

ORDINANCE 2371

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS REPEALING AND REPLACING PLANNED DEVELOPMENT ORDINANCE 1412 ESTABLISHING DEVELOPMENT STANDARDS AND ALLOWABLE USES FOR LOTS WITHIN THE PLANNED DEVELOPMENT OVERLAY ZONE

**THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS
FOLLOWS:**

SECTION I. Planned Development Overlay Zone

Ordinance No. 1412 is repealed and replaced with this Ordinance to retain the existing properties that are in the Planned Development Overlay Zone (shown in Exhibit A) and change the zoning of the property shown on the map (shown in Exhibit B), from O:PD (Office, Planned Development) to O:PD (Office, Planned Development).

SECTION II. Uses and Improvements Authorized.

- A. The following construction and use of improvements are authorized within the Planned Development Overlay Zone:
1. Demolition of an existing one-story residential structure.
 2. Conversion of an existing two-story medical office structure into a residential townhouse unit.
 3. Construction of 10 two-story residential townhouse units.
 4. Landscaping, parking, and limited tree removal as may be granted under precise plan approval.
 5. For that area within the boundary of the townhouse complex as shown on the Official Development Plan, the uses are those specified in the R-M (Multiple Family Residential) zone by Sections 29.040.610 (Permitted Uses) and 29.40.615 (Conditional Uses) of the Zoning Ordinance (as those sections exist at the time of the adoption of this ordinance or as they may be amended in the future). However, no use listed in Section 29.40.615 is allowed unless specifically authorized by this ordinance or by conditional use permit.
- B. In addition to the foregoing construction and use of improvements, this ordinance authorizes a Planning application for the following construction and use of improvements for property located at 120 Oak Meadow Drive (APN 529-10-131) as shown on the Official Development Plan:
1. Subdivision of one 17,699-square foot lot addressed as 120 Oak Meadow Drive (APN 529-10-131) into two lots consisting of Parcel A (11,906 square feet) and Parcel B (5,793 square feet);

2. Lot coverage of 40.3 percent on Parcel A;
3. Construction of a single-family residence and site improvements requiring a Grading Permit on Parcel B.
4. Lot coverage of 42.6 percent on Parcel B;
5. Reduced setbacks for the single-family residence on Parcel B of no less than:
Front: 6 feet
Rear: 7 feet
Side (north): 3 feet
6. Portions of the single-family residence on Parcel B as shown on the Official Development Plan located in the Least Restrictive Development Area as defined by the Hillside Development Standards and Guidelines;
7. A driveway serving Parcel B with a maximum slope of 17.5 percent.

SECTION III. Compliance with Other Development Standards.

For all areas within the Planned Development Overlay Zone, the development standards of the Town Code Sections 29.40.640 and 29.40.645 shall apply. All general provisions in Article 3 of the Zoning Ordinance apply, and the provision of Chapters Article IV, Residential Zones and Article V, Nonresidential Zones of the Zoning Ordinance apply to the residential and nonresidential portion of the Planned Development respectively except when the Official Development Plan specifically shows otherwise.

SECTION IV. Permits.

With regard to the property at 120 Oak Meadow Drive, Architecture and Site approval, Subdivision approval, recordation of the Parcel Map, and issuance of all required permits is required before construction work for the single-family residence on Parcel B as shown in the Official Development Plan.

SECTION V. Official Development Plan.

With regard to the property at 120 Oak Meadow Drive, the attached Exhibit A (Map), Exhibit B (Site Plan), Exhibit C (Unit A Plan), Exhibit D (Unit B Plan), Exhibit E (Tentative Map), Exhibit F (Civil Plans for Parcel B), and Exhibit G (Architectural Plans for Parcel B), are part of the Official Development Plan.

SECTION VI. Performance Standards.

The Planned Development Overlay zone requires the following performance standards:

1. The applicant shall dedicate sanitary and storm sewer easements, to the satisfaction of the Town Engineer.
2. The applicant shall guarantee, by contract and bond, the following improvements, to the satisfaction of the Town Engineer:
3. A 20 foot curb-to-curb roadway (with narrower sections where necessary to avoid

significant tree growth) including curb and gutters and paving, from Roberts Road to Forrest Avenue.

4. Sanitary and storm sewers as required.
5. The applicant shall provide a final grading, drainage and traffic circulation plan, to the satisfaction of the Town Engineer.
6. If any indication of archeological remains are encountered during construction activities, all such activities should cease immediately until a qualified archeologist can ascertain the nature of the discovery and recommend mitigation if necessary.

SECTION VII. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

SECTION VIII. California Environmental Quality Act (CEQA).

With regard to the previous Planned Development Overlay Zone, an Environmental Impact Report was prepared for the Planned Development and was certified by the Town Council on November 20, 1978.

With regard to 120 Oak Meadow Drive, the Town Council finds that the Project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land.

SECTION IX. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION X. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 21st day of January 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 4th day of February 2025, by the following vote:

COUNCIL MEMBERS:

AYES: Maria Ristow, Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes

NAYS: None

ABSENT: None

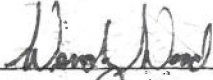
ABSTAIN: None

SIGNED:

