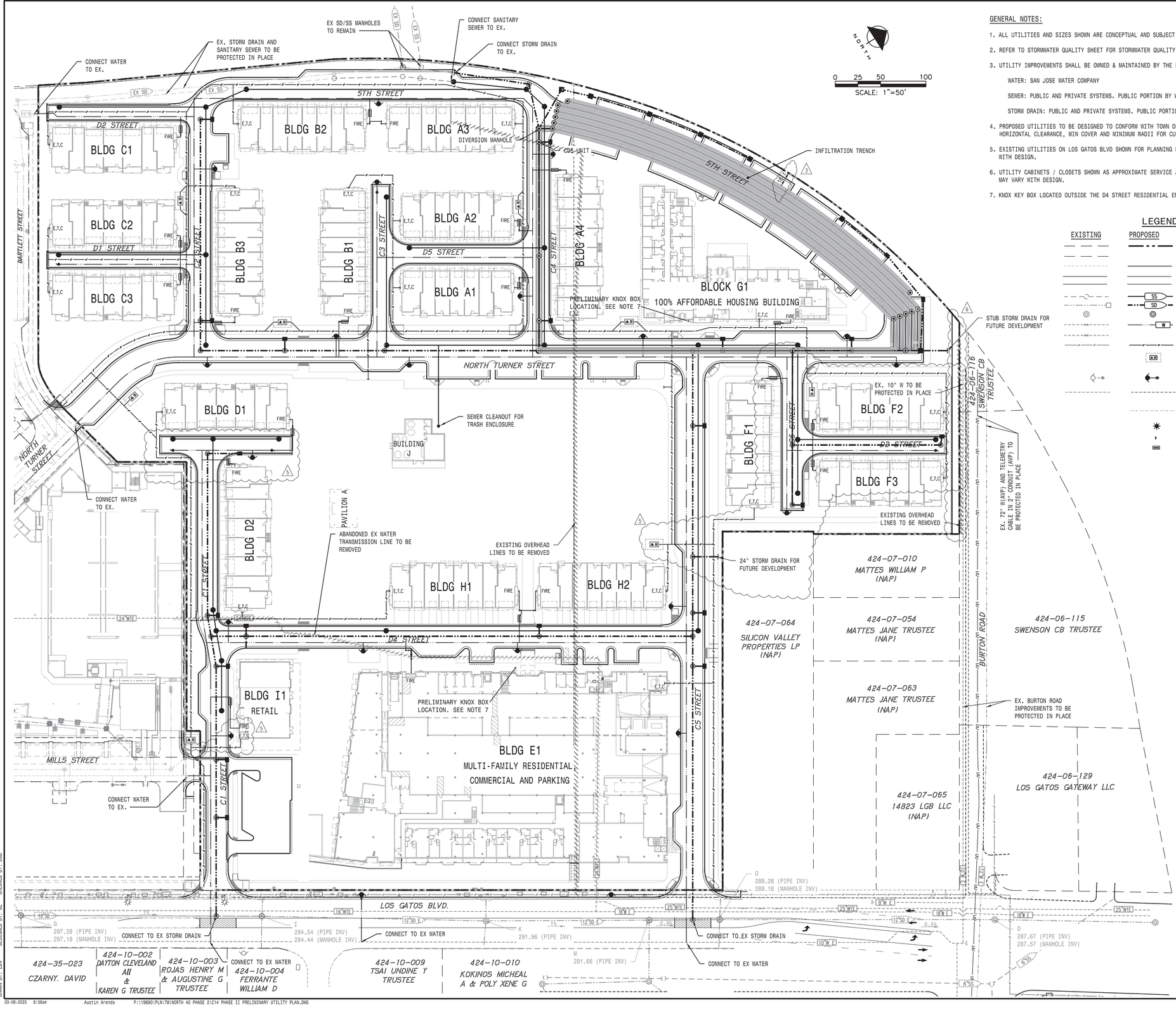
Job Number

TITLE
PHASE II PRELIMINARY GRADING PLAN SECTIONS AND DETAILS

SHEET NUMBER
C13 7

DRAWN BY: EAN DESIGNED BY: OL CHECKED BY: JDB

03-06-2025 8:56am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C13 PHASE II PRELIMINARY GRADING PLAN SECTIONS AND DETAILS.DWG



GENERAL NOTES:

1. ALL UTILITIES AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL DESIGN.
2. REFER TO STORMWATER QUALITY SHEET FOR STORMWATER QUALITY IMPROVEMENTS.
3. UTILITY IMPROVEMENTS SHALL BE OWNED & MAINTAINED BY THE FOLLOWING.

   WATER: SAN JOSE WATER COMPANY

   SEWER: PUBLIC AND PRIVATE SYSTEMS. PUBLIC PORTION BY WEST VALLEY SANITATION DISTRICT

   STORM DRAIN: PUBLIC AND PRIVATE SYSTEMS. PUBLIC PORTION BY TOWN OF LOS GATOS
4. PROPOSED UTILITIES TO BE DESIGNED TO CONFORM WITH TOWN OF LOS GATOS STANDARDS INCLUDING VERTICAL AND HORIZONTAL CLEARANCE, MIN COVER AND MINIMUM RADII FOR CURVATURE.
5. EXISTING UTILITIES ON LOS GATOS BLVD SHOWN FOR PLANNING PURPOSES. ACTUAL LOCATIONS TO BE CONFIRMED WITH DESIGN.
6. UTILITY CABINETS / CLOSETS SHOWN AS APPROXIMATE SERVICE AREA TO INDIVIDUAL BUILDINGS. ACTUAL LOCATIONS MAY VARY WITH DESIGN.
7. KNOX KEY BOX LOCATED OUTSIDE THE D4 STREET RESIDENTIAL ENTRY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / BOUNDARY
		RIGHT OF WAY
		FACE OF CURB
		SIDEWALK
		MULTIUSE PATH
SS	SS	SANITARY SEWER & MANHOLE
SD	SD	STORM DRAIN & INLET
		STORM MANHOLE
W	W	WATER LINE
		WATER TRANSMISSION LINE
		JOINT TRENCH (E=ELECTRIC, G-GAS, T-TELEPHONE, C=CABLE)
		ELECTRIC TRANSFORMER (LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN)
		FIRE HYDRANT
		EASEMENT LINE SEE CALL OUTS FOR TYPE
		EXISTING FIBER OPTICS
		PROPOSED LIGHTING
		FDC/PIV
		DDCV

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APPLICANT

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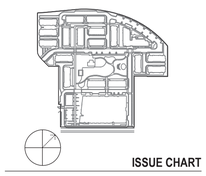
KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

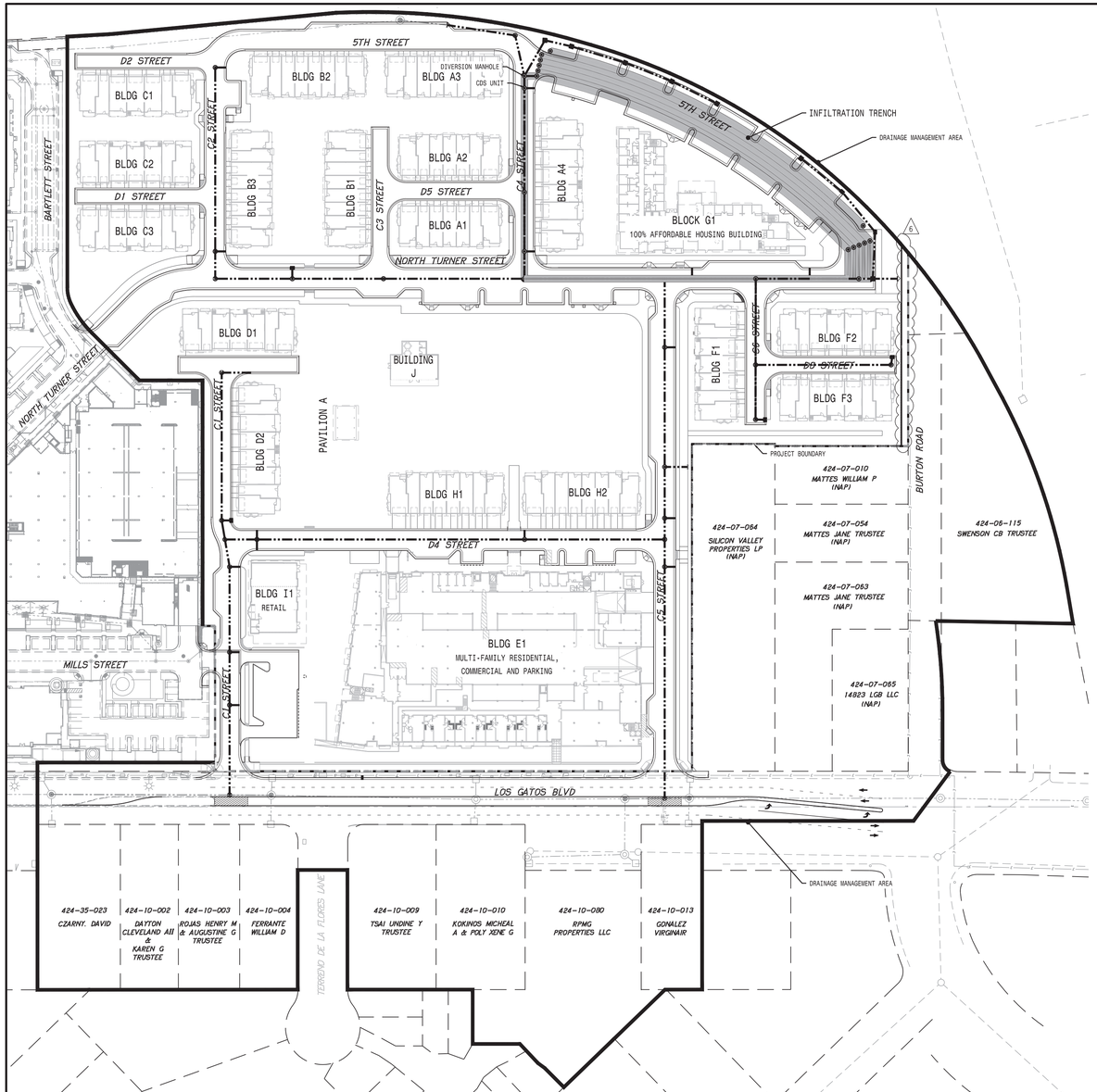
PHASE II PRELIMINARY UTILITY PLAN

SHEET NUMBER

C14 (6)

