

DATE Jan 27 1949

The undersigned herewith makes application for the

Construction of 1 Story
wood garage attached Building, of
Type Construction, no basement, to be used and

occupied as Dwelling
Foundation to be concrete
With a footing of 16 in. 8 in. top and 18 in. high
Outside walls to be Plaster

Interior to be Sheet rock

The roof will be Comp. Asphalt
supported 2x4 rafters 2x4 "C"
Will be heated by gas with transmits flue
Estimated value, \$ 7,550

.....herby agree to save, indemnify and keep harmless the Town of Los Gatos
against all liabilities, judgments, costs and expenses which may in any wise accrue
against said city in consequence of the granting of this permit or from the use or oc-
cupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in
all things strictly comply with the conditions of this permit.

Owner Angelo Culver Address 647 Santa Lucia
Architect "
Contractor Dick Taylor

Inspector's File N
No. 833

Department of
Building & Inspection

BUILDING PERMIT

TOWN OF LOS GATOS

PERMIT is herewith granted to

on

for

in accordance with plans and specification
approved, and now on file in this office.

Receipt for

Dollar

as fee, is hereby acknowledged.

Dated

19

Inspector

Handwritten signature and initials

Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Regulations

P.G.&E.
325 Saratoga Avenue
Los Gatos, California 95030

Attention: Mr. William Stephens

Subject: Disconnection of Utilities
647 N. Santa Cruz Avenue

Gentlemen:

Please consider this letter as a request to disconnect electric and gas utilities to the residence at the above location. Recent inspection by this office has revealed that the electric and gas systems in their present condition to be unsafe.

The building is presently occupied by Mr. W. Kazarlan and it is my understanding that this building will be vacated August 1, 1974.

The building's owner is:

Mr. George Mitchell, et al
23485 Sunset Drive, Los Gatos, AS 95030

Yours truly,

Arch Watson
ARCH WATSON
BUILDING OFFICIAL

AW:ls

ATTACHMENT 1

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Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Official

Mr. George Mitchell, et al
23485 Sunset Drive
Los Gatos, California 95030

Subject: Correction Notice - 647 North Santa Cruz Avenue, Los Gatos, CA

Dear Mr. Mitchell:

Recent inspection of buildings at the above location revealed certain hazardous conditions as listed below that require corrections:

1. Existing electric service is of inadequate size to serve dwelling unit.
2. Existing electric circuit over current protection does not provide adequate safety protection.
3. Portions of existing electrical wiring system(material used and method of installation) expose building and occupants to fire and shock hazard.
4. Lack of foundation and deterioration to ground supports have caused structural settlement.
5. Deterioration and lack of maintenance to wall and roof structural members(rear portion) have caused structural failure to the extent that framing members are incapable of supporting imposed loads.
6. Detached garage structure is in state of partial collapse and a structural hazard due to: lack of proper foundation supports; lack of and inadequate vertical framing members; lack of bracing to resist lateral forces.

-continued-

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Arch Watson
to: Mr. George Mitchell

July 24, 1974

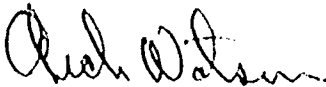
Please note that the above items reflect only major items of concern with relation to minimum safety requirements of Housing Code.

If repair or rehabilitation of building is to be done, consideration should be given to other existing deficiencies such as foundation, damaged siding, roof covering, etc.

As a result of this inspection and hazardous conditions found, P.G.&E. has been requested to disconnect utilities to the building.

If additional information is desired or to obtain permits for repair work, please feel free to contact the undersigned.

Yours truly,



ARCH WATSON
BUILDING OFFICIAL

AW:ls

September 10, 1976

Agenda Item #4

REPORT TO: The Architecture and Site Committee
FROM: Donald R. Ross, Associate Planner
SUBJECT: Architecture and Site Application S-76-47
APPLICANT: G. Edward Mitchell
LOCATION: 647 North Santa Cruz Avenue
ZONING: Parcel has C-2 zoning in front and R-M:5-12 zoning in the rear
REQUEST: Approval of plans pursuant to Section 4.56.020 of the Zoning Ordinance for the construction of a one-story office building.