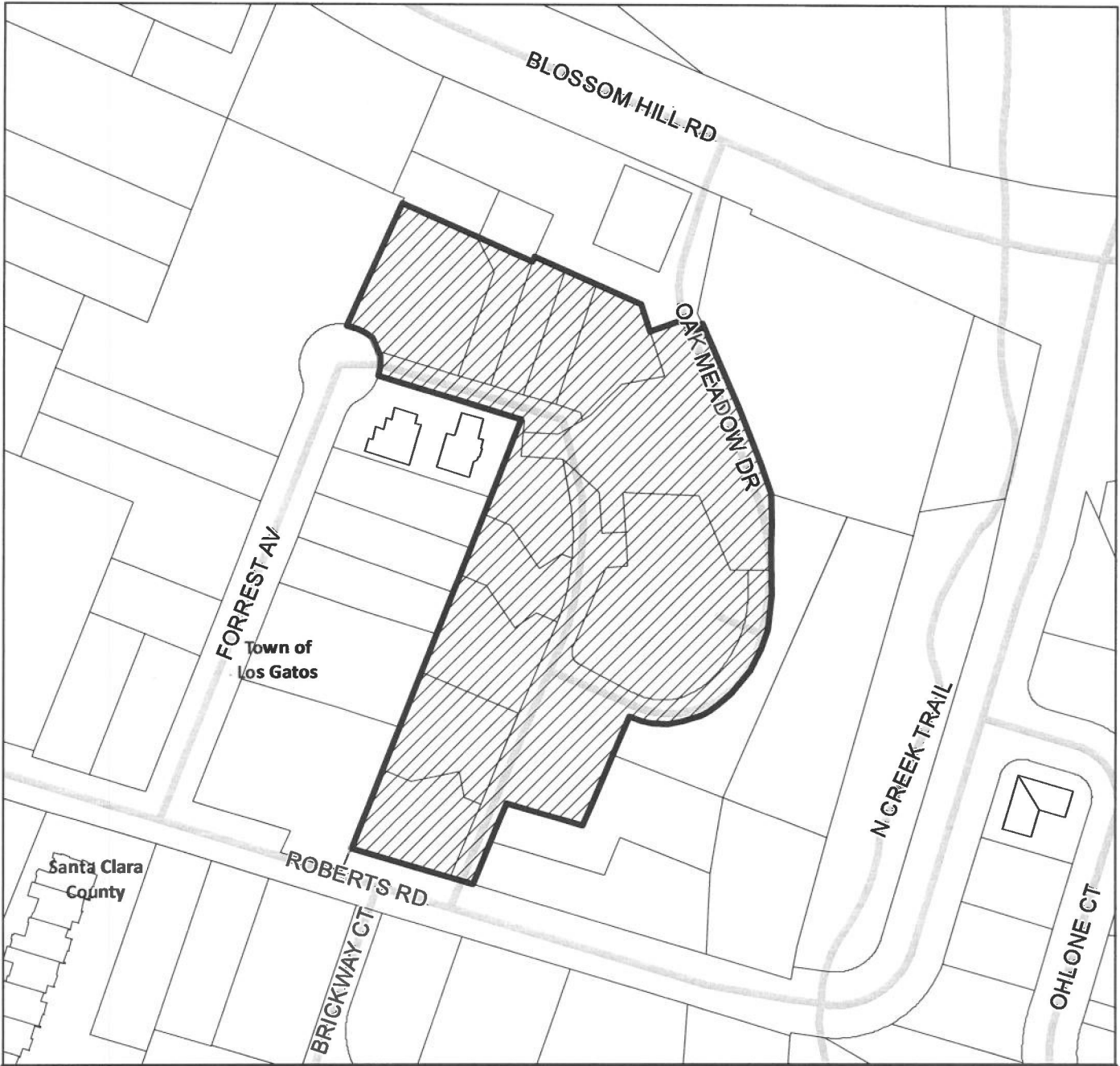


**MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA**

ATTEST:



**TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA**



TOWN OF LOS GATOS

Application No. PD-20-002 A.P.N. # 529-10-126, -127, -128, -129, -130, -131, -132, -133, -134, -135, -136, -137, and -999

Change of zoning map amending the Town Zoning Ordinance.

Zone Change

From: O:PD To: O:PD

Prezoning



Forwarded by Planning Commission

Date: December 11, 2024

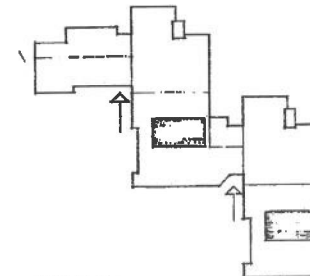
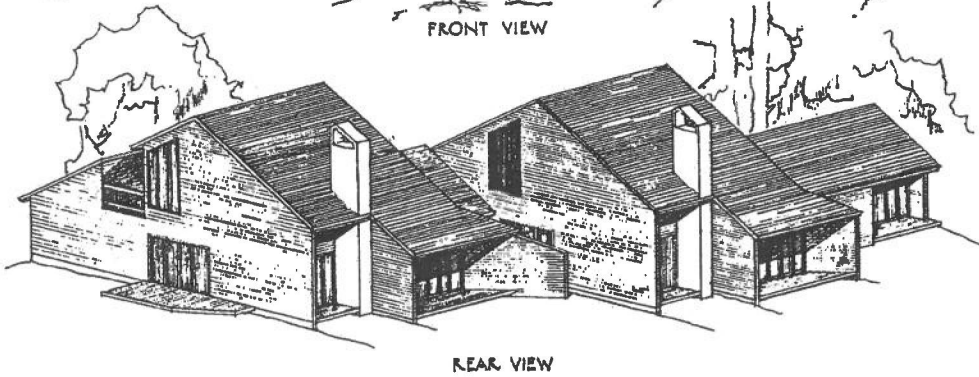
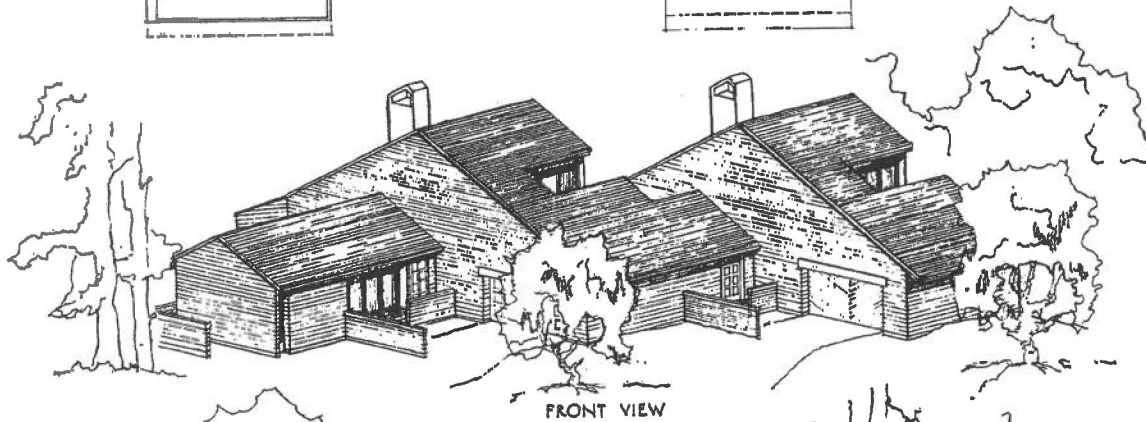
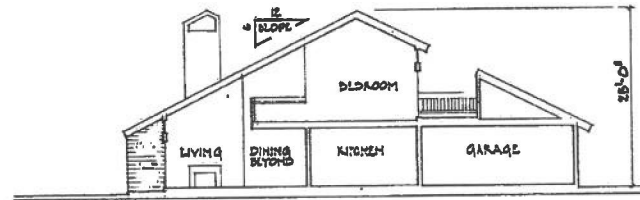
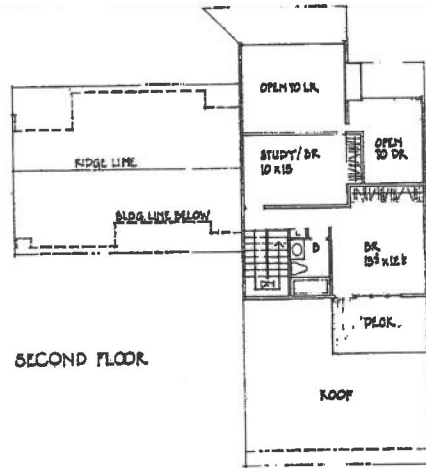
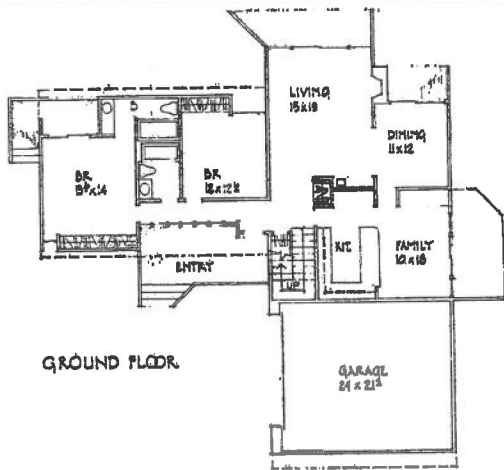
Approved by Town Council