DRAWN BY: EJN DESIGNED BY: DL CHECKED BY: JOB

03-06-2025 8:56am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C14 PHASE II PRELIMINARY UTILITY PLAN.DWG



NORTH

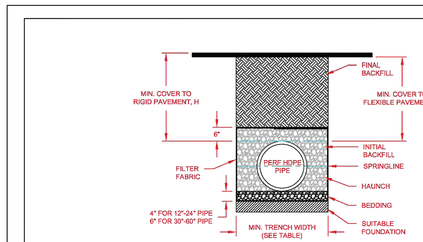
0 40 80 160

SCALE: 1"=80'

LEGEND

STORMWATER DRAINAGE MANAGEMENT AREA

Preliminary CDS Unit Sizing Calcs	
Q=CIA	
Intensity (San Jose Airport)	0.17
MAP_{SITE}/MAP_{GAGE}	1.5
I Design Intensity	0.255
C based on impervious percentage above	0.70
A Total project Area	24.94
Q Flow required	4.45



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. FILTER FABRIC: MEASURES SHALL BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BEDDING AND BACKFILL MATERIAL.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	13" (300mm)
6" (150mm)	18" (450mm)
8" (200mm)	21" (375mm)
10" (250mm)	24" (600mm)
12" (300mm)	30" (750mm)
15" (375mm)	33" (825mm)
18" (450mm)	36" (900mm)
24" (600mm)	40" (1000mm)
30" (750mm)	46" (1150mm)
36" (900mm)	52" (1300mm)
42" (1050mm)	66" (1650mm)
48" (1200mm)	78" (1950mm)
60" (1500mm)	84" (2100mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION: H-25	SURFACE LIVE LOADING CONDITION: HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
5	REV. DRAWING NAME OR NUMBER	TJR	01/05/16	

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (FRPF PIPE)

DRAWING NUMBER: STD-101C

ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN BY:	CKS
DATE:	11/9/06
SCALE:	NTS
SHEET:	1 OF 1

Stormwater Quality Treatment Sizing Calculations

Total Project Area (SF)	Impervious Area (SF)	Pervious Area (SF)	% Impervious (i)	UBS (in)	Adjusted UBS Volume Required (in)	Storage Volume Required (ft^3)
1086520	760133	326387	0.70	0.40	0.60	54717

Subsurface Infiltration Trench

Nominal Pipe Size (in)	Nominal O.D. (in)	Trench Width (ft)	Bedding Thickness (in)	Trench Depth (ft)	Pipe Volume (cf/lf)	Rock Volume[6] (cf/lf)	Total Volume (cf/lf)	Trench Length Designed (ft)	Storage Volume Designed (ft^3)
48	54	6.7	18.00	6.0	12.50	3.5	16.00	3420	54720

Infiltration Trench Drainage Calculations

Trench Surface Area (ft^2)	Depth of ponding when full (in)	native soil[7] (in/hr)	Time needed to drain (hrs)
22914	28.66	1.5	19

Notes:

1. Sizing criteria from the Santa Clara Valley Urban Runoff Pollution Prevention Program 2016 C.3 Handbook - Volume Based Sizing method (CASQA BMP Handbook Approach) for treatment areas. See handbook for details
2. Unit Basin Storage (UBS) volumes taken from C.3 Handbook, Appendix B, Figure B-2, San Jose Airport Gage, for Type B soils.
3. Mean annual precipitation per Figure B-1 "Soil Texture and Mean Annual Precipitation Depths for the Santa Clara Basin" See C.3 Handbook, Appendix B, for figure.
   MAP_{SITE} 21.0 inches
4. Mean annual precipitation gage (MAPGAGE) per Table B-2b: "Precipitation Data for Three Reference Gages" See C.3 Handbook, Appendix B for table.
   MAP_{GAGE} 13.9 inches
5. UBS Adjustment factor = MAP_{SITE}/MAP_{GAGE} 1.5
6. Assumed porosity (void space) of aggregate = 0.35
7. Per Engeo's Geotechnical Exploration and supplemental Infiltration Trench Memo, actual infiltration rates on site exceed 5" per hour but 1.5" per hour was used to be conservative.

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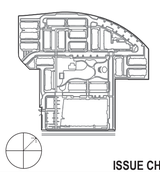

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Job Number

TITLE

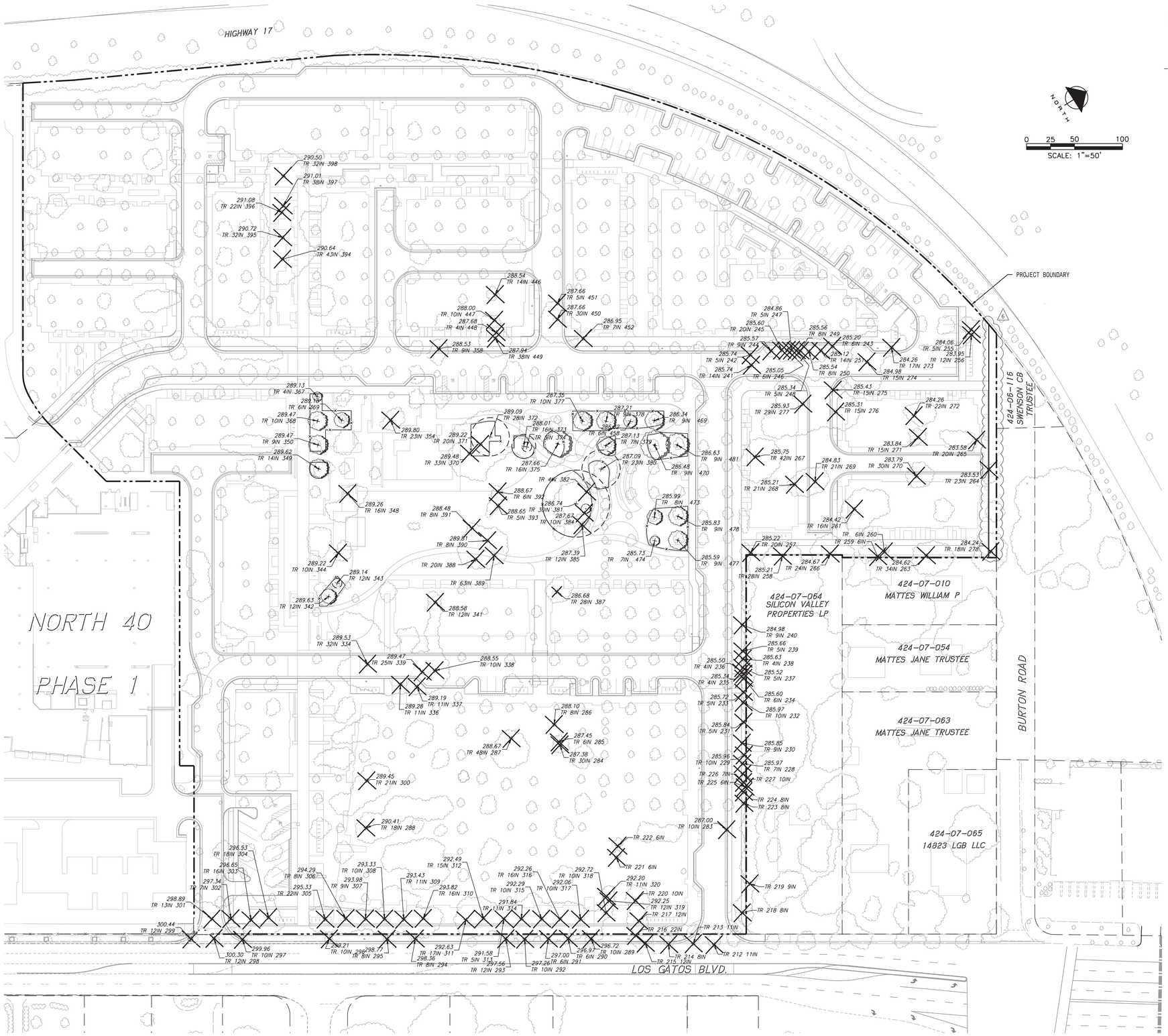
PHASE II STORMWATER MANAGEMENT CONCEPT

SHEET NUMBER

C15 6

DRAWN BY: EJN DESIGNED BY: CHECKED BY: JOB

03-06-2025 8:57am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C15 PHASE II STORMWATER MANAGEMENT CONCEPT.DWG



LEGEND

287.68 TR 4IN 448

PROTECTED TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN

TREE PROTECTIVE FENCING PER ARBORIST RECOMMENDATION

287.68 TR 4IN 448

NON PROTECTED TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN.

287.68 TR 4IN 448

PROTECTED TREE TO BE REMOVED

NOTE:

1. SEE NORTH 40 PHASE II PRELIMINARY ARBORIST REPORT BY HORTSCIENCE, BARTLETT CONSULTING DATED SEPTEMBER 20, 2024 FOR TREE SPECIES AND HEALTH DETAILS.

