

TOWN of LOS GATOS

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

PLANNING DEPARTMENT - 408/354-6872

January 11, 1985

Michael and Kimberley Wasserman
123 Tait Avenue
Los Gatos, CA 95030

RE: 68 & 72 Broadway // 305 & 307 W. Main Street
Subdivision Application M-84-22

MIKE WASSERMAN

~~Dear Mr. and Mrs. Wasserman:~~

The Town of Los Gatos Planning Commission, at its meeting of January 9, 1985, found the subdivision consistent with the General Plan, that reasons for denial as specified in the Map Act do not exist, and approved the application subject to the following conditions:

1. A parcel map shall be filed to the satisfaction of the Town Engineer.
2. The following improvements shall be guaranteed by contract and bond, to the satisfaction of the Town Engineer:
 - a. West Main Street: Portland cement concrete sidewalk and driveway replacement.
 - b. Broadway Avenue: Portland cement concrete curb, gutter, and sidewalk repair to replace cracked and broken areas.
 - c. Sanitary sewer laterals with property line clean-outs, as required, to each parcel.
3. An ingress-egress joint access easement and maintenance agreement shall be entered into, if required, to the satisfaction of the Town Engineer.
4. Minimum asphaltic concrete driveways and parking areas or approved equal to each parcel, shall be completed to the satisfaction of the Planning Director. This work shall be completed prior to March 15, 1985.
5. Grading, drainage, utility, sanitary sewer, curb, gutter, sidewalk, and driveway plans shall be submitted to the satisfaction of the Town Engineer.
6. Utility services shall be placed underground for each lot.

Approval will expire 24 months from the date of this approval pursuant to the Map Act unless all conditions of approval are satisfied and a parcel map is recorded.

PLEASE NOTE: Pursuant to Section 27a-14 of the Town Code, this approval may be appealed to the Town Council within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

Very truly yours,

LEE E. BOWMAN
Planning Director

cc: Roger E. Dodge
Development Review Committee



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

June 1, 1988

Mr. Mike Wasserman
68 Broadway
Los Gatos, CA 95030

Re: 68 Broadway
Architecture and Site Application S-88-22

Dear Mr. Wasserman:

At its meeting of May 25, 1988, the Los Gatos Planning Commission approved your plans for the exterior modification of an existing single family residence on property in the R-1D-LHP zone, subject to the following conditions:

TO THE SATISFACTION OF THE DIRECTOR OF PARKS, FORESTRY AND MAINTENANCE SERVICES:

1. Prior to any construction or building permits being issued, the applicant shall meet with the Director of Parks, Forestry and Maintenance Services concerning the need for protective fencing around the existing trees. A plan for such protective fencing demonstrating type and location shall be submitted to the Planning Director after being approved by the Director of Parks, Forestry and Maintenance Services. Such fencing is to be installed prior to, and be maintained during, construction.

This approval will expire one year from the date of this approval pursuant to Section 5.30.160 of the Zoning Ordinance unless the approval is used before expiration. Section 5.30.170 defines what constitutes the use of an approval granted under the Zoning Ordinance.

PLEASE NOTE: Pursuant to Section 5.20.050 of the Zoning Ordinance, this approval may be appealed to the Town Council within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

Mr. Mike Wasserman
S-88-22

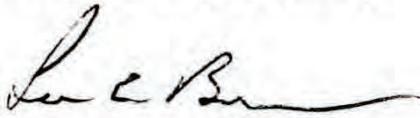
-2-

June 1, 1988

Reasonable extensions of time not exceeding one year may be granted upon application to and approval by the Planning Commission. Extensions can be granted only if approved by the Commission prior to the expiration of the approval. Therefore, it is recommended that applications for time extension be filed with the Planning Department at least sixty days prior to the expiration of the approval.

If you have any questions, please contact Sandy Baily.

Very truly yours,



LEE E. BOWMAN
Planning Director

LEB:DRR:dr

PCMIN:d/PC ACT14

DEVELOPMENT APPLICATION

TOWN OF LOS GATOS PLANNING DEPARTMENT

CIVIC CENTER

110 E. MAIN STREET

LOS GATOS, CA 95032

MAILING ADDRESS:

P.O. BOX 949

LOS GATOS, CA 95031

DATE RECEIVED:

4-12-88

PLEASE TYPE OR PRINT CLEARLY (PRESS FIRMLY)

1. APPLICANT REQUEST: (Check appropriate boxes) <input type="checkbox"/> ENVIRONMENTAL IMPACT ASSESSMENT <input checked="" type="checkbox"/> ARCHITECTURE AND SITE <input type="checkbox"/> CONDITIONAL USE PERMIT <input type="checkbox"/> ZONE CHANGE (Rezone from _____ to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER		2. PROPERTY DETAIL: SITE AREA <u>12,760 SQ. FT.</u> # OF LOTS EXISTING <u>1</u> EXISTING/LAST PREVIOUS USE <u>R-1</u>	
3. PROPERTY LOCATION: ADDRESS OF SUBJECT PROPERTY <u>68 BROADWAY, LOS GATOS</u> ZONING <u>R-10-LHP</u> ASSESSOR'S PARCEL NUMBER <u>510-45-85</u>			
4. REQUESTED ACTION: (Attach separate sheet if necessary.) DESCRIPTION OF REQUESTED ACTION: <u>PLEASE SEE ATTACHED ONE PAGE LETTER FROM MIKE WASSERMAN (PROPERTY OWNER) TO THE TOWN OF LOS GATOS (DATED 4/8/88).</u>			
5. APPLICANT: (Only applicant will be notified of meetings, hearings, or action taken) NAME <u>MIKE WASSERMAN</u> PHONE <u>[REDACTED]</u> ADDRESS <u>68 BROADWAY</u> CITY <u>LOS GATOS,</u> STATE <u>CA</u> ZIP <u>95030</u> SIGNATURE OF APPLICANT <u>Mike Wasserman</u> DATE <u>4-8-88</u>			
6. PROPERTY OWNER: (If same as above, check here <input checked="" type="checkbox"/>) NAME _____ PHONE _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ <u>I hereby certify that I am the owner of record of the property described in box #3 above and that I approve of the action requested herein.</u> SIGNATURE OF OWNER <u>Mike Wasserman</u> DATE <u>4-8-88</u>			
7. OTHERS INVOLVED: List persons or firms involved in the design of the project (architect, engineer, planner, landscape architect, etc.) CAPACITY NAME (Please Print) FIRM & ADDRESS (Zip Code) TELEPHONE <u>ARCHITECT ROBERT AVILES AVILES DESIGN, 610 UNIVERSITY AVE. LG. 95030 395-1933</u>			

DO NOT WRITE BELOW THIS LINE

8. RECEIVED BY <u>[Signature]</u> DRC AGENDA ASSIGNED <u>4-26-88</u>	
APPLICATION NUMBERS ASSIGNED: S- <u>88-22</u> U- _____ V- _____ M- _____ EIR- _____ Z- _____ OTHER _____	
9. ITEMS RECEIVED: <input checked="" type="checkbox"/> <u>7</u> SETS OF PLANS <input type="checkbox"/> FILING FEES OF \$ <u>No fee</u> <input type="checkbox"/> LETTER OF JUSTIFICATION <input type="checkbox"/> PRELIMINARY TITLE REPORT <input checked="" type="checkbox"/> OTHERS: <u>photos of residence</u>	

510-45, 47, 57
44

APPLICATION

TOWN OF LOS GATOS PLANNING DEPARTMENT

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95032

MAILING ADDRESS:
P.O. BOX 949
LOS GATOS, CA 95031

DATE RECEIVED: 9/1/89

RECEIVED BY: CHRISTINE A

X-89-28

PLEASE TYPE OR PRINT CLEARLY (PRESS FIRMLY)

1. APPLICANT REQUEST: (Check appropriate boxes)

☐

New Second Story Addition

☒

Addition greater than 100 square feet to existing second story

2. PROPERTY DETAIL:

Site area _____

Zoning R-10

APN 510-45-085

3. PROPERTY LOCATION:

ADDRESS OF SUBJECT PROPERTY: 68 BROADWAY

4. APPLICANT:

Name MICHAEL J & KIMBERLEY J WASSERMAN

Phone _____

Address 68 BROADWAY

City LOS GATOS

State CA

Zip 95030

SIGNATURE OF APPLICANT

Mike Wasserman

Date 9/1/89

5. PROPERTY OWNER: (If same as above, check here ☒)

NAME _____

Phone _____

Address _____

City _____

State _____

Zip _____

I hereby certify that I am the owner of record of the property described in box #3 above and that I approve of the action requested herein.