Date:

Ord:

Clerk Administrator:

Mayor:



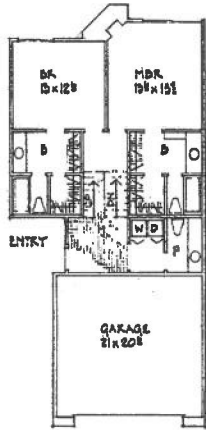
WILKS AND ASSOCIATES P.C.
Environmental Planners
Corporation 14333 Newhope Rd. 28130-1800

OAK MEADOW, LOS GATOS
COLE REEF

Version _____
Job No. 0702
Date 22/2/92
Scale 1/8" = 1'-0"
UNIT A
5

EXHIBIT C

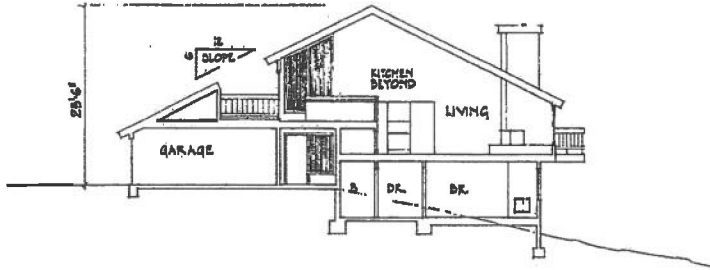
EXHIBIT C



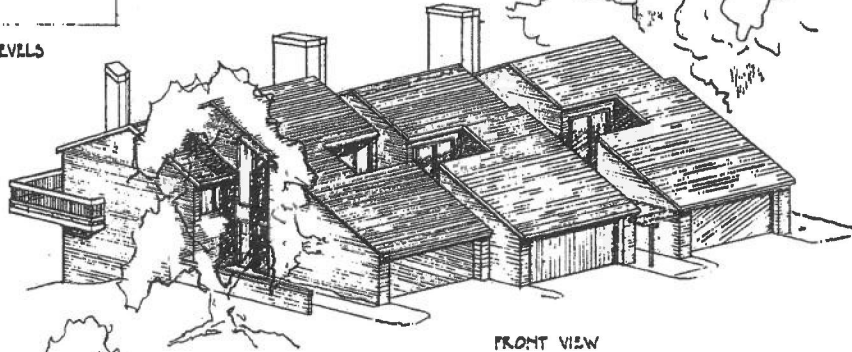
LOWER LEVELS



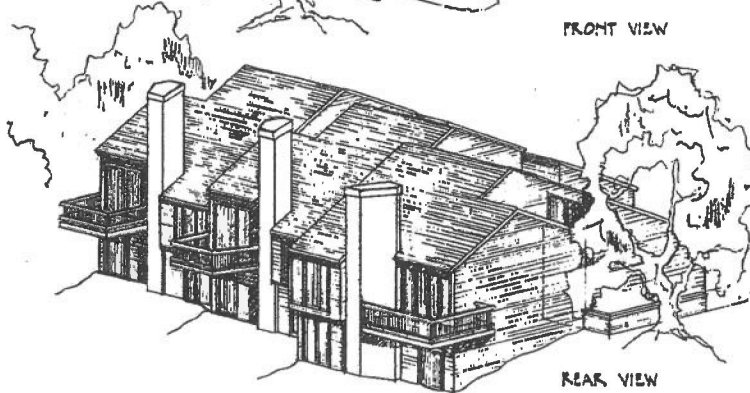
UPPER LEVELS



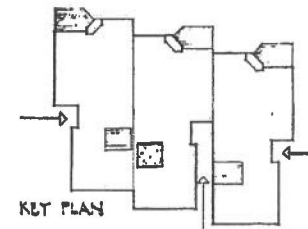
SECTION



FRONT VIEW



REAR VIEW



KEY PLAN

WIS AND ASSOCIATES
 ARCHITECTS
 Environmental Partners
 1900 13th Street, Suite 100, San Francisco, CA 94103
 Phone: 415.774.1100

OAK MEADOW / LOS GATOS
 COLLETT

UNIT 12
 Scale: 1/8" = 1'-0"