Trees with the Potential to be Preserved to the Extent Feasible During Final Design

Tree #	Species	Protected	Not Protected
342	Persimmon		X
343	Goldenrain Tree	X	
349	English Walnut		X
350	English Walnut		X
367	English Wallnut		X
368	English Wallnut		X
369	English Wallnut		X
372	Atlas Cedar	X	
373	Cork Oak	X	
374	Deodar Cedar	X	
375	English Walnut		X
377	English Walnut		X
378	English Walnut	X	
379	English Walnut	X	
380	Coast Live Oak	X	
381	Cork Oak	X	
458	English Walnut		X
469	English Walnut		X
470	English Walnut		X
473	English Walnut		X
474	English Walnut		X
477	English Walnut		X
478	English Walnut		X
481	English Walnut		X

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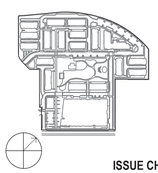

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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

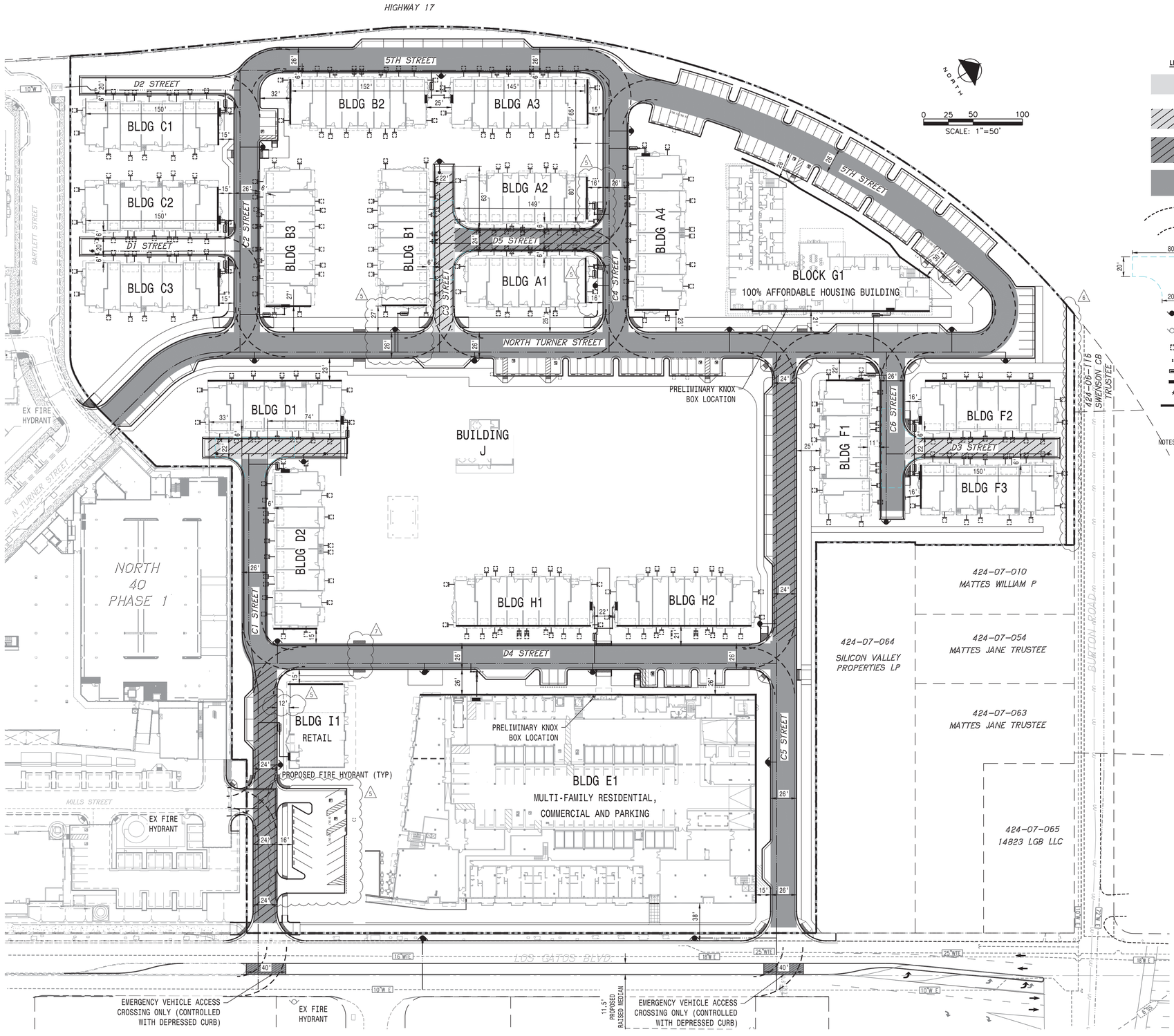
PHASE II TREE DISPOSITION PLAN

SHEET NUMBER

C16 6

DRAWN BY: EJN DESIGNED BY: OL CHECKED BY: JDB

03-06-2025 8:57am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C16 PHASE II TREE DISPOSITION PLAN.DWG

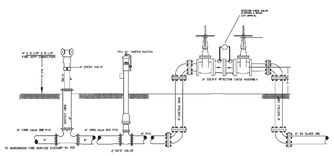


LEGEND:

- MINIMUM 20 FT WIDE FIRE ACCESS ROAD
- MINIMUM 22 FT WIDE FIRE ACCESS ROAD
- MINIMUM 24 FT WIDE FIRE ACCESS ROAD
- MINIMUM 26 FT WIDE FIRE ACCESS ROAD
- TYPICAL MINIMUM TURN RADIUS (30' INTERIOR / 50' EXTERIOR)
- TYPICAL RESIDENTIAL TURNAROUND & TURNOUT PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARDS & SPECIFICATIONS D-1
- PROPOSED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT LOCATION
- GROUND FIRE ACCESS
- FDC/PIV
- DDCV
- FIRE CLOSET
- PRELIMINARY KNOX BOX LOCATION
- BUILDING AERIAL ACCESS SIDE

NOTES:

1. ACTUAL STREET WIDTHS EXCEED MINIMUM REQUIREMENTS AT SOME LOCATIONS
2. STREET WIDTH MEASURED TO FACE OF CURB FOR VERTICAL CURBS AND BACK OF CURB FOR ROLLED/WEDGE CURB
3. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THEIR WORK. CFC SEC.903.2.
4. FIRE HOSE THREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGH PILED COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. INSTALLATION STANDARD. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.
5. FIRE ACCESS ROADS WILL BE MARKED WITH RED CURBING AND/OR SIGNAGE TO DESIGNATE THEM FOR EMERGENCY VEHICLE ACCESS. DETAILS TO BE DETERMINED AT FINAL DESIGN.
6. FIRE WATER APPURTENANCE LOCATIONS ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN.



UNDERGROUND PIPING DETAIL

(NTS FOR REFERENCE ONLY)

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LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
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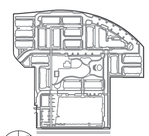
PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
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06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

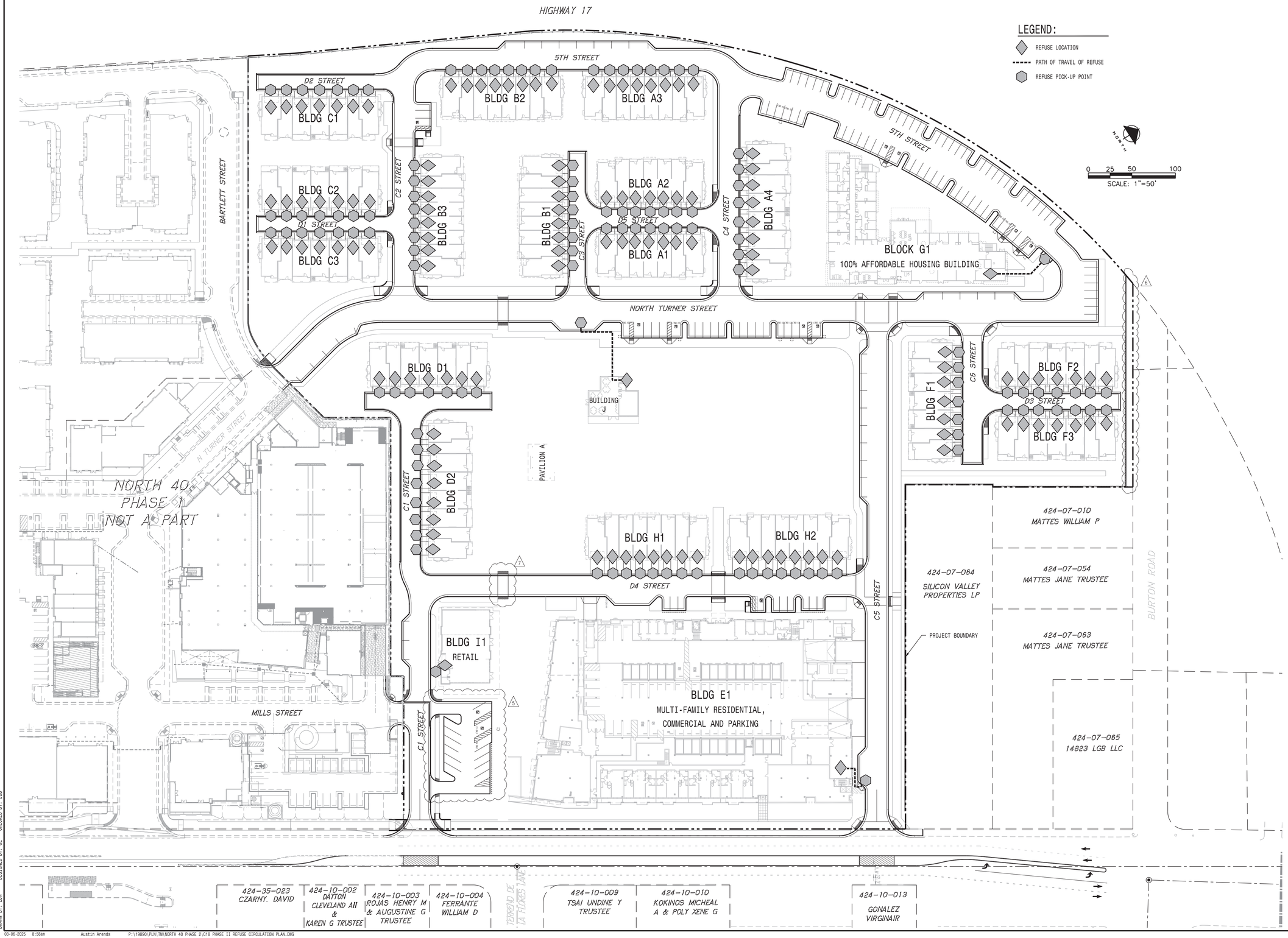
PHASE II FIRE ACCESS PLAN

SHEET NUMBER

C17 (7)

DRAWN BY: EJN DESIGNED BY: GL CHECKED BY: JOB

03-06-2025 8:57am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C17 PHASE II FIRE ACCESS PLAN.DWG



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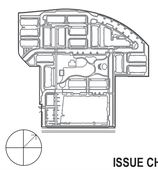

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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