PROPERTY SIZE AND SHAPE:

The property is rectangular shaped with 86.6 feet of frontage on North Santa Cruz Avenue and an area of 24,000 feet. The proposed plans call for development of the front portion of the parcel which has commercial zoning, a site of 9,990 square feet. No additional development is proposed for the rear 14,010 square feet.

ENVIRONMENTAL ASSESSMENT:

It has been determined that this project is Categorically Exempt pursuant to Section 15103(c).

EXHIBITS: A - Revised development plans (3 sheets), stamped Received August 25, 1976
B - Landscape lighting and building sign exhibit, stamped Received June 17, 1976.

BACKGROUND: On July 21, 1976, the Committee considered this application, and continued the matter to permit the submission of revised plans demonstrating compliance with a number of deficiencies noted in the staff report. This has now been done.

DETAILS OF THE PROJECT:

1. The property presently contains two rental dwellings and a large vacant area. The applicant has submitted plans proposing the demolition of the front dwelling and the construction of an office building with parking and office space on the ground level and additional offices above. The first floor will contain 710 square feet while the second floor will contain 3,520 square feet, for a total area of 4,230 square feet.

2. Factual data concerning this project includes:

	<u>Proposed</u>	<u>Permitted</u>
a. Number of stories	2	No Limit
b. Height (feet)	22	40
c. Site area coverage (%)	36.4	100

d. Building setbacks	<u>Proposed</u>	<u>Required</u>
Front	10*	0
Side	5	0
Rear	2	0**

*Back of Plan Line

**The rear zoning line is not a property line, and no setback is required.

e. Parking spaces ($4,262/235 = 17.98$ spaces)	18	18
f. Parking specifications (feet)		
Space width	9.5 - 12	9
Space length	20	20
Aisle width	26	26
g. Perimeter planter width (feet)	5	7*
h. Landscaping within parking areas	8'	5'
i. Trash enclosure: located on the ground floor of the building.		
j. Exterior materials: Walls: adobe color concrete masonry on first level (parking garage) Cedar shakes, and grooved redwood plywood stained charcoal brown on office floor level.		
k. Signing: Number plates for each office are proposed, as shown on the attached exhibit.		
l. Lighting: Low level redwood garden lanterns are proposed. The details are described in the attached exhibit.		
m. Access to undeveloped section: An ingress/egress right-of-way is proposed providing access to the multiple family zoned section of the parcel to the rear.		

- The ordinance now requires that the curbs around planter areas function as wheelstops.
- The previous report noted that two large trees, a 12-inch Oak and a 6-inch Acacia, were to be removed to permit additional parking. It was noted further that while the Acacia was not in good health, the Oak was worth preserving. This revised plan proposes removal of the Acacia and preservation of the Oak within a 16.5-foot-wide planter.
- Parking and building access for the handicapped is now provided.
- The only signing is illustrated in Exhibit B. Proposed sign area will not exceed 1.5 square feet while a maximum of 84 square feet is permitted.

PUBLIC WORKS COMMENTS:

This application proposes to develop a vacant parcel of land at 647 North Santa Cruz Avenue. The ultimate plans for Santa Cruz Avenue include widening between the existing trees to provide parking bays. The existing curb-to-curb width will

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September 10, 1976
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provide two moving lanes and a two-way left-turn lane. Since this property is extremely close to the Blossom Hill intersection, we do not recommend parking bays along this frontage. The only street improvements needed on the frontage of this property are the removal of the existing driveway approach, installation of a new driveway approach, and the installation of one electrolier.

The traffic circulation pattern is acceptable with the two-way aisle and perpendicular parking. An easement is proposed to be retained over the aisle to provide access to the existing residence behind the property. There is no lighting proposed from the parking lot other than low level decorative lighting. If lighting is added to the parking lot, the final plans must show these details for review and approval.