SIGNATURE OF OWNER _____

Date _____

6. ENVIRONMENTAL INFORMATION

Existing land use RESIDENTIAL

Surrounding land uses: North RES South RES

East RES West RES

Natural features & vegetation _____

Slope at building site: _____

Average site slope _____

Grading required: Cut: _____

Cu. Yds. Cut Depth: _____

Fill: _____

Cu. Yds. Fill Depth: _____

7. ARCHITECTURAL DETAILS

Proposed Setbacks: Front: 20' Rear: 32' L. Side: 15' R. Side: 12'

Height: 20

Impervious coverage: 1757 (INC. ADDITION)

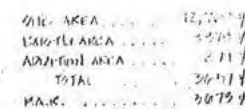
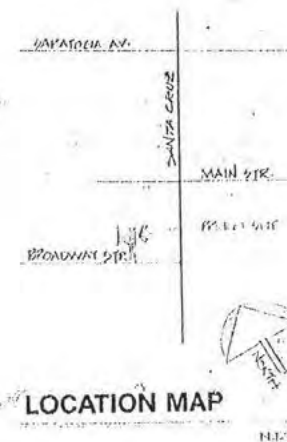
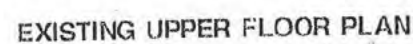
Size of structure: _____

	Existing	Proposed
First floor (incl. Garage):	<u>1629</u> sq. ft.	<u>1757</u> sq. ft.
Second Floor:	<u>1749</u> sq. ft.	<u>1877</u> sq. ft.
TOTAL:	<u>3378</u> sq. ft.	<u>3634</u> sq. ft.

Material & colors Proposed: MATCH EXISTING (BRICK, PLASTER, ETC)

Window treatment (location and size of all windows that may affect the privacy of a neighbor) NONE

Proposed new landscaping NONE



BLOOM, COVERAGE

EXISTING	16294 OR 12.0%
PROPOSED	1284
TOTAL	17978 OR 12.8%

SITE PLAN

66 BROADWAY
AND 1510 4th St.
Culver City, CA 90230
HISTORIC DISTRICT

$$\Delta \text{Ar} : \text{I}^- \rightarrow \text{I}^0 + \text{e}^-$$

Town of Los Gatos
 BUILDING DEPARTMENT
PLAN APPROVED
 BY _____ DATE _____
 THE BIRTH OF THE PLAN SHALL BE FILED TO BEAT
 TO BE A RECORD OF THE REGISTRATION OF THE PLAN
 STATE LAW.

[illegible]

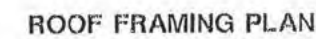
DESIGN ASSOCIATES
 10000 W. 10th Ave., Suite 200
 Denver, CO 80202
 Tel: (303) 733-7222 Fax: (303) 733-7223
 E-mail: info@designassociates.com
 Website: www.designassociates.com

RES

LOCATION MAP,
SITE & FLOOR PLAN

DRAWN
BY G. GUIRA
CHECKED
DATE
9-17-89
SCALE
NOTED
JOB NO.
SEP 25 1989
A-1

ADDITIONAL 271-4444
RECEIVED CRAZED 1/21/74
NEW GLASS 1/21/74
1/21/74 1/21/74
THIS DESIGN MEETS THE MANDATORY
FEATURES FOR MODIFIED PCL "A"
OF STATE TITLE 24.
B.C. 1/21/74

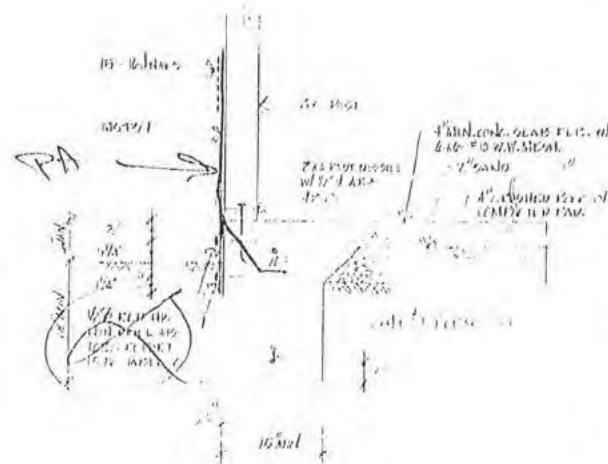
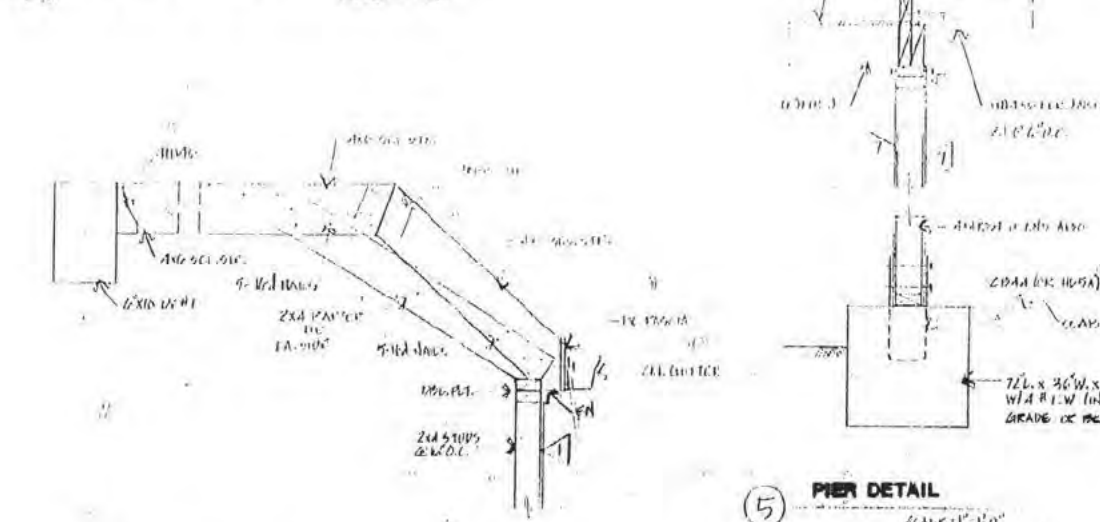
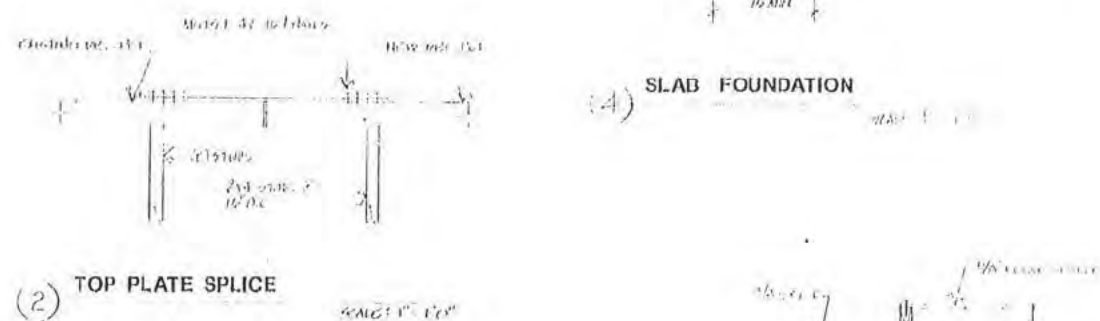
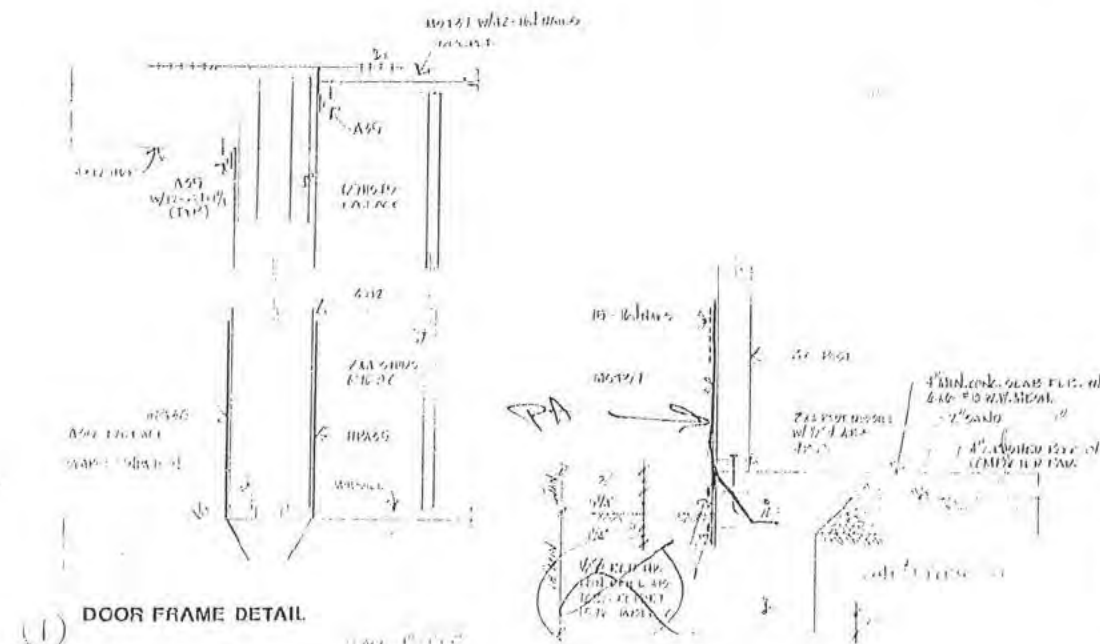
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DESIGN SOCIETY