Date: 02-14-95

Version
 Job No. 0703

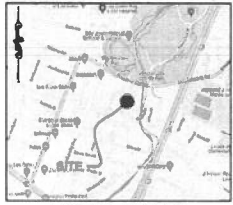
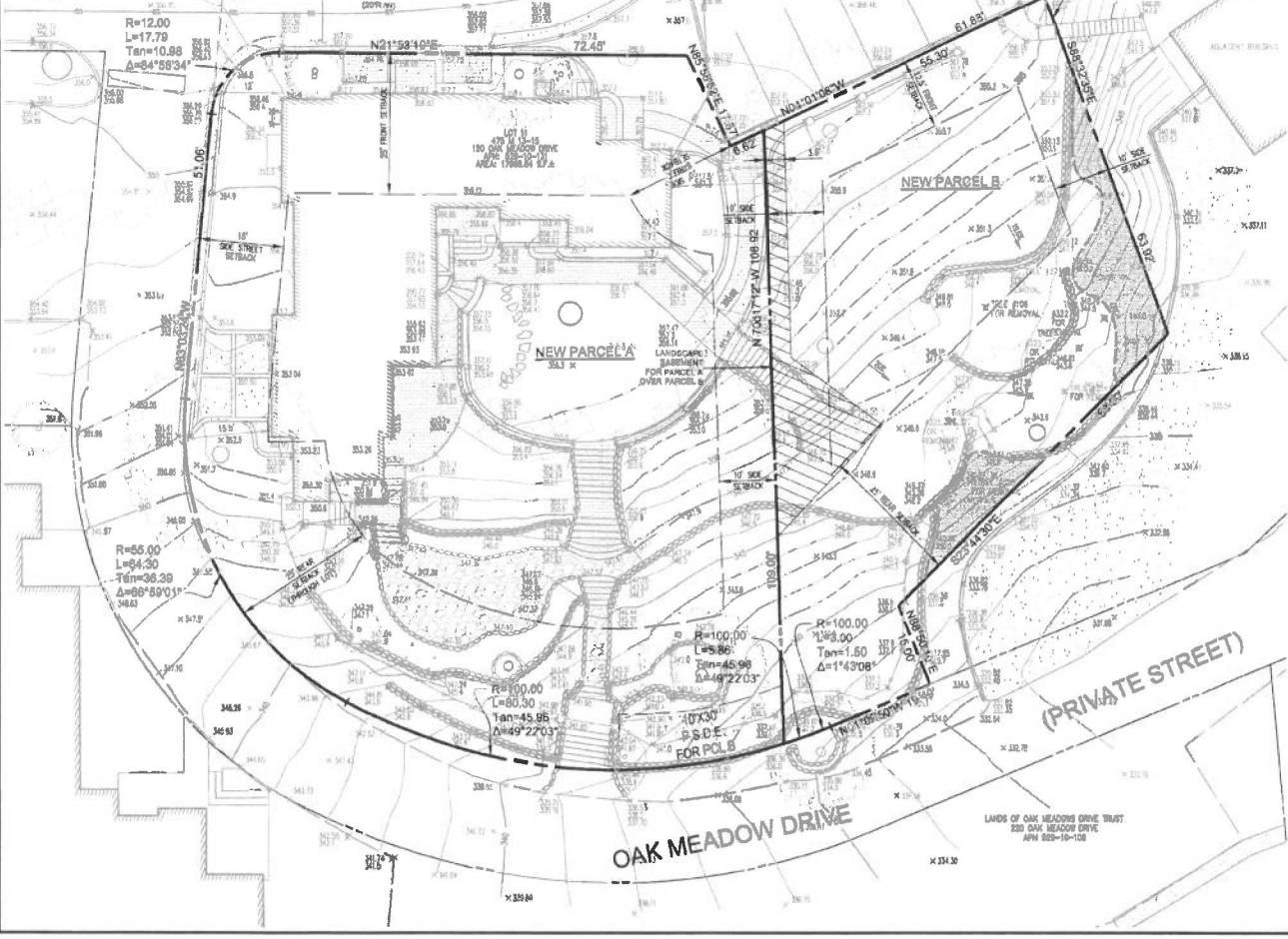
6

EXHIBIT D

EXHIBIT D

DOCUMENT: IS CIVIL ENGINEERING, INC. ONLY APPROVES ORIGINAL BOUND AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]	[Symbol]
STREET CENTER LINE	[Symbol]	[Symbol]
BUILDING SETBACK LINES	[Symbol]	[Symbol]
CARPORT	[Symbol]	[Symbol]
ROAD/PAVED/DIRT CURB	[Symbol]	[Symbol]
CURB AND OUTER CONCRETE	[Symbol]	[Symbol]
CONTOUR MAJOR	[Symbol]	[Symbol]
CONTOUR MINOR	[Symbol]	[Symbol]
BLOCK RETAINING WALL	[Symbol]	[Symbol]
ROCK RETAINING WALL	[Symbol]	[Symbol]
DRIVEWAY	[Symbol]	[Symbol]
SEWER	[Symbol]	[Symbol]
AC SEWER	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
ELECTRIC LINE	[Symbol]	[Symbol]
GAS LINE	[Symbol]	[Symbol]
JOINT TRENCH	[Symbol]	[Symbol]
STORM DRAIN LINE	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]
OVERHEAD WIRE	[Symbol]	[Symbol]
EARTHEN SWALE	[Symbol]	[Symbol]