RECOMMENDATION:

Approval, subject to the following conditions:

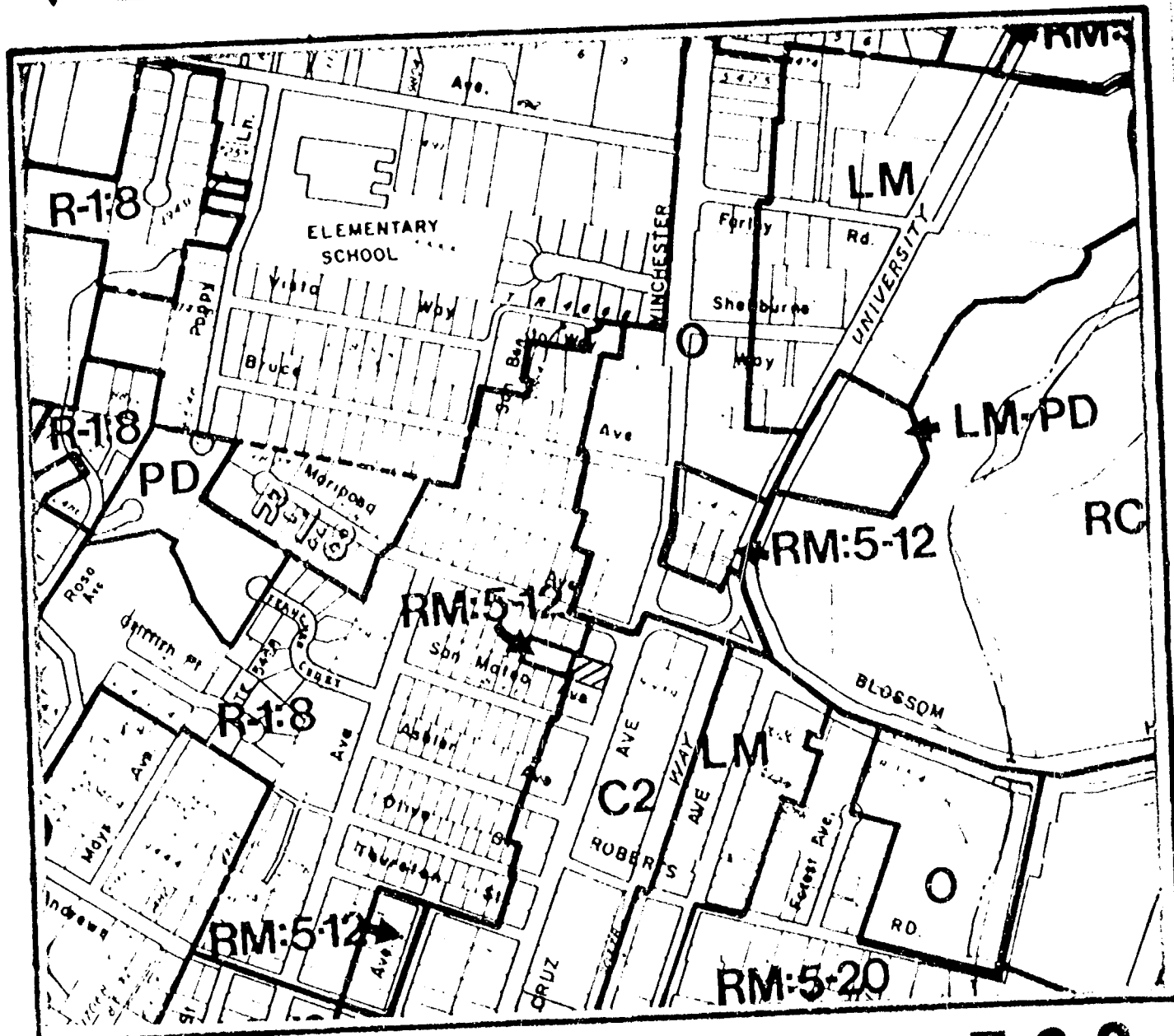
1. The applicant shall install a new driveway approach, replace the existing driveway approach with standard curb, gutter and sidewalk, and install one electrolier as approved by the Town Engineer.
2. The applicant shall submit final grading, drainage, and traffic circulation plans for review and approval by the Town Engineer.
3. The landscaped planter along the north property line shall be increased in width by two feet, and the parking spaces be reduced in length by a corresponding two feet to 18 feet.