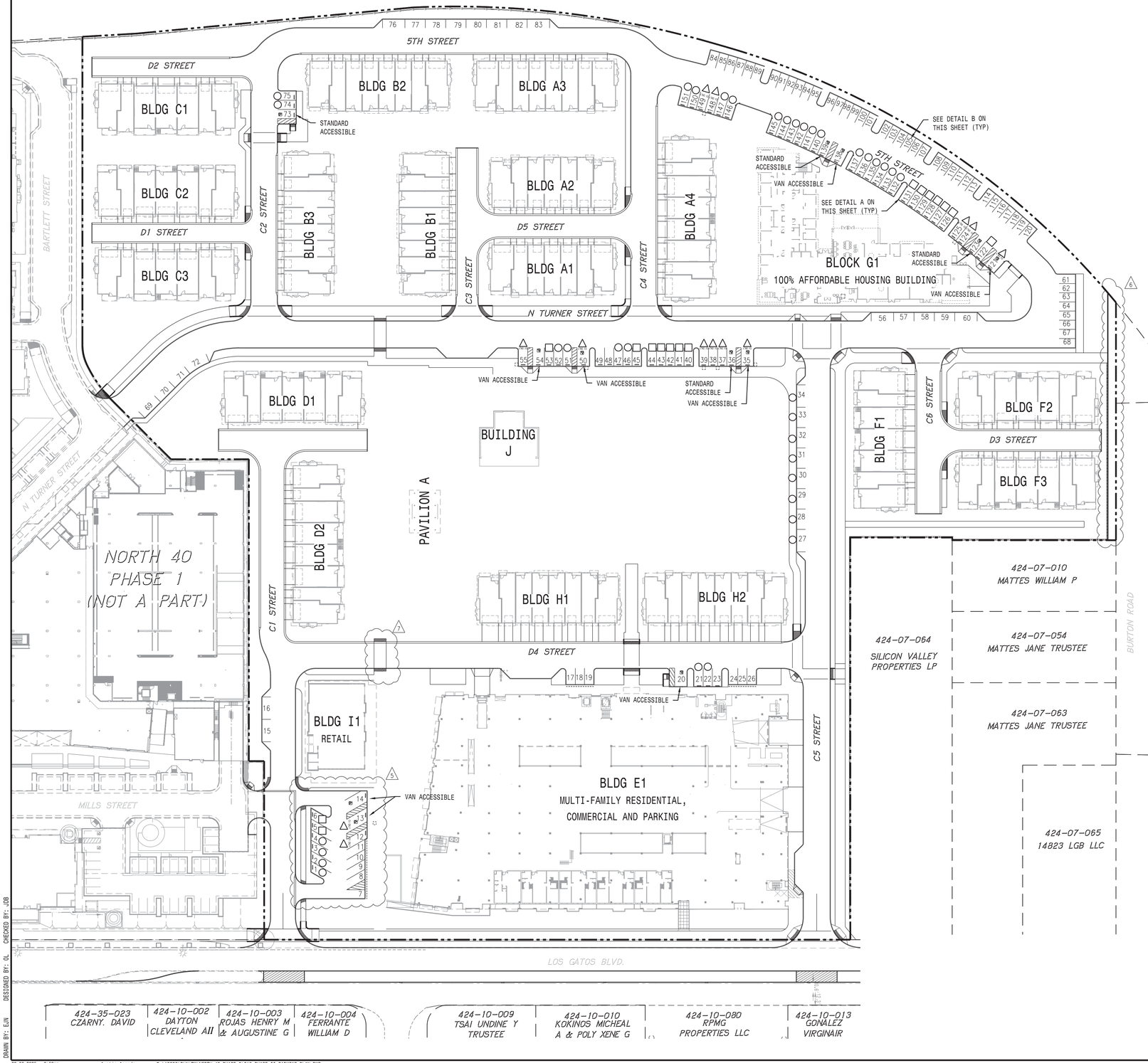
PHASE II REFUSE CIRCULATION PLAN

SHEET NUMBER

C18 7

DRAWN BY: EJN DESIGNED BY: OL CHECKED BY: JDB

03-06-2025 8:58am Austin Arends P:\19890\PLN\TM\NORTH 40 PHASE 2\C18 PHASE II REFUSE CIRCULATION PLAN.DWG



NORTH

0 25 50 100

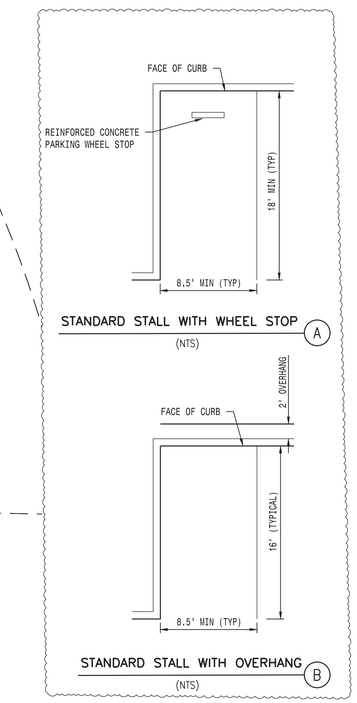
SCALE: 1"=50'

LEGEND:

ACC	STANDARD ACCESSIBLE STALL
VAN	VAN ACCESSIBLE STALL
○	ELECTRIC VEHICLE READY STALL
□	ELECTRIC VEHICLE CAPABLE STALL
△	ELECTRIC VEHICLE CHARGER STALL
–	WHEEL STOP

NOTES:

1. STANDARD PARKING STALLS WILL COMPLY WITH TOWN OF LOS GATOS OFF-STREET PARKING STANDARDS.
   PARALLEL STALL: 8.5'x 20' MIN (22' LENGTH NEXT TO OBSTRUCTION)
   PERPENDICULAR STALL: 8.5'x 16' MIN WITH OVERHANG OR 8.5' x 18' WITH WHEEL STOP. SEE DETAILS BELOW.
2. "EV" STALLS 9'x18' MIN PER CALIFORNIA GREEN BUILDING CODE ARE PROPOSED WHERE SHOWN AND ARE REQUIRED TO BE.
3. STANDARD ACCESSIBLE STALLS (AND STANDARD ACCESSIBLE EV STALLS) ARE DESIGNED PER THE CALIFORNIA BUILDING CODE.
4. VAN ACCESSIBLE STALLS (AND VAN ACCESSIBLE EV STALLS) ARE DESIGNED PER THE CALIFORNIA BUILDING CODE.
5. PEDESTRIAN PATHWAYS WITHIN INTERNAL PARKING AREAS SHALL BE SEPARATED FROM VEHICULAR CIRCULATION BY A PHYSICAL BARRIER, SUCH AS A GRADE SEPARATION OR A RAISED PLANTING STRIP, OF AT LEAST SIX INCHES IN HEIGHT AND AT LEAST SIX FEET IN WIDTH. A PEDESTRIAN PATHWAY IS EXEMPT FROM THIS STANDARD WHERE IT CROSSES A PARKING VEHICULAR DRIVE AISLE.



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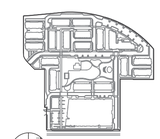
KEYPLAN



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Job Number

TITLE

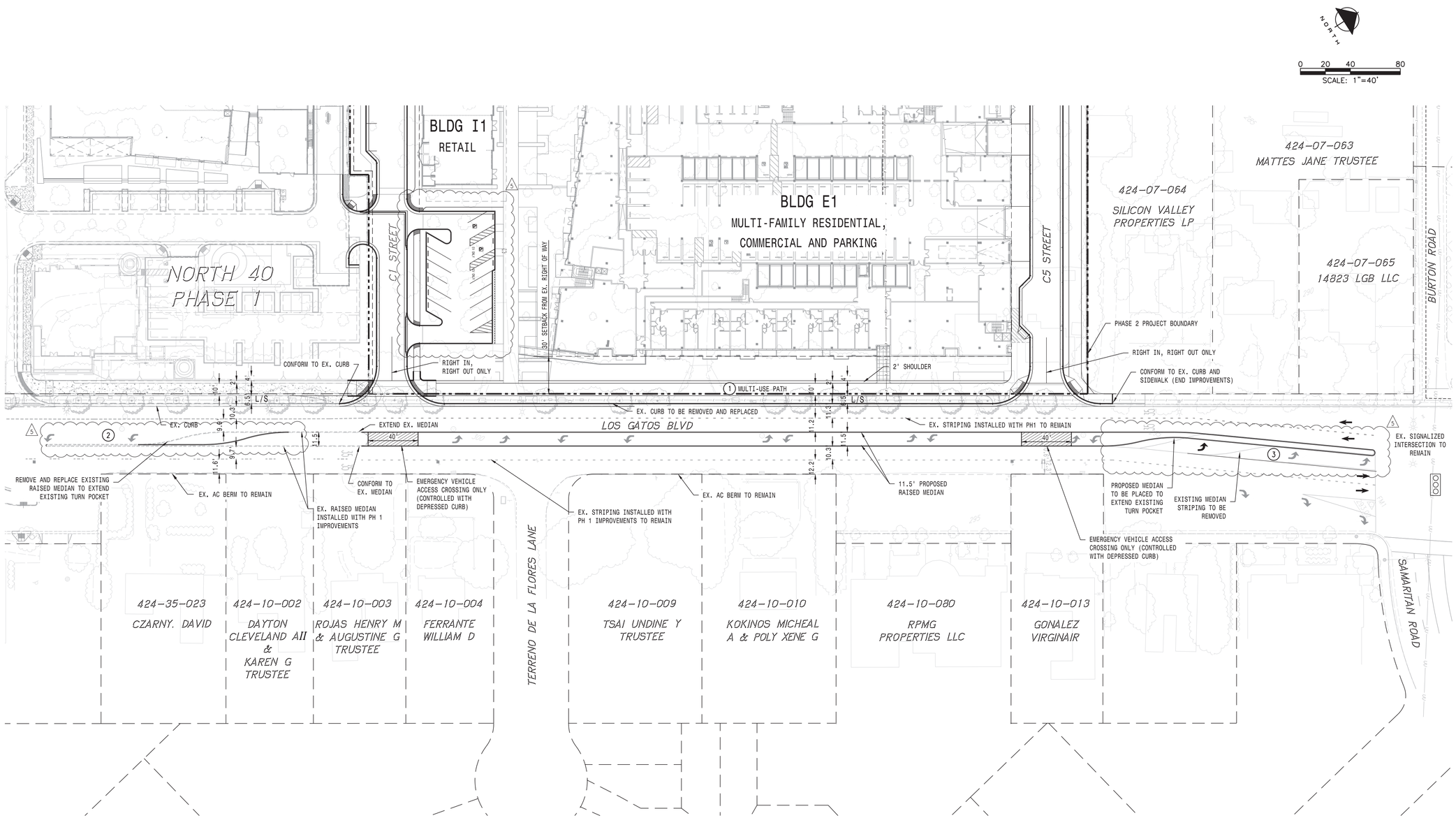
PHASE II PRELIMINARY PARKING PLAN

SHEET NUMBER

C19 (7)