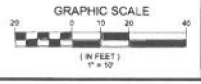


PROJECT DATA

TRACT NAME: MCFARLAND FAMILY LOT 8PT
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
ZONING DESIGNATION: O-PD OFFICE W/ PLANNED DEVELOPMENT OVERLAY
APPLICABLE PLANS AND STANDARDS: O-PD ZONING ORDINANCE NO. 1419
 RESIDENTIAL DESIGN GUIDELINES LOT COVER 10% HILLSIDE
 STANDARDS FOR LOTS, GRADING DRAINAGE, DRIVEWAYS &
 PARKING, GEOTECH SAFETY & RETAINING WALLS
PARCEL SIZE: 17,499 SF (0.41 ACRES)
LEGAL DESCRIPTION: TRACT 8757, REGENCY COURT,
 LOT 11 BLOCK 478 MAPS 15-18
APH: 688-10-191
AVERAGE SLOPE: PARCEL A: 8% 11%
 PARCEL B: 8% 18%
EXISTING RESIDENCE: 3,821 SF
EXISTING GARAGE: 820 SF
NEW PARCEL A: 11,808 SF (0.273 AC)
NEW PARCEL B: 6,792 SF (0.153 AC)
NEW RESIDENCE: APPROX. 1,846 SF
CIVIL ENGINEER: TERENCE J. SZEWICZYK
 TRENDS ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 (408) 486-9000 EXT. 220
PROPERTY OWNER: MARTY AND PENNY MCFARLAND
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
PROPOSED LOTS: 2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
WATER SUPPLY: SAN JOSE WATER CO.
SEWAGE DISPOSAL: WEST VALLEY SANITARY DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: PG&E
CABLE TV: FRONTIER CABLE
FEMA Flood Zone: X (100%)

	EXISTING PARCEL	PROPOSED PARCEL A	PROPOSED PARCEL B
ZONING	O-PD	O-PD	O-PD
REQUIRED LOT AREA	8,000 SF	8,000 SF	8,000 SF
EXISTING LOT AREA	17,099 SF	11,808 SF	7,791 SF
AVERAGE SLOPE	15.1%	11.0%	18.0%
NET LOT AREA	14,180 SF	10,677 SF	4,287 SF
MAX. LOT COVERAGE (40%)	7,080 SF	4,762 SF	2,317 SF
[P] LOT COVERAGE	4,800 SF	4,800 SF	7,670 SF
MAX. PARKING AREA	3,973 SF	0.31	0.36
		3,748 SF 85%/71%FC	1,161 SF 81%/71%FC
		893 SF GARAGE	400 SF GARAGE
[P] PARKING AREA	0.20	0.346	0.48
	3,831 SF RESIDENCE	3,021 SF RESIDENCE	1,945 SF RESIDENCE
	820 SF GARAGE	520 SF GARAGE	487 SF GARAGE
SETBACKS (THROUGH LOT, O-ZONE)			
FRONT (15 FT)	7	7	-
REAR (15 FT)	80	30	7
SIDE (10 FT)	930	70.4	3
STREET SIDE (15 FT)	1.7	15.5	N/A

** IN DATES A DEVIATION FROM THE UNDERLYING OFFICE ZONING REGULATIONS AND WOULD BE IDENTIFIED AS SPECIFIC PERFORMANCE STANDARDS IN ANY REVISED PD ORDINANCE.



TECHNICAL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 TEL: 408.486.9000
 FAX: 408.837.7550

CIVIL ENGINEERING

LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

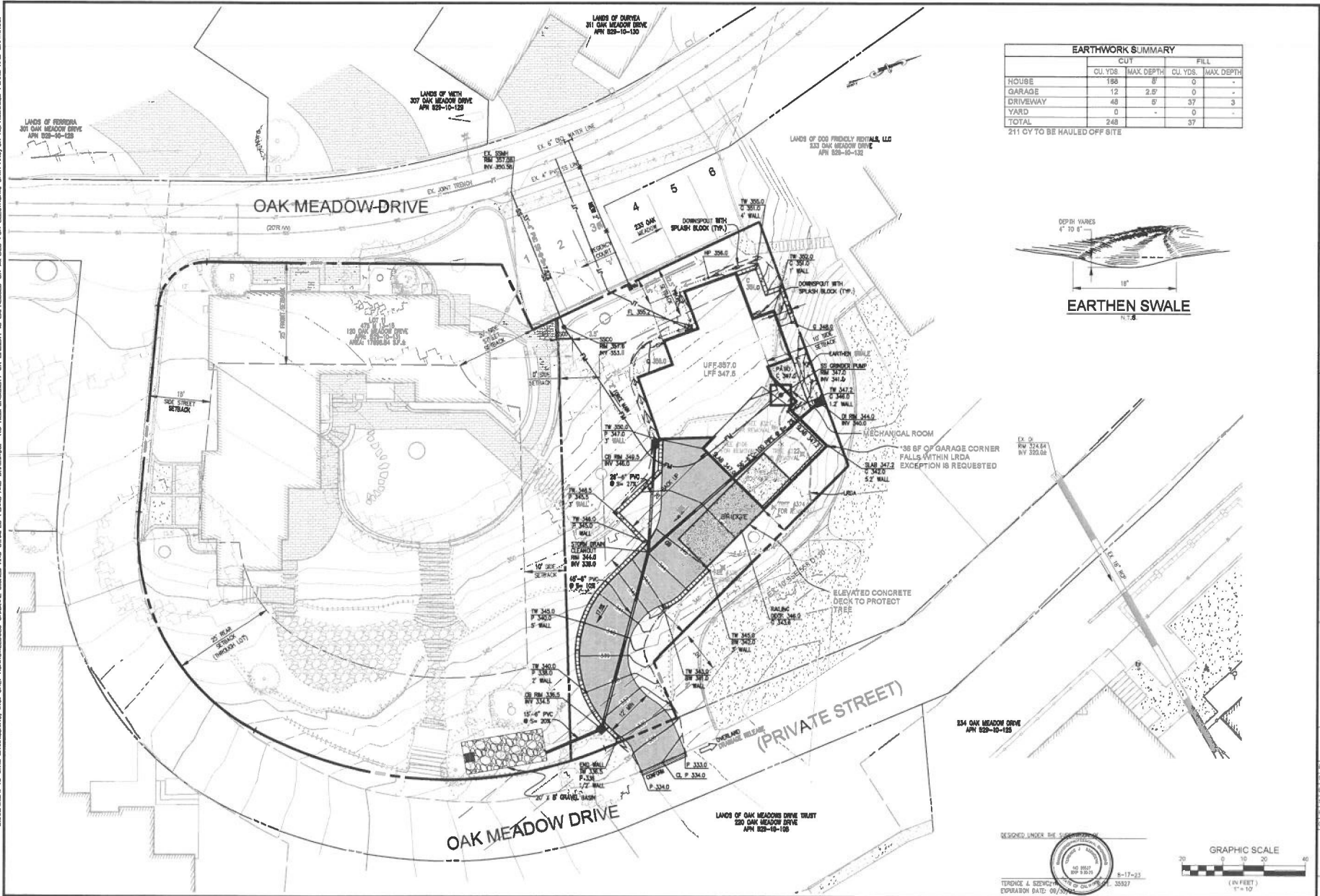
TENTATIVE MAP
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

DATE: 6-8-24
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 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO.