5

**FOUNDATION, CEILING,
ROOF & NEW FLOOR PLANS**

DRAWN
PACIFICA
CHECKED
DATE
7-12-87
SCALE
NOTED
JOB NO.
RISKY
SEP 25 1989
A-2

[illegible][illegible]

Project Title		For Information Agency's Use Only	
Project Address	City	State	Zip
<p>The Checklist is applicable to both Part and Special Occupancy Buildings and Special Occupancy Buildings.</p>			
Part	Special Occupancy	Part	Special Occupancy
<p>Envelope Measures</p>		<p>Occupancy Sensing Devices (when applicable)</p>	
<p>1. Ceiling insulation materials per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. Insulation material in exterior floor assembly and under exterior concrete slabs per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. Ugly heat exchanger from kitchen in installed per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. Duct insulation specified per 2.531(d) <input checked="" type="checkbox"/></p> <p>5. An exhaust system is provided by the manufacturer of the exhaust system and is installed and tested in accordance with the manufacturer's instructions per 2.531(e) <input checked="" type="checkbox"/></p>	<p>1. Thermal enclosure with an exhaust system and an exhaust system per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. Mechanical exhaust system provided for enclosure and callout per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. Exhaust system of the enclosure is tested in accordance with the manufacturer's instructions per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. The enclosure is tested in accordance with the manufacturer's instructions per 2.531(d) <input checked="" type="checkbox"/></p>		
<p>Lighting System Measures</p>		<p>Occupancy Sensing Devices (when applicable)</p>	
<p>1. Control system is installed per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. Energy efficient lighting fixture per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. Mechanical lighting fixture per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. The fixture is tested in accordance with the manufacturer's instructions per 2.531(d) <input checked="" type="checkbox"/></p> <p>5. The fixture is tested in accordance with the manufacturer's instructions per 2.531(e) <input checked="" type="checkbox"/></p>	<p>1. Thermal enclosure with an exhaust system and an exhaust system per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. Mechanical exhaust system provided for enclosure and callout per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. Exhaust system of the enclosure is tested in accordance with the manufacturer's instructions per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. The enclosure is tested in accordance with the manufacturer's instructions per 2.531(d) <input checked="" type="checkbox"/></p>		
<p>Daylighting and Lumen Maintenance Controls (when applicable)</p>		<p>Occupancy Sensing Devices (when applicable)</p>	
<p>1. Uniform illumination reduction in time call per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. The fixture is tested in accordance with the manufacturer's instructions per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. The fixture is tested in accordance with the manufacturer's instructions per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. The fixture is tested in accordance with the manufacturer's instructions per 2.531(d) <input checked="" type="checkbox"/></p> <p>5. The fixture is tested in accordance with the manufacturer's instructions per 2.531(e) <input checked="" type="checkbox"/></p>	<p>1. Thermal enclosure with an exhaust system and an exhaust system per 2.531(a) <input checked="" type="checkbox"/></p> <p>2. Mechanical exhaust system provided for enclosure and callout per 2.531(b) <input checked="" type="checkbox"/></p> <p>3. Exhaust system of the enclosure is tested in accordance with the manufacturer's instructions per 2.531(c) <input checked="" type="checkbox"/></p> <p>4. The enclosure is tested in accordance with the manufacturer's instructions per 2.531(d) <input checked="" type="checkbox"/></p>		

[illegible]

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

BY _____ DATE _____

THE BUILDING DEPARTMENT HAS GIVEN ITS APPROVAL TO PRINT OR
TO BE THE APPROVAL OF THE VICE-PRESIDENT OF ANY STATE OR
STATE LAW.

[illegible][illegible]

RES.

DETAILS

CALIFORNIA

DATE

7-12-89

SCALE

NOTED

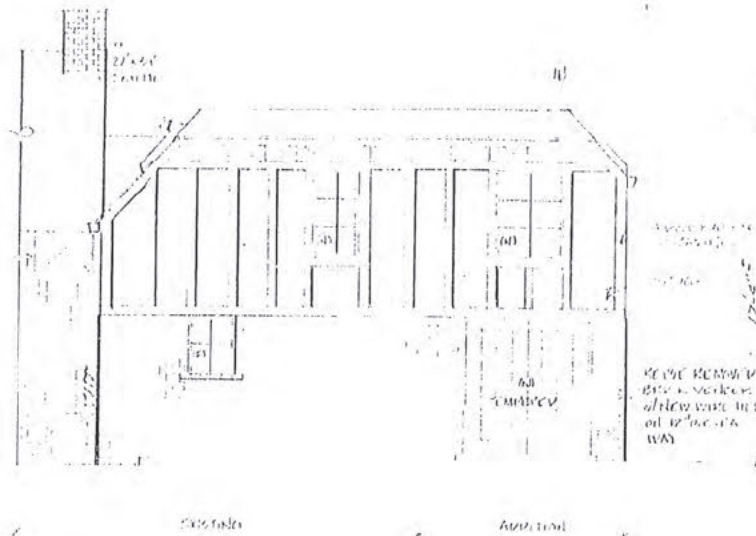
JOB NO.