DRAWN BY: EJN DESIGNED BY: OL CHECKED BY: JOB

03-06-2025 9:58am Austin Arends P:\19090\PLN\TM\NORTH 40 PHASE 2\C19 PHASE II PARKING PLAN.DWG



PROPOSED LOS GATOS BLVD. IMPROVEMENTS

1. EXTEND 10' MULTI-USE PATH ALONG PHASE 2 FRONTAGE.
2. REMOVE AND REPLACE EXISTING RAISED MEDIAN TO EXTEND EXISTING TURN LANE PER RECOMMENDATIONS FROM THE PROJECT'S TRANSPORTATION ANALYSIS
3. PROPOSED RAISED MEDIAN TO BE PLACED TO EXTEND THE EXISTING TURN LANE PER RECOMMENDATIONS FROM THE PROJECT'S TRANSPORTATION ANALYSIS

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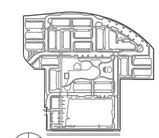
KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

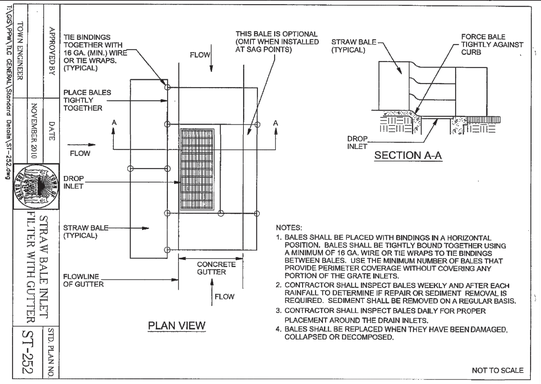
PHASE II OFFSITE LOS GATOS BLVD ROADWAY IMPROVEMENTS

SHEET NUMBER

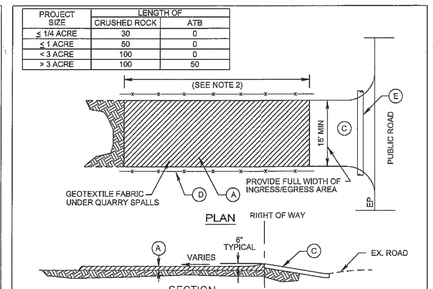
C20 (5)

DRAWN BY: EJN DESIGNED BY: OL CHECKED BY: JOB

03-06-2025 8:58am Austin Arends P:\\19890\PLN\TM\NORTH 40 PHASE 2\C20 PHASE II OFFSITE LOS GATOS BLVD ROADWAY IMPROVEMENTS.DWG



PROJECT SIZE	LENGTH OF CRUSHED ROCK	LENGTH OF ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



(A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS. WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

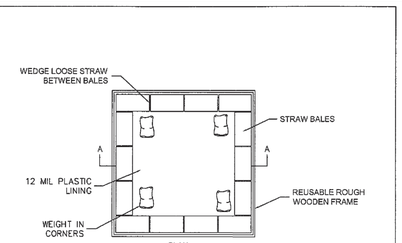
NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
	NOVEMBER 2010			ST-250
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-250.dwg



APPROVED BY	DATE		TEMPORARY CONCRETE WASHOUT FACILITY	STD. PLAN NO.
	NOVEMBER 2010			ST-256
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-256.dwg

INTERIM EROSION CONTROL MEASURES
(USE AS APPLICABLE TO YOUR PROJECT.)

NOTES:
1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
2. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
3. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
4. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
5. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MEASURES:
1. INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
2. SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
3. INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
4. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
5. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
6. COVER BARE SLOPES WITH STRAW BLANKETS.

SEEDING SPECIFICATIONS:
1. SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

ITEM	POUNDS/ACRE
"Blando" brome	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

APPROVED BY	DATE		INTERIM EROSION CONTROL NOTES	STD. PLAN NO.
	NOVEMBER 2010			ST-255
TOWN ENGINEER				

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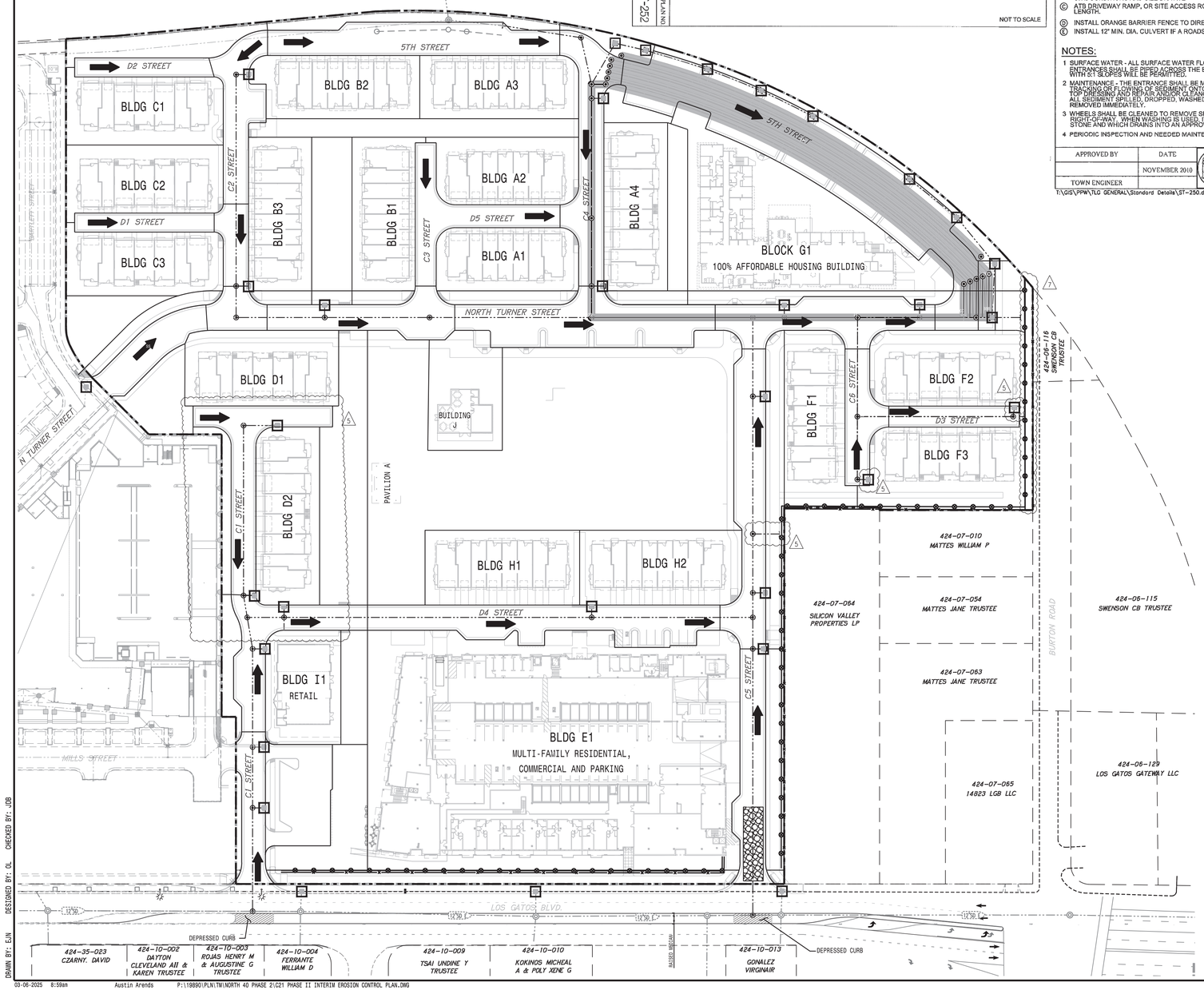

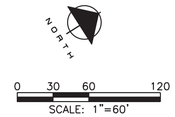

LEGEND:
- INLET PROTECTION
- STRAW WATTLES
- TEMPORARY BARRIER FENCE
- OVERLAND RELEASE
- GRAVEL CONSTRUCTION ENTRANCT/EXIT

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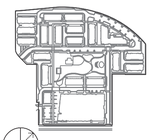
KEYPLAN



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07	ENTITLEMENT SET - REVISION 6	3/05/2025