LEE E. BOWMAN, PLANNING DIRECTOR for

DONALD R. ROSS, ASSOCIATE PLANNER

LEB:DRR:oh
Attachments

VICINITY MAP

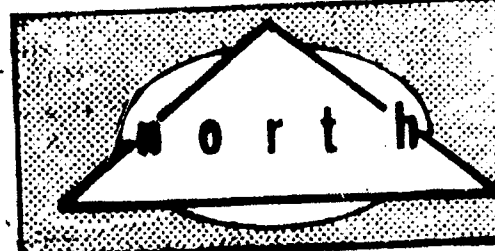


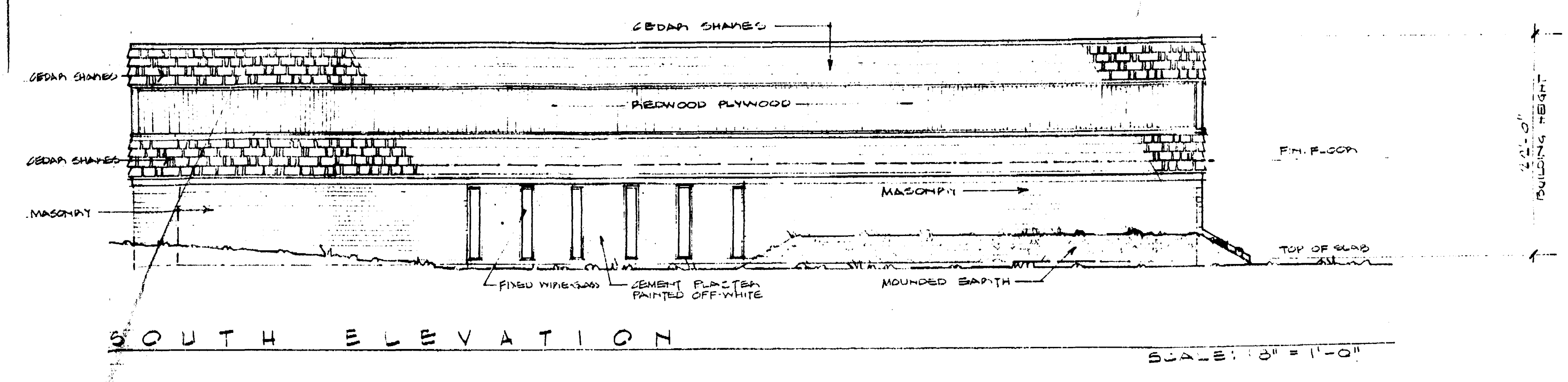
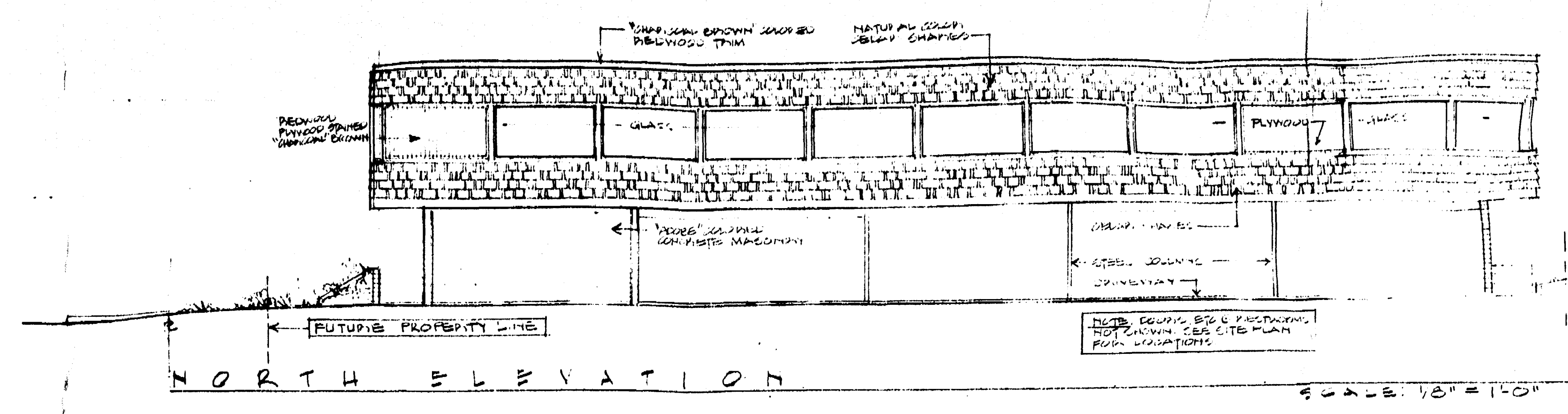