2933

SHEET

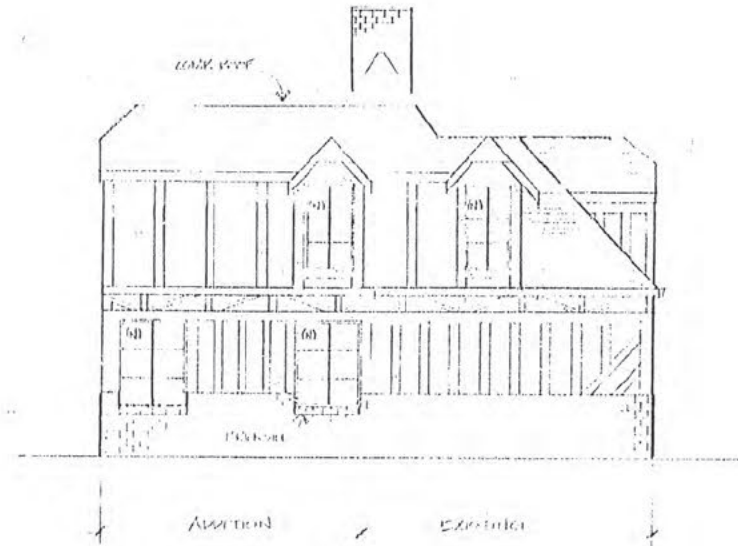
SEP 25 1989

A-3



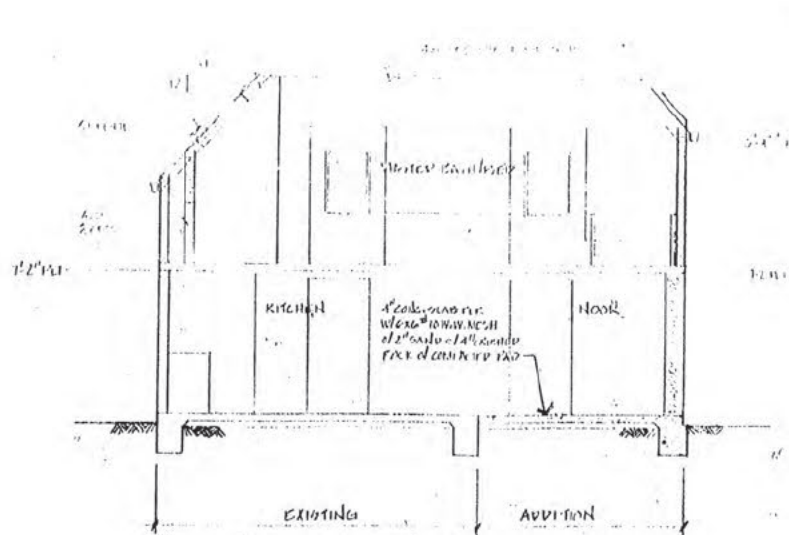
REAR, NORTH SIDE

SCALE: 1/4" = 1'-0"



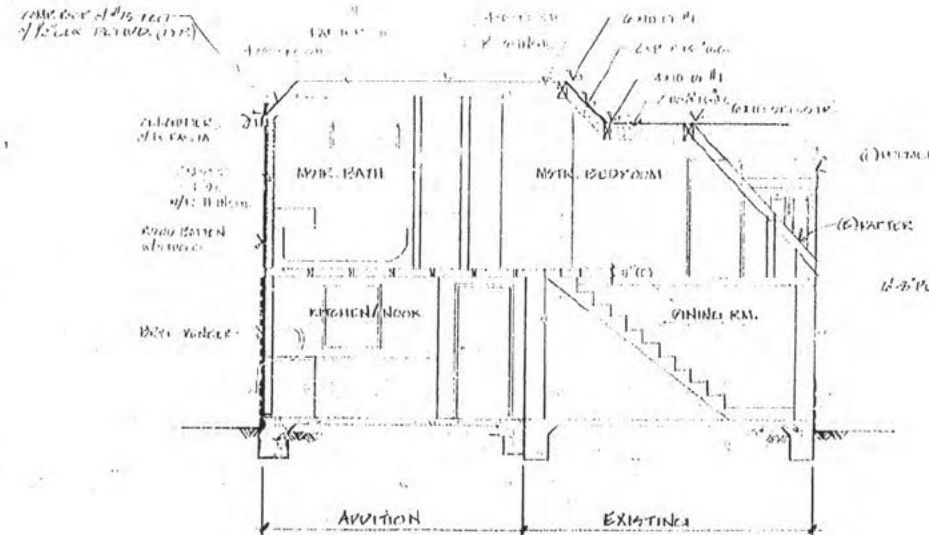
LEFT, WEST SIDE

SCALE: 1/4" = 1'-0"



CROSS SECTION @ REAR

SCALE: 1/4" = 1'-0"



CROSS SECTION @ LEFT

SCALE: 1/4" = 1'-0"

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE: 9/12/89
BY: [Signature]
SCALE: 1/4" = 1'-0"
JOB NO.: 2-132
SHEET: 4

REVISIONS	BY

SCOTT
RESIDENTIAL ASSOCIATES

RES.
[Redacted]

ELEVATIONS
& CROSS SECTIONS

DRAWN
BY: [Signature]
CHECKED
DATE: 9/12/89
SCALE: 1/4" = 1'-0"
JOB NO.: 2-132
SHEET: 4
SEP 25 1989
A-4



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

November 19, 1992

Michael Wasserman
68 Broadway
Los Gatos, CA 95030

RE: (68 Broadway)

Dear Mr. Wasserman:

On November 3, 1992, the Los Gatos Historic Preservation Committee considered your request for approval to construct a carport. Since the project is considered minor, the Committee found the application to be complete, and approved the application subject to the following conditions:

1. The end of the carport closest to the street shall be parallel to the street.
2. Materials shall match the existing residence.

This approval will expire two years from the date of this approval. The appeal period for this approval has passed and you therefore may file for the required permits with the Building Department.

If you have any questions in this matter, please contact Sandy Baily at 354 6873.