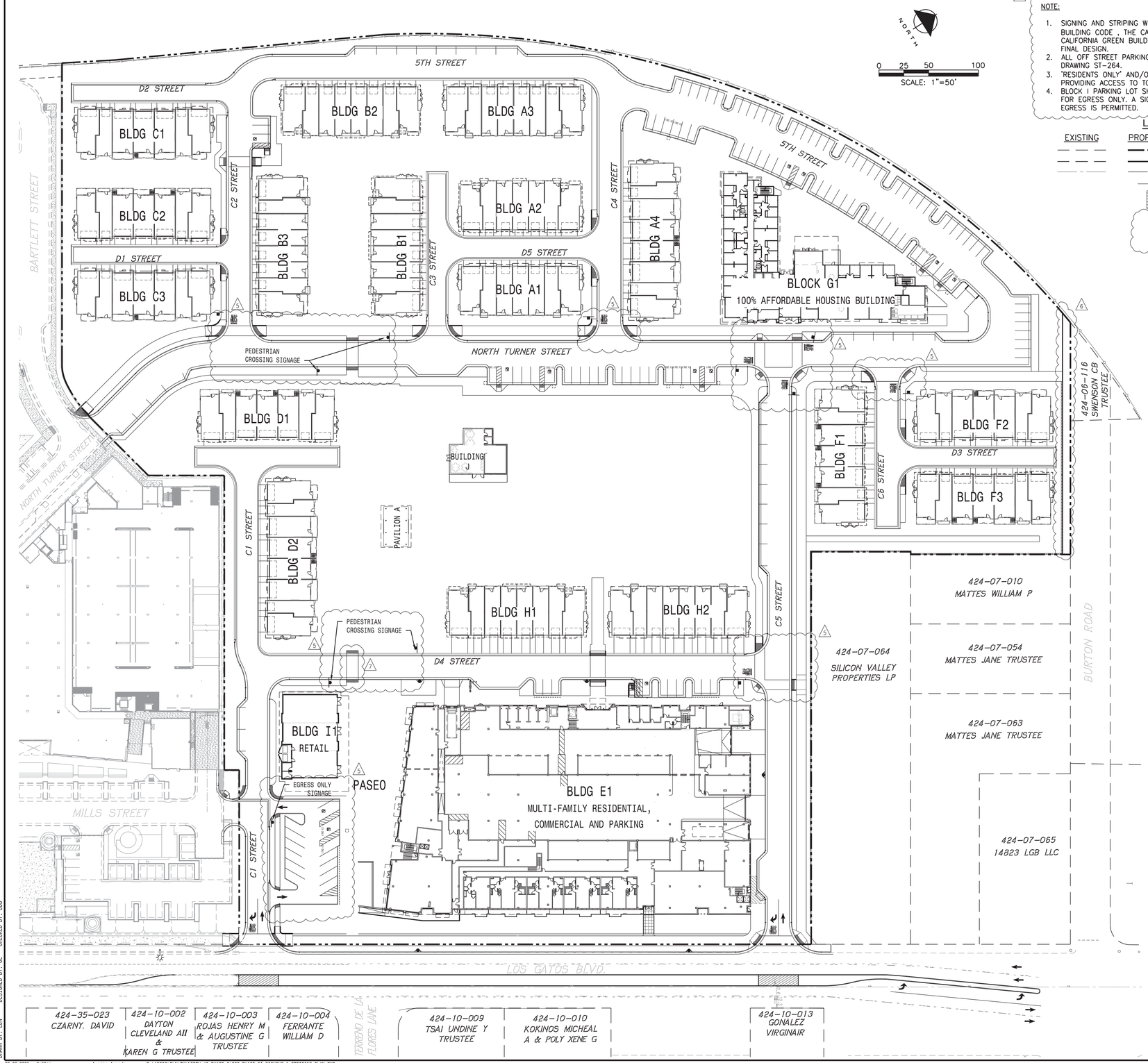
Job Number

TITLE
PHASE II INTERIM EROSION CONTROL PLAN

SHEET NUMBER
C21 (6)

DESIGNED BY: OL CHECKED BY: JOB
DRAWN BY: EJN

03-06-2025 8:59am Austin Arends P:\19090\PLN\TM\NORTH 40 PHASE 2\C21 PHASE II INTERIM EROSION CONTROL PLAN.DWG



NORTH

0 25 50 100

SCALE: 1"=50'

NOTE:

1. SIGNING AND STRIPING WILL COMPLY WITH THE TOWN OF LOS GATOS STANDARD DRAWINGS, THE CALIFORNIA BUILDING CODE , THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), AND THE CALIFORNIA GREEN BUILDING CODE. SIGNING & STRIPING PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
2. ALL OFF STREET PARKING SHALL HAVE DOUBLE STRIPING AND COMPLY WITH THE TOWN OF LOS GATOS STANDARD DRAWING ST-264.
3. 'RESIDENTS ONLY' AND/OR 'NO OUTLET' SIGNAGE SHOULD BE POSTED IN ADVANCE OF DEAD-END DRIVE AISLES PROVIDING ACCESS TO TOWNHOMES.
4. BLOCK I PARKING LOT SHOULD DESIGNATE THE EASTERN DRIVEWAY FOR INGRESS ONLY AND WESTERN DRIVEWAY FOR EGRESS ONLY. A SIGN SHOULD BE POSTED AT THE EGRESS DRIVEWAY TO ALERT DRIVERS THAT ONLY EGRESS IS PERMITTED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / BOUNDARY
		RIGHT OF WAY
		CENTERLINE
		ROAD STRIPING
		HANDICAP SPACE STRIPING
		SIGN POST
		STOP SIGN

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MASTERPLAN AND LANDSCAPE ARCHITECT
PERKINS & WILL
2 Bryant Street, Suite 300
San Francisco, CA 94105

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

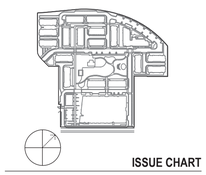
PROJECT

NORTH 40 PHASE II
North 40 Phase II
Los Gatos, CA 95032

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
01	ENTITLEMENT SET	09/14/2023
02	ENTITLEMENT SET - REVISION 1	01/16/2024
03	ENTITLEMENT SET - REVISION 2	03/13/2024
04	ENTITLEMENT SET - REVISION 3	06/05/2024
05	ENTITLEMENT SET - REVISION 4	09/23/2024
06	ENTITLEMENT SET - REVISION 5	12/13/2024
07	ENTITLEMENT SET - REVISION 6	3/05/2025

Job Number

TITLE

PHASE II SIGNING & STRIPING PLAN

SHEET NUMBER

C22

DRAWN BY: EJH DESIGNED BY: JOB CHECKED BY: OL

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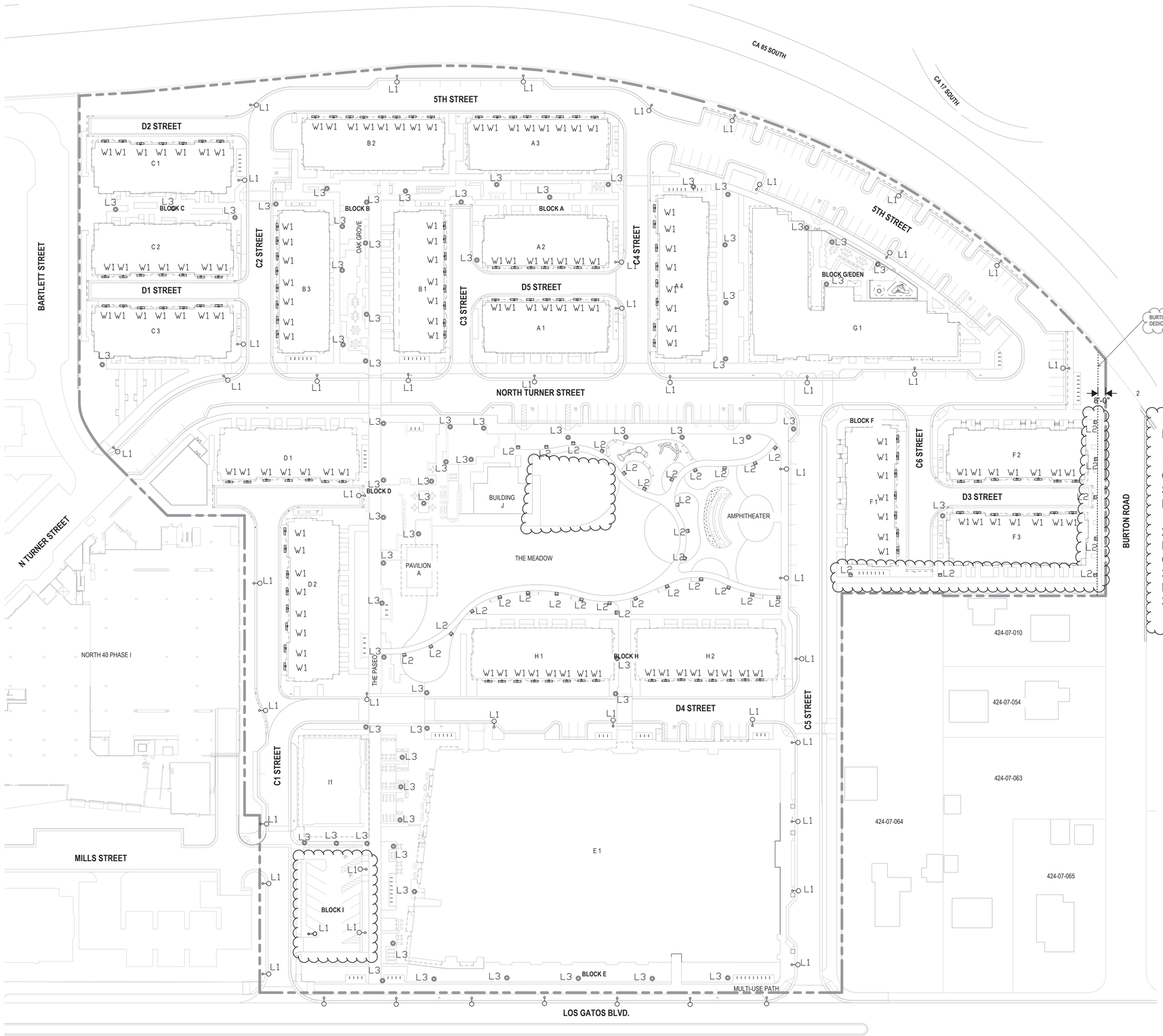

1 ELECTRICAL LIGHTING - SITE PLAN
1" = 50'-0"

LIGHTING NOTE

1. TYPE L1, L2 AND L3, LIGHT FIXTURES SHALL BE CIRCUITED IN AN ALTERNATING PATTERN USING SEPARATE CIRCUTS TO ENSURE THAT IF ONE CIRCUIT MALFUNCTIONS, PARTIAL ILLUMINATION WILL REMAIN.

2. THIS PROJECT SHALL COMPLY IN COMMUNITY RECREATION SPACES, BY PROVIDING PEDESTRIAN ORIENTED LIGHTING ALONG PATHS AT A MINIMUM OF 3' AND MAXIMUM OF 12' IN HEIGHT. FIXTURES ALONG PEDESTRIAN PATH AT A SPACING OF NO MORE THAN 30 LINEAR FEET ON CENTER.