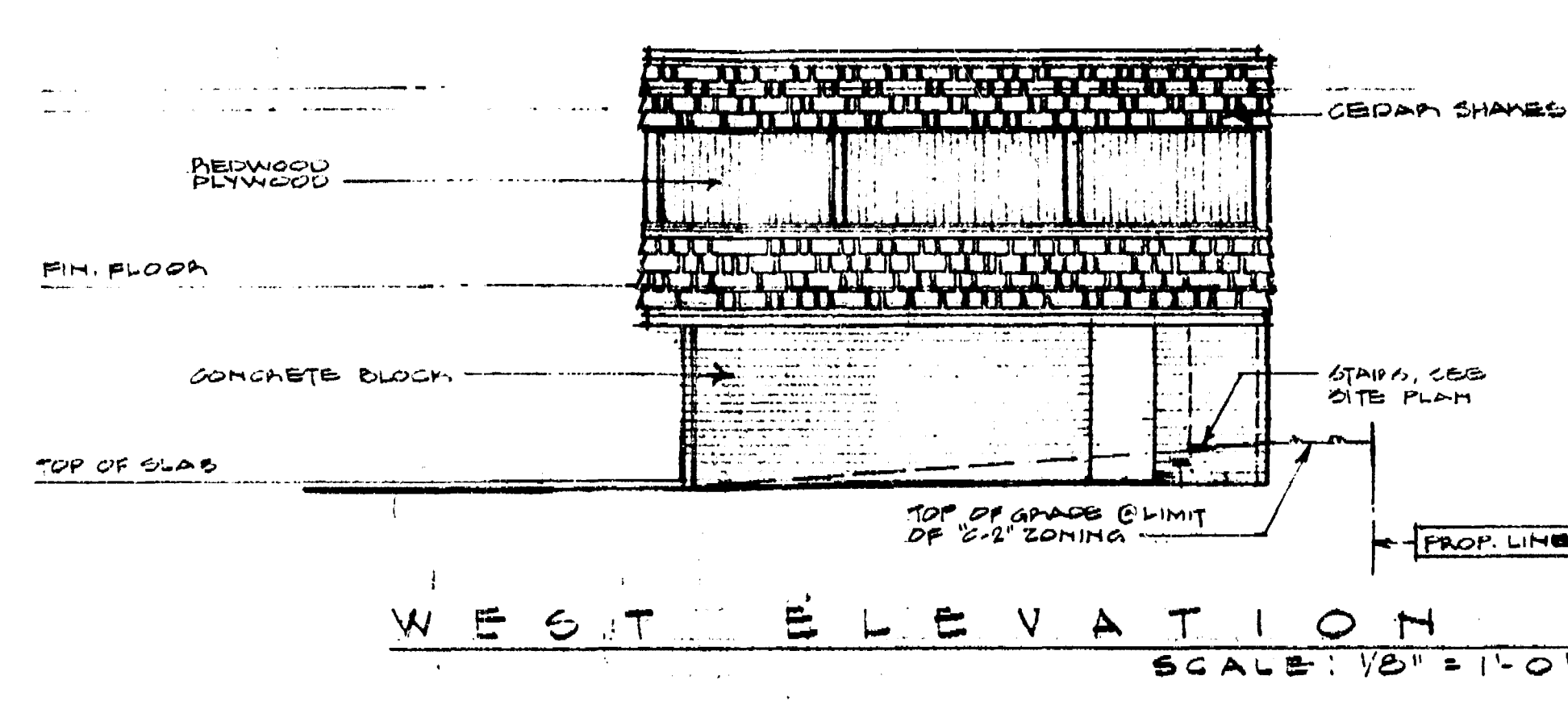
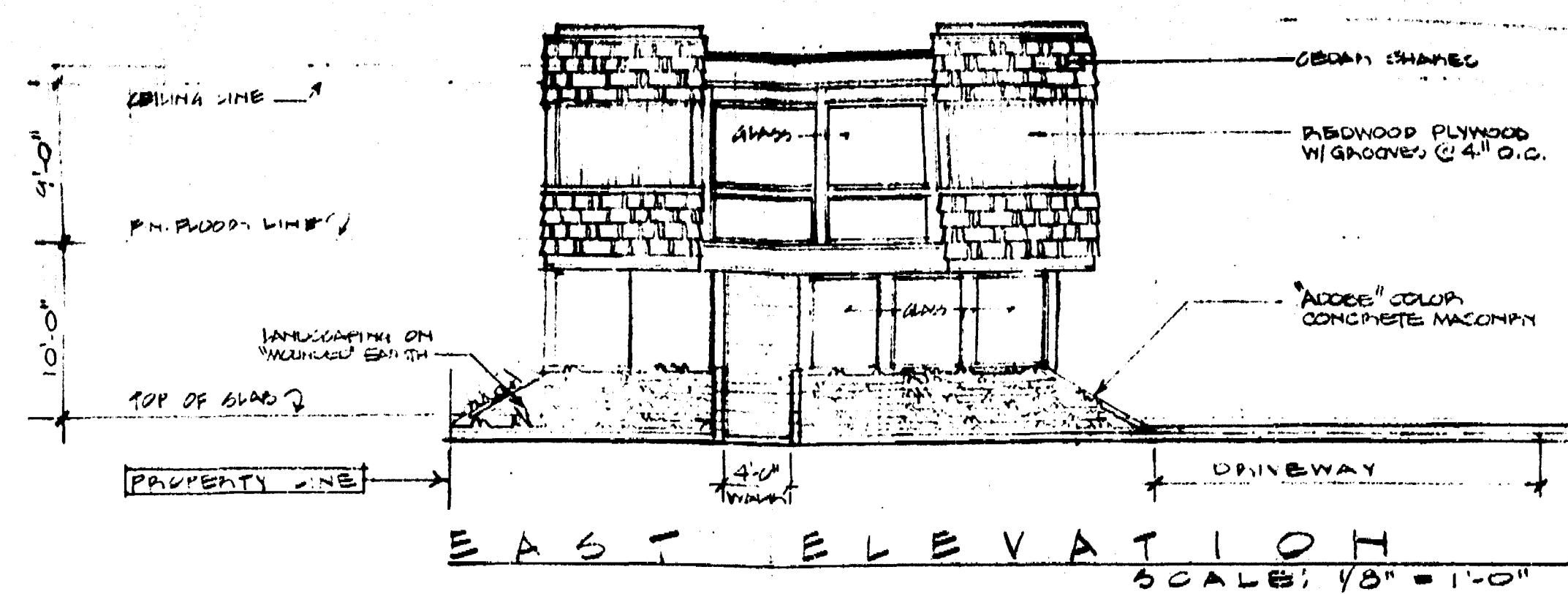
TOWN of LOS GATOS Planning Commission