Very truly yours,

Lee E. Bowman
Lee E. Bowman
Planning Director

LEB:SLB:cher

cc: Hal Jarvis, 5007 Cela Drive, San Jose, CA 95129

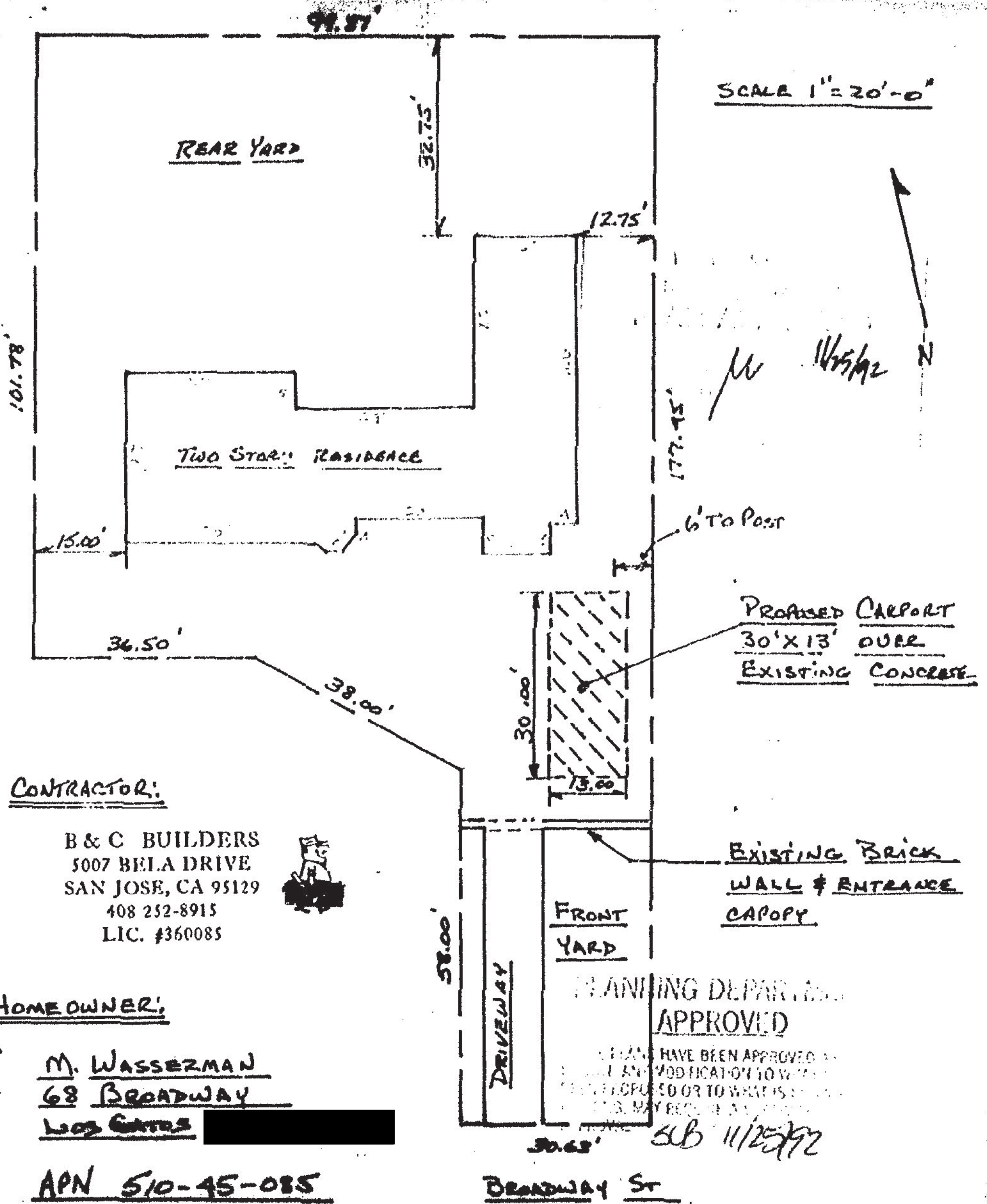
C26\LETTERS\6889CAD

**FILE
B25040
68 BROADWAY**

PLANNING DEPARTMENT
APPROVED

PLANS HAVE BEEN APPROVED AS
ANY MODIFICATION TO WHAT HAS
BEEN PROPOSED OR TO WHAT IS SHOWN AS
MAY BE DONE IN A SEPARATE

SLB 11/25/92



SCALE 1"=20'-0"

CONTRACTOR:

B & C BUILDERS
5007 BELA DRIVE
SAN JOSE, CA 95129
408 252-8915
LIC. #360085

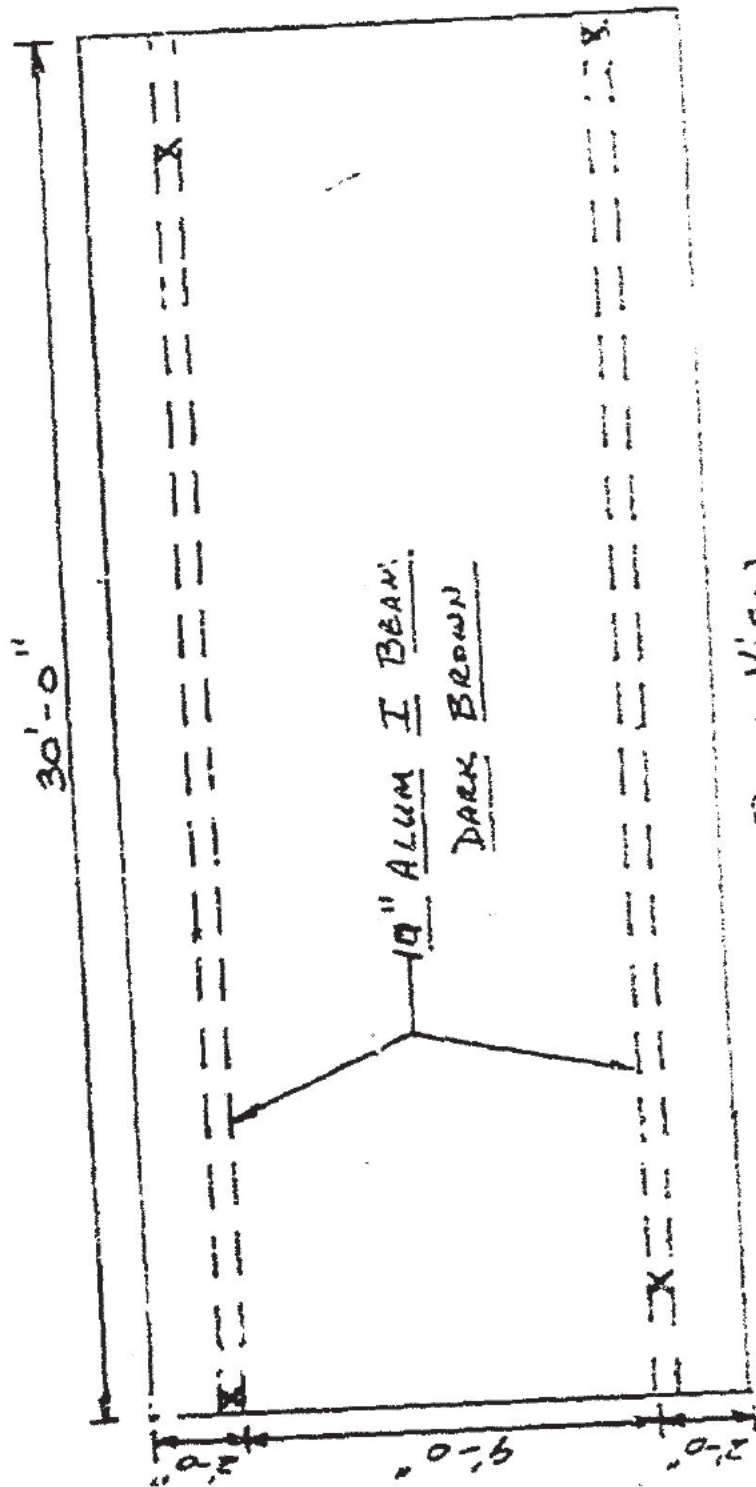


HOME OWNER:

M. WASSEZMAN
68 BROADWAY
LOS GATOS

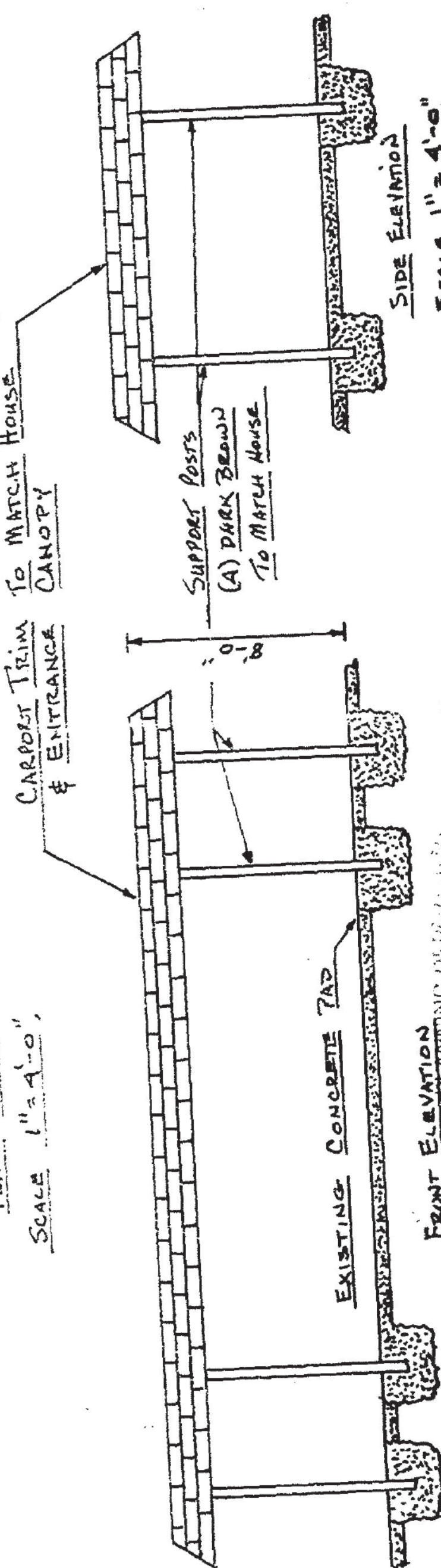
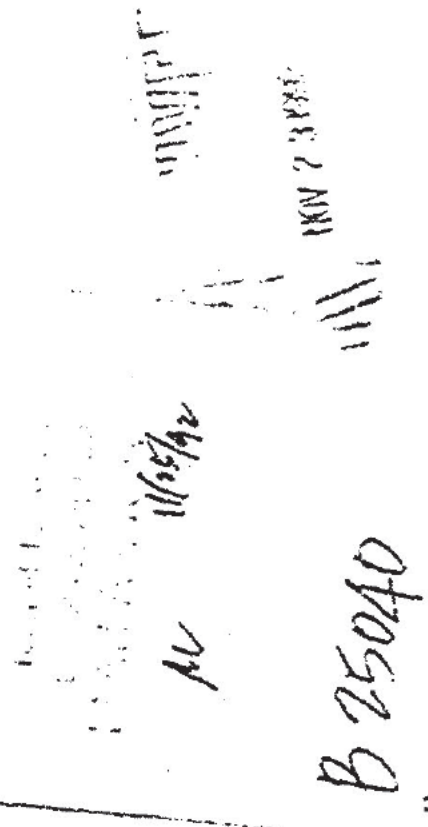
APN 510-45-085