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PROJECT

NORTH 40 PHASE II
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GROSVENOR

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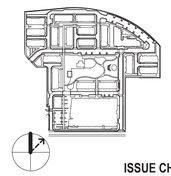
KEYPLAN



ISSUE CHART

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7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	12/12/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

ELECTRICAL LIGHTING - SITE PLAN

SHEET NUMBER

EL100

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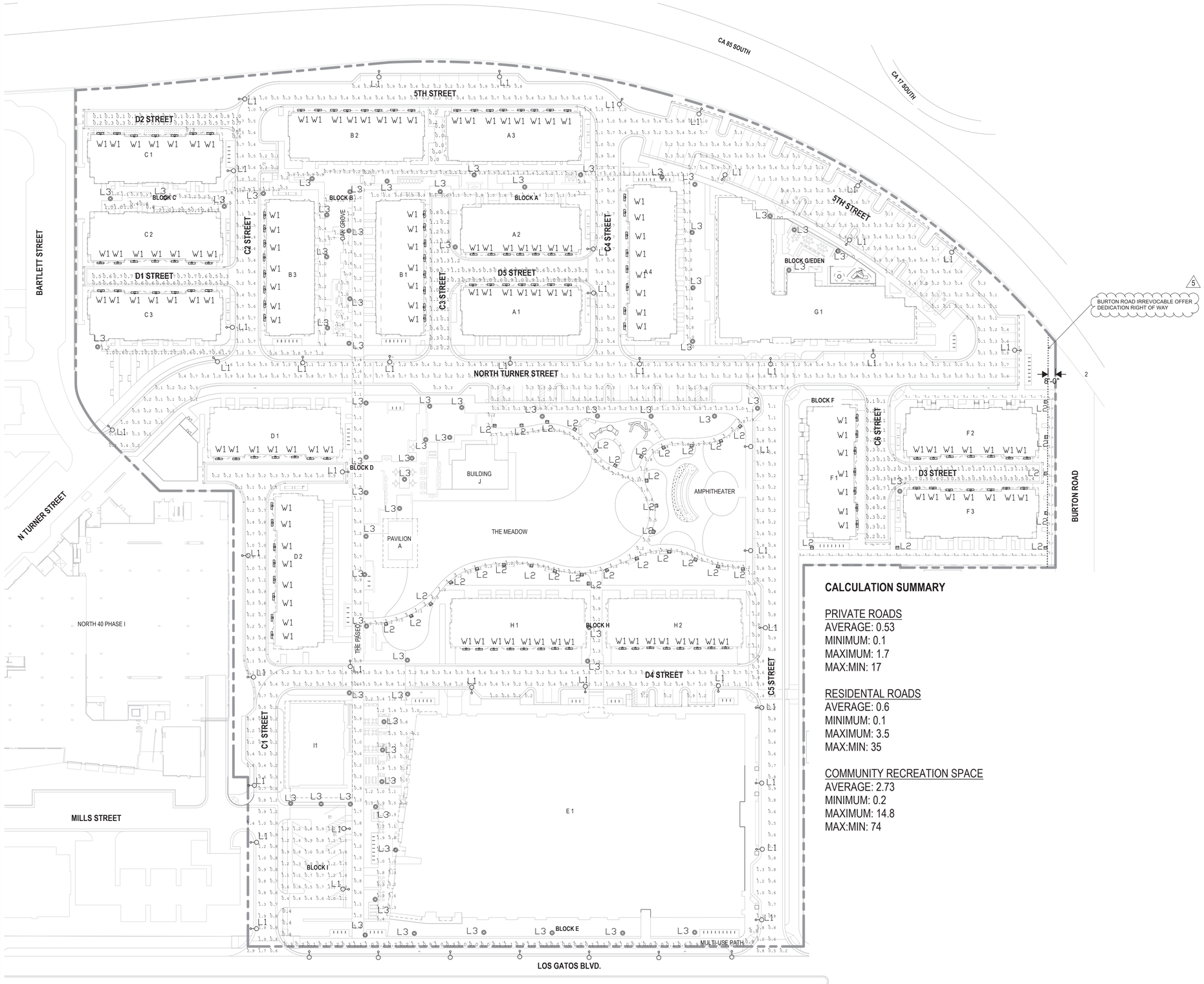

1 PHOTOMETRIC PLAN
1" = 50'-0"

CALCULATION SUMMARY

PRIVATE ROADS
AVERAGE: 0.53
MINIMUM: 0.1
MAXIMUM: 1.7
MAX:MIN: 17

RESIDENTAL ROADS
AVERAGE: 0.6
MINIMUM: 0.1
MAXIMUM: 3.5
MAX:MIN: 35

COMMUNITY RECREATION SPACE
AVERAGE: 2.73
MINIMUM: 0.2
MAXIMUM: 14.8
MAX:MIN: 74

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LIGHTING DESIGN
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PROJECT

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North 40
Los Gatos, CA 95032

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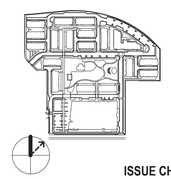
KEYPLAN



ISSUE CHART

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1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

ELECTRICAL LIGHTING - PHOTOMETRIC PLAN

SHEET NUMBER

EL200

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LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	SOURCE TYPE, CCT, DELIVERED LUMENS	BALLAST/DRIVER - TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
L1	GARDCO	ppt-196l-1150-ww-g2-2-unv	LED CCT 3000K 4743 LUMENS	LED DRIVER 0-10v	51W	UNV	POLE MOUNTED	MOUNTED AT 20'	COMMUNITY ROADWAY
L2	BEGA	B84462	LED CCT 3000K 1514 LUMENS	LED DRIVER 0-10v	18W	UNV	POLE MOUNTED		MEADOW
L3	BEGA	84401	LED CCT 3000K 2077 LUMENS	LED DRIVER 0-10v	27W	UNV	POLE MOUNTED	MOUNTED AT 12'	PEDESTRIAN PATHS
W1	BEGA	22360	LED CCT 3000K 1024 LUMENS	LED DRIVER 0-10v	22W	UNV	WALL MOUNTED	MOUNTED ABOVE GARAGE DOOR, ON BUILDING FACE.	GARAGE

choice of which recommendations to use is up to the owner and designer of the lighting system based on their requirements and applicability. The criteria from each for this example are listed below:

IES RP-8-21

Roadway Lighting Level (RP-8-21, Table 11-1)

Average Luminance:	>= 0.6 cd/m^2
Average/minimum Uniformity Ratio:	<= 3.5
Maximum/minimum Uniformity Ratio:	<= 6.0
Veiling Luminance Ratio:	<= 0.4

Intersection Lighting Level (RP-8-21, Table 12-1)

Average Illuminance:	>= 16 lux
Average/minimum Uniformity Ratio:	<= 4.0

Crosswalk Lighting Level (RP-8-21, Table 12-1)

Average Illuminance:	>= 16 lux
Average Vertical Illuminance:	>= 16 lux

Sidewalk Lighting Level (RP-8-21, Table 11-2)

Average Illuminance:	>= 5 lux
Average/minimum Uniformity Ratio:	<= 5.0
Average Vertical Illuminance:	>= 2 lux

Bike Lane Lighting Level (RP-8-21)

Average Illuminance:	>= 80% of roadway illuminance provided

AASHTO GL-7

Roadway Lighting Level (Table 3-5b)

Average Luminance:	>= 0.6 cd/m^2
Average/minimum Uniformity Ratio:	<= 3.5
Maximum/minimum Uniformity Ratio:	<= 6.0
Veiling Luminance Ratio:	<= 0.4

Intersection Lighting Level (Section 3.4.4 and Table 3-5b)

Average Illuminance:	>= 16 lux

Town of Los Gatos Public Works Department

Table 2-1
Illumination Standards Average
Maintained Horizontal Illumination (Foot Candles)

Road Class	Area Class	
	Residential	Industrial/Commercial
Private	0.4	N/A
Residential (Access)	0.6	1.2
Arterial *	0.8	1.6

* Intersection lighting is required. Street lights shall be placed in accordance with the Standards listed below.

Uniformity Ratio: 6:1 average to minimum for private
4:1 average to minimum for residential (access)
3:1 average to minimum for arterial

Average illumination levels at intersections shall be 1.5 times the illumination required on the more highly illuminated street. Exception: Local residential streets intersecting other local residential streets shall not require 1.5 times the illumination at other intersections, provided that one luminaries is placed at the intersection.

At signalized intersections, all signal poles shall include a street light. Lighting levels at these locations may be higher than the criteria listed above.

LIGHTING NOTES

1. Primary guidance of illumination levels for the roadway/driveway is based on the Los Gatos Street Design Standards of .4fc avg maintained horizontal illuminance for private residential roads and .6 fc average maintained horizontal illuminance for residential access roads. Because of the private residential nature of the roadways and sidewalks within the development, the IES RP-8, as referenced by the FHWA report.

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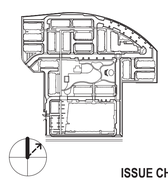

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1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE
LUMINAIRE SCHEDULE AND CITY STANDARDS

SHEET NUMBER
EL300

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TYPE L1

GARDCO by Signify

Site & Area

PureForm

P20 small round area light with comfort optics



Project:
Location(s):
Cat No.:
Type:
Luminaire(s): Qty:
Notes:

Gardco PureForm LED area small round comfort P20 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Ordering guide

example: P20-C-A01-840-T6S-ART-UNV-BLSG-L2-EHS-BZ

Series	Optic/Technology	Configuration/Lumen Lumen	Color Temperature	Distribution	Mounting	Voltage
P20	C					
P20 PureForm area small, 20" round	C Comfort	A01 2,000 lumens A02 4,000 lumens A03 6,000 lumens A04 8,000 lumens A06 10,000 lumens A08* 12,000 lumens A07* 14,000 lumens A08* 16,000 lumens	830 3000K 3000K 840 4000K 4000K 760* 5000K 5000K	T1S Type 1 Short T2S Type 2 Short T4S Type 4 Short 4CO Type 4 Concentrated Direct light 5S Type 5 Short	ART* Arm mount (Standard) The following mounting kits must be ordered separately (See accessories) RAM* Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options				
Dimming controls	Motion sensor lens	Directional Shielding	Emergency	Finish
(0-10V dimming driver standard) DLEA* Dimming Leads External Accessible (controls by others) FAWG** Field Adjustable Wattage Selector BLSG** Bi-level set at 50% dimming BL30** Bi-level set at 30% dimming SRDR*,*** SR driver connected to Zhaga socket DynaDimmer: Automatic Profile Dimming CS50** Securelig 50% Dimming, 7 hours CM50** Median 50% Dimming, 8 hours CS30** Securelig 30% Dimming, 7 hours CM30** Median 30% Dimming, 8 hours	L2*,**,*** PIR Sensor #2 lens L3*,**,*** PIR Sensor #3 lens MW*,**,*** Microwave HF Sensor	PCB*,** Photocontrol Button TB7* 7-pin Twist-Lock Receptacle TLP*,** 7-pin Twist Lock Receptacle w/ 3-pin Photocell SP3* Intrawired 208A FS1* Single Fuse (120, 277, 347VAC) FS2* Double Fuse (208, 240, 480VAC) The following option must be ordered separately (See accessories) EHS External house side shield	EM*,**,*** Emergency battery pack	Textures BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray Customer specified RAL Specify optional color or: RAL (ex: RAL7016) CC Custom color (Must supply color chip for required factory quote)

1. Only available with symmetrical optics (T1S and T5S)
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4-5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. BLSG must be specified with a motion sensor lens (L2 or L3).
7. BL30 must be specified with Microwave HF Sensor (MW).
8. Not available with photocontrols.
9. Not available in 347 or 480V.
10. Must specify input voltage.
11. All 7-pins in NLMA receptacle are connected to SR driver.
12. Not available in 480V. Order photocell separately with TK7.
13. Not available with DLEA and FAWG dimming control options.
14. Not available with DLEA, SRDR, FAWG, CS50, CM50, CS30, and CM30 dimming control options.
15. Product ships standard with 10kA.
16. Only available with A07 and A03.
17. Only available in 120/277/347V.
18. When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).