Date of meeting - 9/15/76

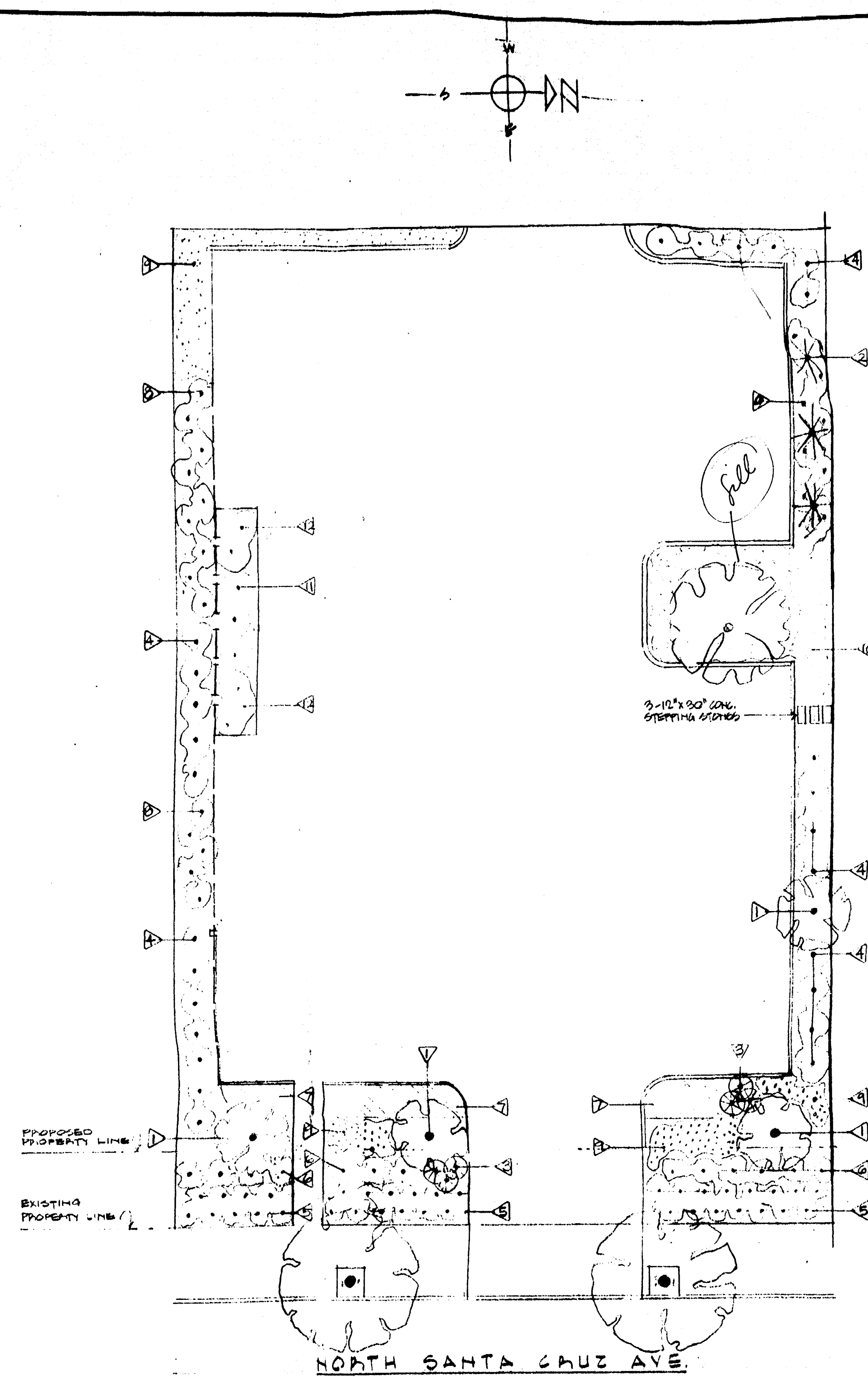
Agenda item no. - 4

Applicant - MITCHELL



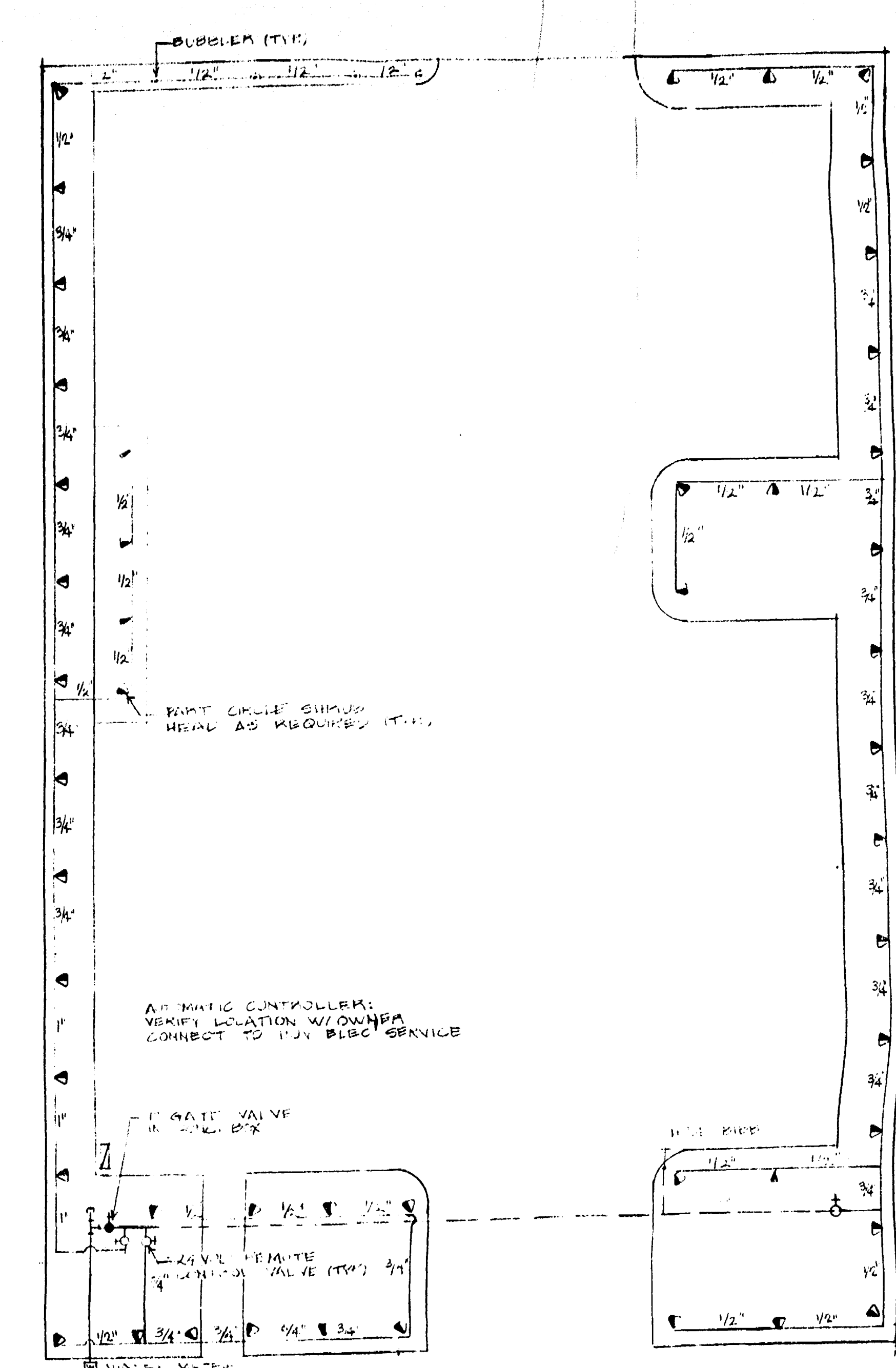


JOB NO. 7614		NO.	DATE	REVISION	EXTERIOR ELEVATIONS	ARCHITECT - PLANNER DENNIS BURROW 644 UNIVERSITY AVENUE • 154 8236 LOS GATOS, CALIFORNIA • 95030	PROPOSED COMMERCIAL BUILDING 647 N. SANTA GARCIA AVE. LOS GATOS, CALIFORNIA	EXHIBIT A Sheet 2 of 2
DATE AUG. 24, 1976								



PLANTING PLAN
SCALE: 1"=10'-0"

QTY	DESCRIPTION	SIZE
1	FRAXINUS RAYNOODII (QUAKET ASH)	15 GAL.
3	JUNIPERUS TORULOSA (TWISTED JUNIPER)	15 GAL.
6	MORAEA IRIODES (E. TIGHT LILY)	5 GAL.
26	ZISTUS HYBRIDUS (WHITE ROCKROSE)	1 GAL.
37	CORPUSMA KIPKII (CREEPING FIG)	1 GAL.
72	LIGUSTRUM TEXANUM (LUSTERLEAF)	1 GAL.
360	GAZANIA UNIFLORA-YELLOW (TRAILING GAZANIA)	FLAT
14	RAHIGOLEPIS 1. "ENCHANTRESS"	1 GAL.
265	POSMANUS OFFICINALIS (ROSEMARY)	FLAT
220	VINCA MAJOR	FLAT
3	CAMELLIA JAPONICA ALBA PLENA	5 GAL.
5	VIBURNUM DAVIDII	1 GAL.



IRRIGATION PLAN
SCALE: 1"=10'-0"

JOB NO. 7614		NO.	DATE	REVISION	LANDSCAPING PLAN	DENNIS BURROW ARCHITECT - PLANNER 444 UNIVERSITY AVENUE - 354 8228 LOS GATOS, CALIFORNIA - 95030	AIA	PROPOSED COMMERCIAL BUILDING 347 N. SANTA CRUZ AVE. LOS GATOS, CALIFORNIA	SHEET 3
DATE AUG. 24, 1979									

EXHIBIT A
Sheet 3 of 3

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