PLANNING DEPARTMENT
APPROVED
I HAVE BEEN APPROVED AS
A MODIFICATION TO WHAT
IS PROPOSED OR TO WHAT IS
ON FILE. MAY BE USED AS A
REFERENCE.
SUB 11/25/92



PLAN VIEW
SCALE 1" = 4'-0"

PROPOSED CANOPY 30' X 13'
PER ALCAN BUILDING PRODUCTS
ICBO EVALUATION REPORT # 2228 P



SIDE ELEVATION
SCALE 1" = 4'-0"

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

HOMEOWNER:
M. WASSERMAN
40 BROADWAY
NEW GATOR

CONTRACTOR:
B.C. BUILDERS
BOY BALA DE
SAL JONES 252-8915

DRAWING BY H. J. JARVIS

SCB 11/25/92

GENERAL NOTES

1. GOVERNING CODES: All work shall conform to the following codes & standards:

- | | |
|--|-------------------------|
| a) 2010 California Residential Code (CRC) | 2009 Edition (RC) |
| b) 2010 California Building Code (CBC) | 2009 Edition (BC) |
| c) 2010 California Mechanical Code (CMC) | 2009 Edition (MC) |
| d) 2010 California Plumbing Code (CPC) | 2009 Edition (PC) |
| e) 2010 California Electric Code (CEC) | 2008 Edition (NEC) |
| f) 2010 California Fire Code (CFC) | 2009 Edition (FC) |
| g) 2010 California Energy Code | 2010 Edition (Title 24) |
| h) 2010 California Green Building Standards Code | |

In addition to the codes referenced above, all work shall conform to all local ordinances and codes as applicable. Cross reference all code numbers and verify consistency as required.

2. All work done pursuant to these drawings and specifications shall comply with all ordinances and regulations which apply to the work and shall in any case conform to the latest edition of the CRC/CBC/CMC/IBC (CA Residential Code/International Residential Code & California Building Code/International Building Code) currently enforced and all city, county and/or state codes as applicable.

3. Britt Rowe shall not be held responsible for the design, coordination and/or implementation of any and all "Design-Build" work, including but not limited to the following: See the appropriate code references below for design and installation requirements.

- | |
|--|
| a) Electrical: Per CEC (California Electric Code) current edition. |
| b) Mechanical: Per CMC (California Mechanical Code) current edition. |
| c) Plumbing: Per CPC (California Plumbing Code) current edition. |
| d) Fire Sprinklers: CFC (California Fire Code) |

Verify and address all additional local ordinances and codes which may apply to the specific "Design-Build" application as required.

4. Britt Rowe is not responsible for the design, coordination, or implementation of any work performed by consultants, including but not limited to, structural engineering, soil engineering, civil engineering, land surveying, electrical engineering, landscape architecture and/or Title 24 Energy compliance.

5. In addition to inspections required by CBC 110, the owner, contractor and/or structural engineer of record, acting as the owner's agent, shall employ one or more special inspectors or Testing Agencies, who shall provide "Special Inspections" during the course of construction for the following types or work per CBC 1704, 1707 or 1708 including but not limited to:

- | |
|--|
| a) Concrete: Where the structural design exceeds a (F _c) of 2500 PSI |
| b) On site structural welding, including welding of reinforcing steel |
| c) Grilled piers, caissons and structural masonry |
| d) Retrofit epoxy set holdowns and/or anchor bolts |

Special inspectors credentials shall be provided to the local jurisdiction upon request.

6. All contractors shall be licensed with possession of the appropriate insurance policies (e.g. Workman's Compensation, Liability, etc.) and a valid business license within the jurisdiction of the subject property project site.

7. The contractor and/or subcontractors are to verify ALL existing conditions and/or discrepancies before commencing with work in order to ensure conformance with the "Construction Documents". ALL discrepancies shall be brought to the attention of Britt Rowe and/or the Structural Engineer of Record prior to commencement of construction. All requests for "Change Orders" shall be submitted in writing to Britt Rowe for approval.

8. Britt Rowe is not responsible for the erection, fabrication and/or relative job safety. The general contractor shall comply with all required safety orders per CAL-OSHA requirements and regulations.

9. Regardless of dimensions shown, all new work shall align exactly with existing work with respect to floor elevations, column centerlines, wall faces, etc. (JNO)

10. Layout for new work is largely based upon relationships to existing conditions of the site and/or existing structures. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of Britt Rowe, prior to the commencement of any work. The contractor shall immediately notify Britt Rowe of all discrepancies prior to the commencement of any work.

11. Preference shall be given to written/figured dimensions on the drawings over scaled measurements. The "Plans, Specifications and General Notes" are intended to agree and supplement one another. Anything indicated in one and not the other, shall be executed as if in all. In cases of direct conflict, the most restrictive shall govern.

12. All work shall be plumb, square and true and shall be of good "Workmanlike" quality as acceptable to the appropriate trade's standard practices and those of the trade's councils and/or organizations.

13. Any work and/or item not specifically called for in the drawings, but required for a complete and fully functioning installation consistent with the intent of the "Construction Documents" shall be supplied by the general contractor and/or subcontractors as required.

14. The intent of the "Construction Documents" is to include ALL labor, materials, equipment and transportation necessary for the complete and proper execution of the work.

15. The project "Specification Book" shall take precedence over noted specifications when applicable.

16. Civil, Soil and Structural Engineering specifications shall take precedence over any other specifications.

17. Britt Rowe retains all rights and ownership to all drawings and specifications. These documents may not be used in whole, or in part, without the expressed written consent from Britt Rowe.

18. The Owner/Developer/Client reserves the right to make alterations to the design during the course of construction. All changes shall be approved by the local building official and shall, in any case, comply with the current editions of the CRC, CBC, CMC, CPC, CFC, CEC and/or CES as required.

19. New Construction or remodeling is largely dependent upon existing site conditions and therefore a "Site Survey" is recommended and if provided, shall be generated by a licensed Land Surveyor or Registered Civil Engineer and shall contain the following information: Property corners, property lines, existing building(s), easements, topography lines, utilities and/or significant trees. If a Site Survey is NOT provided, Britt Rowe will not be held responsible for any and all discrepancies relating to the site and existing conditions. In any event, Britt Rowe shall not be responsible for work performed by others and provided for the purpose of completing the project.