C-1
 OF 4 SHEETS
 JOB NO.
20-207

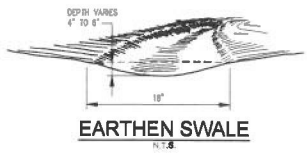
04/12/2024 12:41pm - Ms. Y. Z. 2024 0404-207-207 CT TENTATIVE MAP.dwg - CT

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	CUT		FILL	
	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
HOUSE	186	8'	0	-
GARAGE	12	2.5'	0	-
DRIVEWAY	48	6'	37	3
YARD	0	-	0	-
TOTAL	248		37	

211 CY TO BE HAULED OFF SITE



TS&C ENGINEERING, INC.
1778 TECHNOLOGY DRIVE
SAN JOSE, CA 95119

CIVIL ENGINEERING

PH: 408.452.9320
FAX: 408.837.7550

LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

SITE PLAN

LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 528-10-131

REVISIONS

8		DATE
5		8-17-23
4		SCALE: 1"=10'
3		DRAWN BY: DIOH
2		SURVEYED BY:
1		PROJECT ENGR: TJSB
		CHECK BY: TJSB
		SHEET NO.

C-2

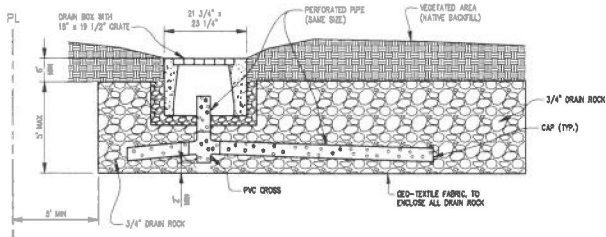
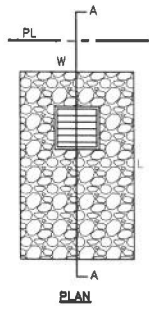
OF 4 SHEETS

JOB NO.

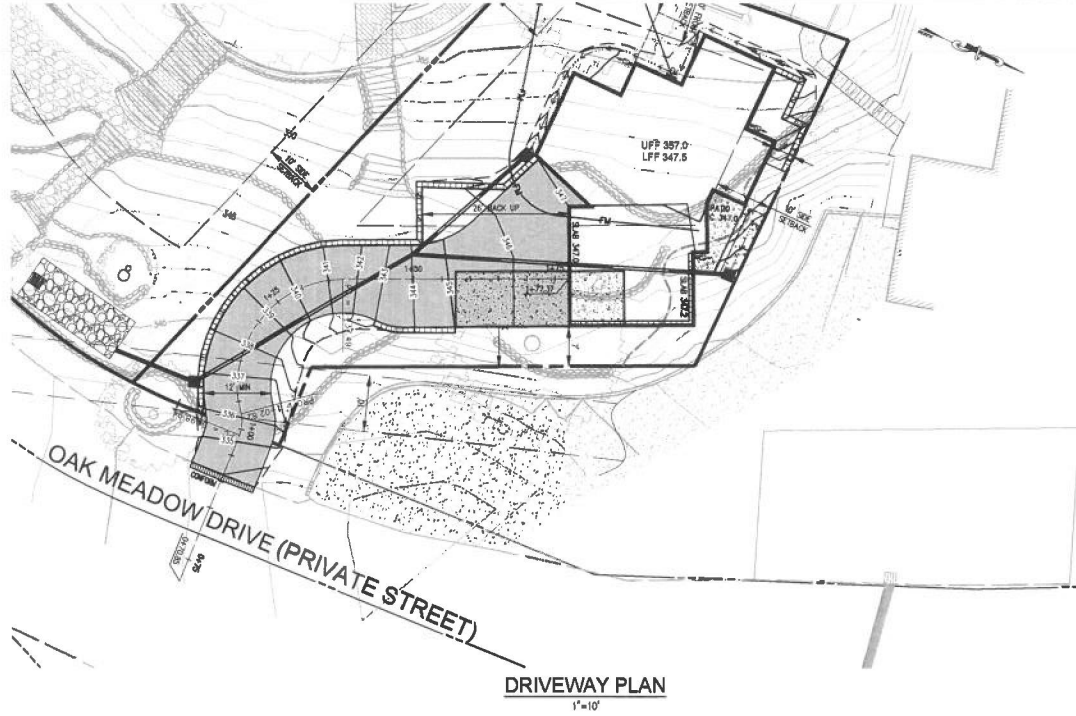
20-207

01/27/2024 4:51pm - C.V.A. TS & C Engineering, Inc.(1.0 Projects)\58.0 120 Oak Meadow\DWG\20-207 C2 SITE PLAN.dwg - C2

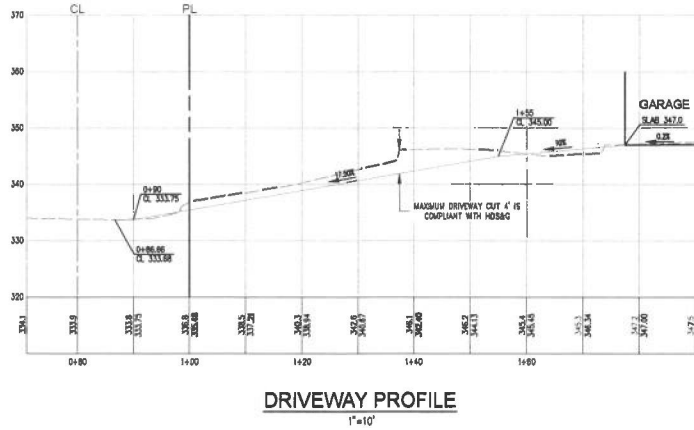
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SECTION A - A
GRAVEL BASIN DETAIL
N.T.S.