TYPE L1

P20 PureForm LED small round

Area light with comfort optics

PureForm P20 Accessories[1] (ordered separately, field installed)

Mounting Accessories

P20-RAM-G2-(F)	Retrofit Arm mount kit
P20-WS-G2-(F)	Wall mount with surface conduit rear entry permitted
P20-EHS-BK*	External House Side Shield, Black

(F) = Specify finish

1. External house side shield must be ordered with luminaire and ships separately. It cannot be added on to an existing Luminaire not originally ordered with EHS shielding option.
2. Consult Signify to confirm whether specific accessories are BAA-compliant.

LED Wattage and Lumen Values – 3000K

Ordering Code	Color Temp.	Average System Watts	T1S Lumen Output	T1S BUG Rating	T1S Efficacy (LPW)	T2S Lumen Output	T2S BUG Rating	T2S Efficacy (LPW)	T4S Lumen Output	T4S BUG Rating	T4S Efficacy (LPW)	4CO Lumen Output	4CO BUG Rating	4CO Efficacy (LPW)	T5S Lumen Output	T5S BUG Rating	T5S Efficacy (LPW)
P20-C-A01-830-x	3000	20	2206	B1-U0-G1	110	1998	B1-U0-G1	99	2249	B1-U0-G1	112	2219	B1-U0-G1	111	2192	B1-U0-G1	110
P20-C-A03-830-x	3000	36	3976	B2-U0-G2	110	3601	B1-U0-G2	99	3983	B1-U0-G2	110	4001	B1-U0-G3	111	3955	B1-U0-G1	110
P20-C-A02-830-x	3000	57	3145	B2-U0-G2	55	5348	B2-U0-G2	93	5782	B2-U0-G2	101	5675	B2-U0-G2	99	5661	B2-U0-G2	100
P20-C-A04-830-x	3000	73	6477	B3-U0-G3	97	9144	B3-U0-G3	85	7790	B3-U0-G3	109	10361	B3-U0-G3	115	7697	B3-U0-G3	107
P20-C-A05-830-x	3000	89	8231	B3-U0-G3	93	9172	B3-U0-G3	81	9929	B3-U0-G3	104	9907	B3-U0-G3	110	9729	B3-U0-G3	103
P20-C-A06-830-x	3000	108	10707	B3-U0-G3	100										10166	B3-U0-G3	107
P20-C-A07-830-x	3000	136	13411	B3-U0-G3	94										12746	B4-U0-G3	103
P20-C-A08-830-x	3000	150	13886	B3-U0-G3	90										13277	B4-U0-G3	101

LED Wattage and Lumen Values – 4000K

Ordering Code	Color Temp.	Average System Watts	T1S Lumen Output	T1S BUG Rating	T1S Efficacy (LPW)	T2S Lumen Output	T2S BUG Rating	T2S Efficacy (LPW)	T4S Lumen Output	T4S BUG Rating	T4S Efficacy (LPW)	4CO Lumen Output	4CO BUG Rating	4CO Efficacy (LPW)	T5S Lumen Output	T5S BUG Rating	T5S Efficacy (LPW)
P20-C-A01-840-x	4000	20	2441	B1-U0-G1	114	1982	B1-U0-G1	94	2286	B1-U0-G1	75	1966	B1-U0-G1	112	2051	B1-U0-G1	114
P20-C-A02-840-x	4000	56	2978	B2-U0-G2	107	3747	B1-U0-G1	100	4369	B2-U0-G2	130	4325	B1-U0-G1	127	4308	B1-U0-G1	116
P20-C-A03-840-x	4000	37	5488	B2-U0-G2	150	5882	B1-U0-G2	104	6178	B2-U0-G2	97	6974	B2-U0-G2	128	6944	B2-U0-G2	126
P20-C-A04-840-x	4000	73	7402	B3-U0-G3	114	7561	B3-U0-G3	103	8335	B3-U0-G3	119	8813	B3-U0-G3	120	8311	B3-U0-G3	114
P20-C-A05-840-x	4000	89	9941	B3-U0-G3	89	9172	B1-U0-G3	81	9948	B3-U0-G3	111	11583	B3-U0-G3	97	9951	B3-U0-G3	106
P20-C-A06-840-x	4000	108	11458	B3-U0-G3	106										13934	B4-U0-G3	117
P20-C-A07-840-x	4000	134	15231	B3-U0-G3	102										14417	B4-U0-G3	105
P20-C-A08-840-x	4000	151	14411	B3-U0-G3	91										16116	B4-U0-G3	109

Lumen Table for Emergency

80CRI			T1S			T2S			T4S			4CO			T5S		
Ordering Code	Color Temp	Average System Watts	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	BUG Rating	Efficacy (Lm/W)	Lumen Output	BUG Rating	Efficacy (Lm/W)
P20-C-12W-840-x-80CRIEMbug	4000	10	1330	133.0	1344	134.4	1267	117.0	1487	148.7	1339	133.9		134.0	1270		127.0

90CRI			T1S			T2S			T4S			4CO			T5S		
Ordering Code	Color Temp	Average System Watts	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	Lumen Output	Efficacy (Lm/W)	BUG Rating	Efficacy (Lm/W)	Lumen Output	BUG Rating	Efficacy (Lm/W)
P20-C-12W-830-x-90CRIEMbug	3000	10	1288	128.8	1283	128.3	1230	123.0	1524	152.4	1419	141.9		134.4	1276		127.6

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

TYPE L1

P20 PureForm LED small round

Area light with comfort optics

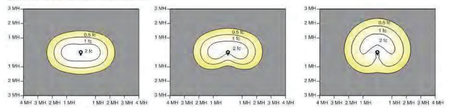
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C (A01 to A05)	>100,000 hours	>72,000 hours	>90%
25°C (A06 to A08)	>100,000 hours	>60,000 hours	>84%

Optical Distributions

Based on configuration P20-C-A03-840 mounted at 15ft.

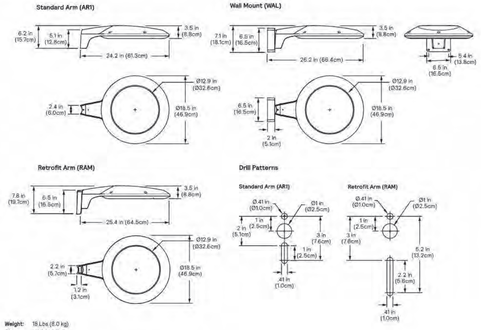


TYPE L1

P20 PureForm LED small round

Area light with comfort optics

Dimensions



Weight: 19 Lbs (8.0 kg)
EPA: .26ft² (.02m²)

TYPE L2

Bollard - Asymmetric wide beam

BEGA

Application
The shielded design of this bollard provides visual comfort while illuminating ground surfaces. This wide asymmetric distribution is ideal for illuminating pathways with optimal spacing between luminaires. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Clear safety glass
100% recycled B231 aluminium alloy
Corrosion-resistant 304 grade stainless steel
High temperature silicone gasket
Anchor bolts provided with (2) hex nuts and (2) flat washers
Galvanized steel anchorage
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 27.1 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	11.5W
System wattage	18.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1514lm
LED service life (L70)	60000hrs

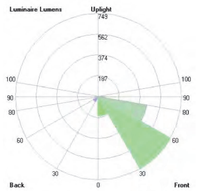
LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Linkuwet® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Bronze (BRZ)
☐ Silver (SLV)
☐ RAL:
☐ Black (BLK)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Available options

70896	Direct burial anchorage
CUS	Custom finish
DALI-2	Digital addressable lighting interface
EMPK	Integral emergency battery pack
FSC	Fusing
MGU	Marine grade undercoat
RAL	RAL finish





Bollard - Asymmetric wide beam

	LED	A	B	C
86462	11.0W	6½	36⅛	8½

TYPE L3

LED pole-top luminaires - symmetrical light distribution

BEGA

Application
LED pole-top luminaires with symmetrical light distribution ideal for illuminating squares, plazas and other open spaces. Provided with slip fitter to fit 3" O.D. poles.

Materials
Luminaire housing and constructed of die-cast and spun marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65

Weight: 32.2 lbs.

EPA (Effective projection area): 1.5 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	23.4 W
System wattage	27.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	2,077 lumens (4000K)
Lifetime at Ta = 15° C	420,000 h (L70)
Lifetime at Ta = 45° C	190,000 h (L70)

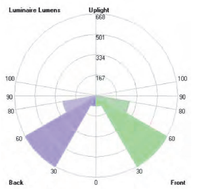
LED color temperature
4000K - Product number = **K4**
3500K - Product number = **K35**
3000K - Product number = **K3**
2700K - Product number = **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL:
Bronze (BRZ) Silver (SLV) CUS:

Type:
BEGA Product:
Project:
Modified:







Pole-top - Symmetrical

	LED	A	B
84401	23.4W	28	14¼

Recommended for use with 14' to 15' poles.

TYPE W1

LED wall luminaire - light output on one side

BEGA

Application
This LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials
Luminaire housing and constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 4.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	16.4W
System wattage	20.5W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1024 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number = **K4**
☐ 3500K - Product number = **K35**
☐ 3000K - Product number = **K3 (EXPRESS)**
☐ 2700K - Product number = **K27**
☐ Amber - Product number = **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

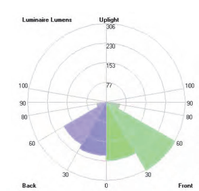
LED module wattage	12.0W (Amber)
System wattage	15.0W (Amber)
Luminaire lumens	243 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:







LED wall luminaire - light output on one side

	LED	A	B	C
22360	16.4W	12⅛	4½	4

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Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
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Chicago, IL 60603

PROJECT

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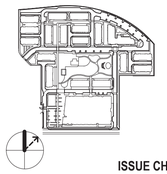
North 40
Los Gatos, CA 95032

GROSVENOR

APPLICANT

Grosvenor-Property Americas
One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23

Job Number 492028.000

TITLE

LUMINAIRE CUT SHEETS

SHEET NUMBER

EL301

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