PROJECT DESCRIPTION

A Minor Remodel For:
RESIDENCE
68 BROADWAY
LOS GATOS, CA 95030



SHEET INDEX

SHEET	DESCRIPTION
A-0	Title sheet/Project information
BCB	Blueprint For A Clean Bay
A-1	Floor plans/Exterior elevations

GENERAL PROJECT INFORMATION

OWNER: 68 Broadway
Los Gatos, CA 95030

PROJECT SITE: 68 Broadway
Los Gatos, CA 95030

APN: 510-45-085
YEAR BUILT: 1935
ZONING: R-1-8 Single Family Residential
OCCUPANCY: R-3/U for (garage)
TYPE OF CONSTRUCTION: V-B
LAND USE: RM--Multi Single Family Residential
LOT SIZE: 13,068 SF
SLOPE: Less than 5%
LEVELS: 2

SETBACKS:

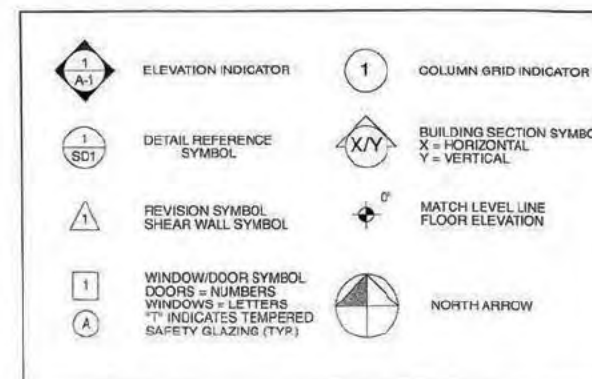
Front	Required: 25'-0"
Sides	8'-0"
Rear	20'-0"

EXISTING AREA: House (conditioned): 3,548 SF

EXISTING AREA TO BE REMODELED: Ground level: 21 SF

SCOPE OF WORK:
Remove existing exterior door on ground level & install new window in same location to match existing adjacent window. Fill-in brick veneer under (n) window to match (e) per exterior elevation. Address drainage issues around (e) front perimeter foundation @ area of remodel. See plans.

PLAN SYMBOLS



PROJECT CONSULTANTS

BUILDING DESIGNER:
BRITT ROWE
David Britt/Tony Rowe
108 North Santa Cruz Ave.
Los Gatos, CA 95030
(408) 354-6224 office
(408) 354-8514 fax

BUILDER:
ZICOVICH BUILDERS, INC.
David Zicovich
17310 Farney Road West
Los Gatos, CA 95030
(408) 399-0606 office
(408) 399-9175 fax

RECEIVED

JUN 13 2011

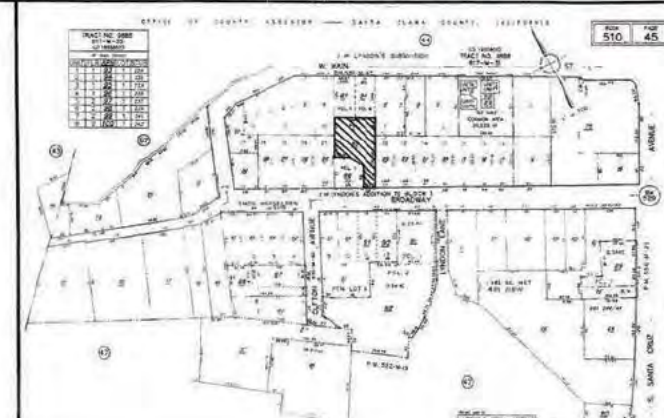
TOWN OF LOS GATOS
PLANNING DIVISION

HS-11-035

VICINITY MAP



PARCEL MAP



REVISIONS:

BR

Britt Rowe
108 N. Santa Cruz Ave.
Los Gatos, CA 95030

408.354.6224 (office)
408.354.8514 (fax)
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all applicable codes and regulations. All contractors shall verify all conditions to ensure conformance to these codes.

RESIDENCE
68 BROADWAY
LOS GATOS, CA 95030

General Project Info

DRAWING:

DATE:

SCALE:

DRAWN BY:

1/14/11

Noted

MAR

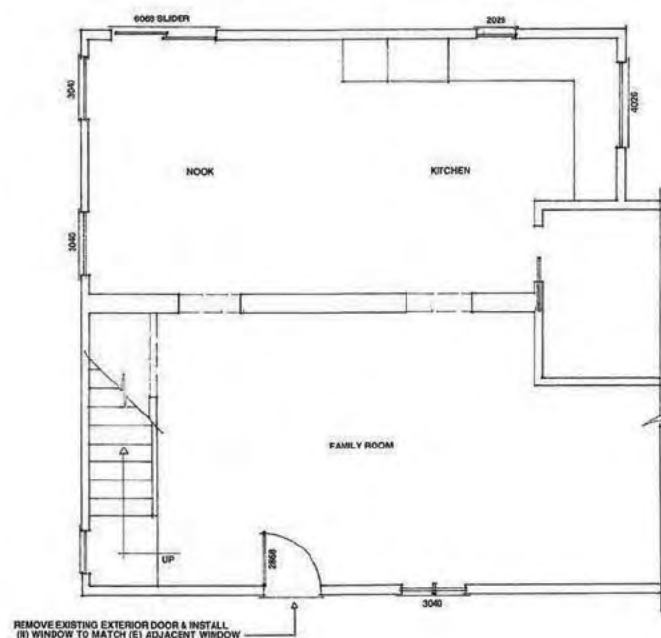
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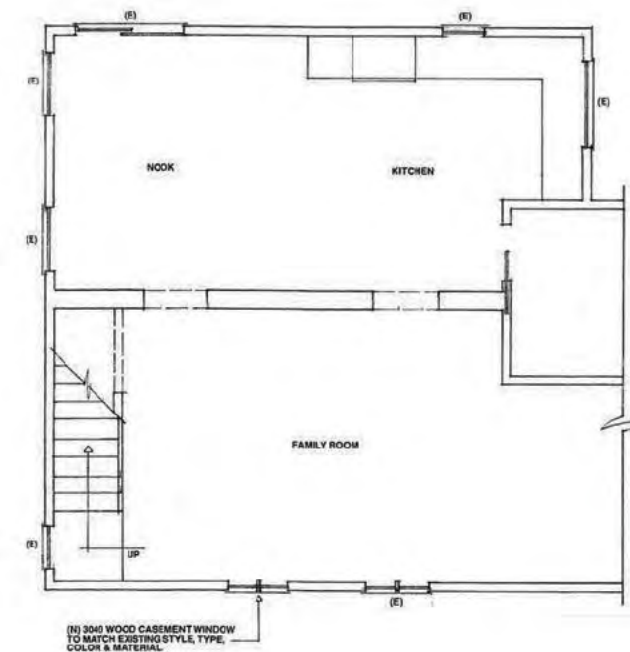
EXISTING PARTIAL FRONT ELEVATION



PROPOSED PARTIAL FRONT ELEVATION



EXISTING PARTIAL GROUND LEVEL FLOOR PLAN



PROPOSED PARTIAL GROUND LEVEL FLOOR PLAN

APPROVED
BY
HISTORIC PRESERVATION COMMITTEE
SD 6/22/11

REVISIONS	BY

BR
Britt • Rowe
108 N. Santa Cruz Ave.
Los Gatos, CA 95030
408 354 6224 (office)
408 354 6314 (fax)

BRITT•ROWE retains all rights in this drawing. The contents of this drawing and specifications may not be used on any other project without the expressed, written consent of BRITT•ROWE.

RESIDENCE
68 BROADWAY
LOS GATOS, CA 95030

SHEET : FLOOR PLANS/EXT. ELEVATIONS	SCALE : 1/4"=1'-0"	DATE : JUNE 5, 2011	DRAWN :
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A1



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 FAX (408) 354-7593

CIVIC CENTER
110 E. Main Street
Los Gatos, CA 95030

July 18, 2011

David Zicovich
Zicovich Builders
17510 Farley Road West
Los Gatos, CA 95030

RE: **68 Broadway**
Architecture and Site Application HS-11-035

Requesting approval of exterior modifications to a pre-1941 residence in the Broadway Historic District on property zoned R-1D:LHP. APN 510-45-085.
PROPERTY OWNER: Mike & Kim Wasserman
APPLICANT: David Zicovich

On June 22, 2011, the Los Gatos Historic Preservation Committee determined that the proposed work is compatible with the architectural style of the house and appropriate for the Broadway Historic District and approved the plans as proposed.