DRIVEWAY PLAN
1"=10'



DRIVEWAY PROFILE
1"=10'



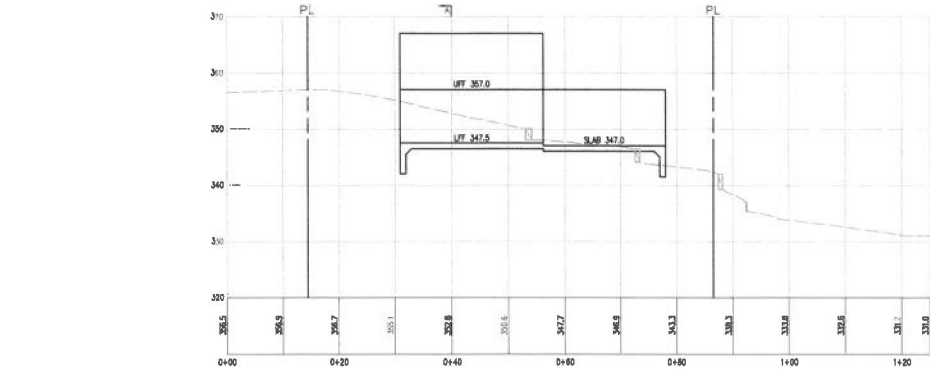

TS CIVIL ENGINEERING
 TSONDA ENGINEERING, INC.
 1778 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.8300
 FAX: 408.837.7550

DRIVEWAY PROFILE
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 528-10-131

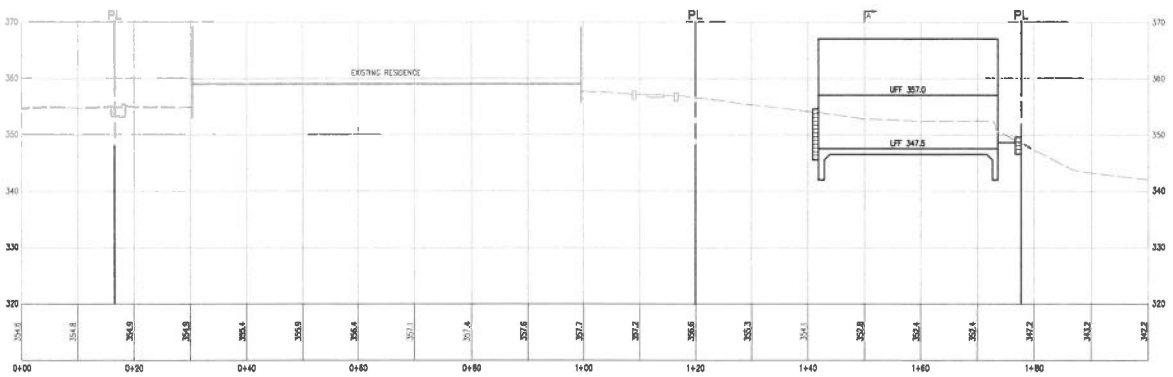
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REVISIONS	
BY	T
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SURVEYED BY	D
DRAWN BY	D
SCALE	1"=10'
DATE	8-17-23
SHEET NO.	20-207
OF 4 SHEETS	

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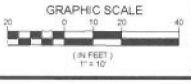
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SECTION A-A
1"=10'



SECTION B-B
1"=10'



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SCALE: 1"=10'	
DRAWN BY: DCH	
SURVEYED BY:	
PROJECT ENG'R: TJS	
CHECK BY: TJS	
SHEET NO.	
C-4	
OF 4 SHEETS	
JOB NO. 20-207	

REVISIONS

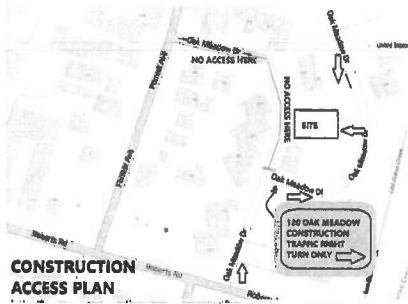
NO.	DATE	BY

SITE CROSS SECTIONS
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 529-10-131

LANDS OF MCFARLAND
 120 OAK MEADOW DRIVE
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT

TS&C CIVIL ENGINEERING
 TS&C ENGINEERING, INC.
 1778 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.9300
 FAX: 408.837.7590

09/17/2023, 3:37pm - P:\CAD HEAD\PROJECT\20-207-mcfarland-120-oak-meadow-draw\100\20-207_C4 SITE CROSS SECTIONS.dwg - C4



CONSTRUCTION ACCESS PLAN

CONSTRUCTION SITE ACCESS



ELEVATION RENDERING

FIRE NOTES

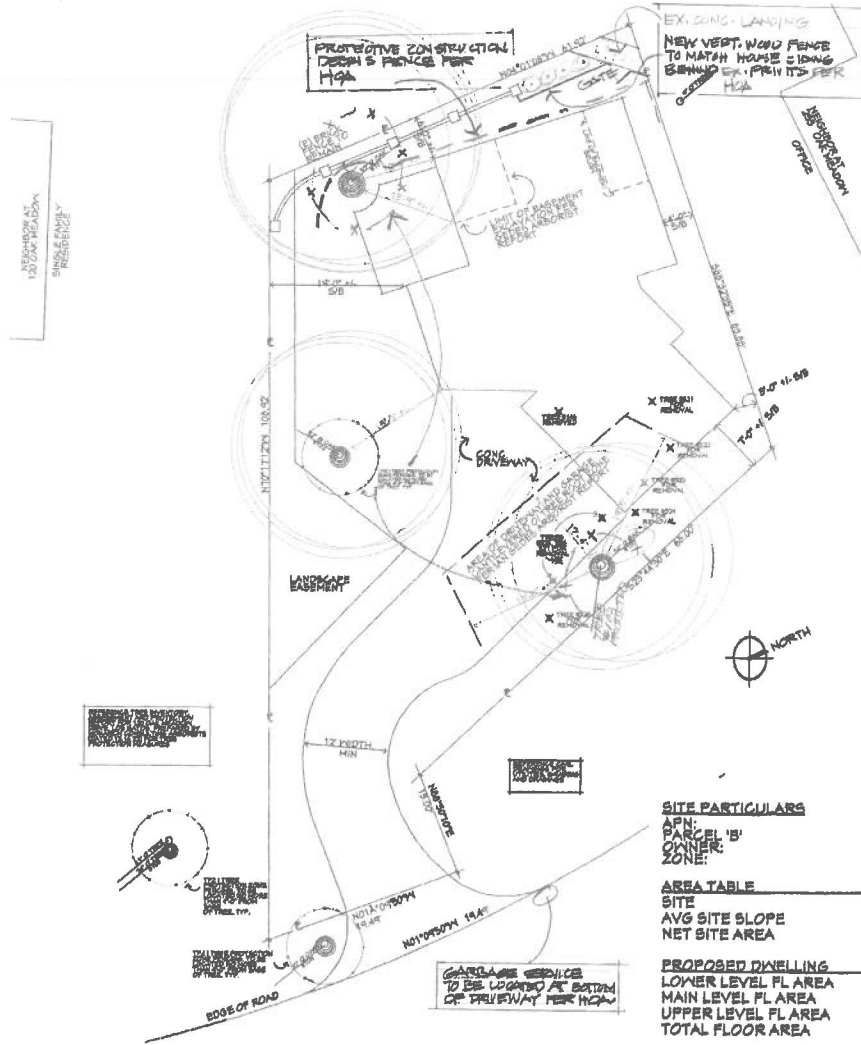
- 1) FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,000 SQUARE FEET BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 9 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE. 2) WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CPC SEC. 9403.3 AND HEALTH AND SAFETY CODE 18141.11.
- 2) ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (9.5 CM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.3 INCH (0.7 CM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A SIGNMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CPC SEC. 9403.1.
- 3) CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CPC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 6-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CPC GUP. 33.