Please be aware that Section 29.20.258 of the Town Code states that this action may be appealed to the Planning Commission within 10 days of the date the action is taken. Therefore, this action should not be considered final until the appeal period has passed.

Your next step is to submit an application and plans for a building permit.

If you have any questions in this matter, please contact me at 408-354-6875 or by email: sdavis@losgatosca.gov.

Sincerely,

Suzanne Davis, AICP
Senior Planner

cc: Mike & Kim Wasserman, 68 Broadway, Los Gatos, CA 95030

N:\DEV\HISTORIC PRESERVATION\Action Letters\2011\Broadway68.doc



APPLICATION FOR MINOR DEVELOPMENT IN AN HISTORIC DISTRICT

TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT

Civic Center: 110 E. Main Street, Los Gatos CA 95030
Mailing Address: P. O. Box 949, Los Gatos, CA 95031
Phone: (408) 354-6874 FAX: (408) 354-7593

Date Received: 6/13/11
Received by: SD
Application #: HS-11-035

1. **PROPERTY LOCATION:**
Address of subject property: 68 Broadway

2. **APPLICANT REQUEST:**
☐ Residential first floor addition
☐ Residential addition less than 100 sq. ft. to the existing second story
☐ Residential accessory structure 450 sq. ft. or less, visible from the street or Victory Lane
☐ Commercial exterior modification
☒ Residential exterior modification

3. **PROPERTY DETAIL:**
Lot Area 13,068 Zoning R-ID: LHP APN 50.45.005

4. **PROPERTY OWNER:**
Name Kim & Mike Wasserman Phone [REDACTED]
Address 68 Broadway
City Los Gatos State CA Zip 95030

I hereby certify that I am the owner of record of the property described in Box #1 and that I approve of the action requested herein.

SIGNATURE OF PROPERTY OWNER _____ Date: 6.13.11

5. **APPLICANT:** (If same as above, check here ☐)
Name: DAVID ZILCOVICH Phone: 399-0606
Address 17510 Farley Rd. West
City L.G. State CA Zip 95030
SIGNATURE OF APPLICANT [Signature] Date: 6.13.11

6. **ARCHITECTURAL DETAILS:**

	Existing	Addition Proposed	Total
Floor Area Ratio:	_____ %	_____ %	_____ %
First Floor:	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Second Floor:	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Living Total:	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Garage/Accessory Structure:	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Exterior material proposed:	<u>Match existing brick & stucco</u>		

The information contained in this application is considered part of the public record. Therefore, it will appear in both the public record file for the site address, which is available upon request, and on the permitting system on the official Town of Los Gatos website at www.losgatosca.gov.

PLEASE KEEP ON TOP OF THE LEFT SIDE
PERMIT TRACKING SYSTEM

APN#: 510-45-085

TRACT: _____

ADDRESS: 68 Broadway

OWNER: Michael Wasserman

OCCUPANT/BUSINESS NAME: _____

ZONE: R-ID-LHP

VIOLATIONS: ~~#13 - sign 10/10/85~~; ~~#801 -~~ Illegal tree removal 6/10/85 ✓

APPLICATIONS: M-84-22 - 4-lot subdivision - approved 1/9/85 ✓

S-88-22 - exterior modification to single-family - approved 5/15/88 ✓

x-89-28 - room addition + 2 level - approved 9/19/89 ✓

11/3/92 HPC app. construction of a carport

BLDG PERMITS: _____

OTHER PERMITS: _____

CERTIFICATE OF OCCUPANCY: _____

HOME OCCUPATION PERMIT: _____

TREE REMOVAL PERMIT: _____

COMMENTS: Anne Bloomfield Survey ✓

He commented that the house has lost its historic context from the original style and is becoming Craftsmen.

Mark DeMattei explained that he was trying to provide a design that was compatible with the neighborhood.

Len Pacheco commented that this house and the house next door were built and remodeled at the same time. He commented that if this is moving towards a Craftsmen it is not quite there yet. He commented that it should have wider overhangs, lower roof pitch, only one style of window, brackets, deeper porch, belly band, gable ends, and siding that matches the existing eight inch wide siding.

Bob Cowan commented that the front porch depth is inadequate.

Len Pacheco commented that the front porch should be at least five or six feet deep.

Bob Cowan commented that the back door should have some kind of cover above it.

Len Pacheco made a motion to recommend approval of the request with the following recommendations:

1. Extend the roof overhangs.
2. Lower the roof pitch by at least six inches.
3. Incorporate a wider rock chimney.
4. The windows should all be double hung in single or paired configurations.
5. The brackets should be stronger, but in proportion.
6. The siding should match the existing eight inch wide siding.
7. The rear door on the rear elevation should have a bracketed overhang.
8. The front porch depth should be extended as allowed by Town Code and could be covered or uncovered.

The motion was seconded by *Bob Cowan* and passed unanimously.

ITEM 3 68 BROADWAY

Mike Wasserman, owner, and *David Zicovich*, contractor, were present for this item.

Mike Wasserman provided an overview of the proposed modification and provided justification for the request.

Historic Preservation Committee

June 22, 2011

Page 3 of 6

Len Pacheco asked if the window would be the same width as the existing door opening and if the brick wainscoting would be continued under the new window?

Mike Wasserman commented that the window would be the same size and the wainscoting would be continued to match the existing look.

Bob Cowan made a motion to approval the exterior modifications as requested because they will be compatible and consistent with the existing structure and commented that this could have been done at staff level.

The motion was seconded by *Kathy Janoff* and passed unanimously.

ITEM 4 135 TAIT AVENUE

Gary Schloh, architect, was present for this item, representing the property owner.

Gary Schloh provided an overview of the proposed project and justification for approval of the proposed garage.

Len Pacheco asked about the details of the proposed garage door.

Bob Cowan asked if the proposed roofing material was wood shake and showed pictures of the garage door on the adjacent property.

Gary Schloh commented that the roof would be wood shake and that he could use a garage door similar to the one next door.

Bob Cowan made a motion to recommend approval of the detached garage to the Director of Community Development, with guidance to the applicant to use a wood door similar to the property next door. The motion was seconded by *Kathy Janoff* and passed unanimously.

ITEM 5 OTHER BUSINESS

a. 41 N. Santa Cruz Avenue

Jackie Greenmyer explained that they were looking for feedback from the Committee regarding the preliminary design proposal and provided background for the existing theater. She explained that they want to add more art deco touches and increase the height to add verticality to the existing structure.

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
110 E. Main Street, Los Gatos, CA 95032
Phone: (408) 354-6874 Fax: (408) 354-7593

HISTORIC PRESERVATION COMMITTEE
PROJECT DATA SHEET

1. PROJECT DETAIL

Project address: **68 Broadway**

Project description: **Request of exterior modifications (change door to window on front facade).**

2. PROPERTY DETAIL

Date structure was built **1980s**

Town of Los Gatos Historic Status Code

Does property have an LHP Overlay zone? **Yes**

Is structure in a historic district? **Yes**

If yes, what district? **Broadway**

If yes, is it a contributor? **Yes**

Findings required? **No**

If yes, see back page of this document.

Considerations required? **Yes**

If yes, see back page of this document.

Comments: **Proposed plans are attached.**

Required Findings

_____ As required by Section 29.10.09030(e)(2) of the Town Code for the demolition of a single family residence (Preservation of historically or architecturally significant buildings) and the Secretary of Interior Standards of any historic structure.

1. The building is not associated with any events that have made a significant contribution to the Town.
2. No significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. The structure does not yield information to Town history.
5. Structural integrity of the building.

Required Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- _____ 1. On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.
- X 2. In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.
- _____ 3. For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

Town Policy

- X That the work proposed is compatible with the neighborhood.

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