BUILDING NOTES

- 1) PV SYSTEM - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALIZED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 2) ALL ELECTRIC REQUIREMENT - THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6-10-010 AND 6-10-010.

CONTENTS

- A-1 SITE PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 LOWER/BASEMENT PLAN
- A-3 MAIN & UPPER LEVELS
- A-4 SECTIONS & ROOF PLAN
- A-5 BUILDING ELEVATIONS



SITE PARTICULARS

APN: 929-10-151,
 PARCEL 1B
 OWNER: McFARLAND
 ZONE: O1PD

AREA TABLE

SITE	5,793 SF
AVG SITE SLOPE	18%
NET SITE AREA	4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA	309 SF
MAIN LEVEL FL AREA	862 SF
UPPER LEVEL FL AREA	119 SF
TOTAL FLOOR AREA	1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

SITE PLAN

1/8" = 1'-0"

Print date: 10.03.24
 10.1.24
 02.29.24
 12.27.22

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PRELIM PERMIT SET	X
PRELIM SET	
CONST. SET	

Scale:

Date:

Sheet

A-1



(A) 301/307/311 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(C) 120 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(E) 234 OAK MEADOW DR



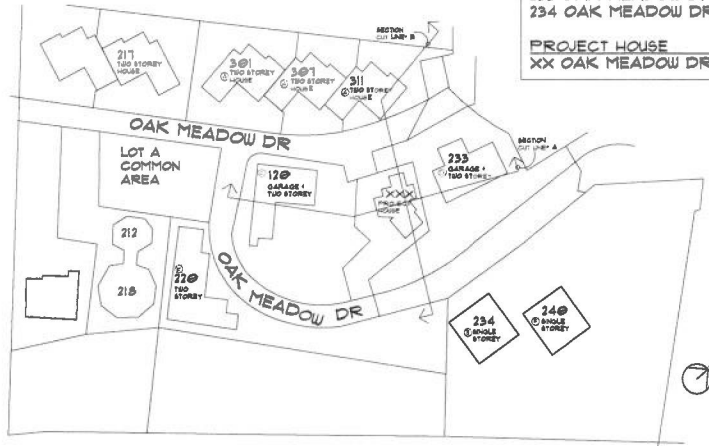
(F) 240/242 OAK MEADOW DR

FLOOR AREA/FAR COMPARISONS

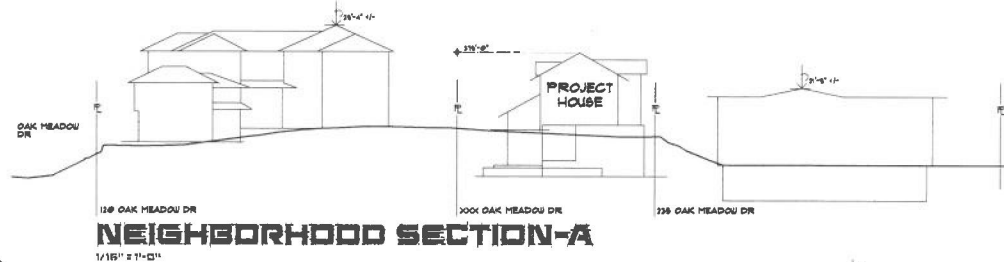
ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (GF)
301 OAK MEADOW DR	1352	*2620	0.356	484
307 OAK MEADOW DR	4194	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.529	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	17719	*3621	0.203	530
233 OAK MEADOW DR	19705	*3283	0.166	0
234 OAK MEADOW DR	41200	1756	0.042	0

PROJECT HOUSE				
XX OAK MEADOW DR	5249	1946	0.336	466.5

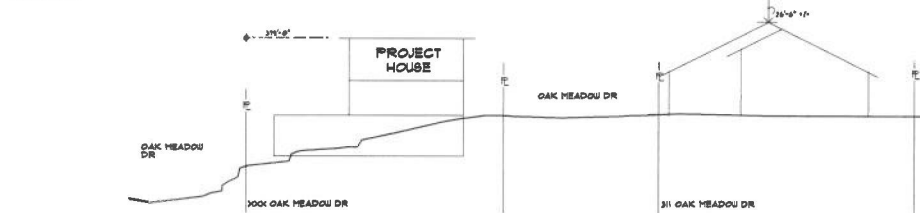
ANALYSIS
 *6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR
 AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD



NEIGHBORHOOD PLAN
 1" = 50'



NEIGHBORHOOD SECTION-A
 1/16" = 1'-0"



NEIGHBORHOOD SECTION-B
 1/16" = 1'-0"

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 10.01.24
 02.25.24
 12.14.21

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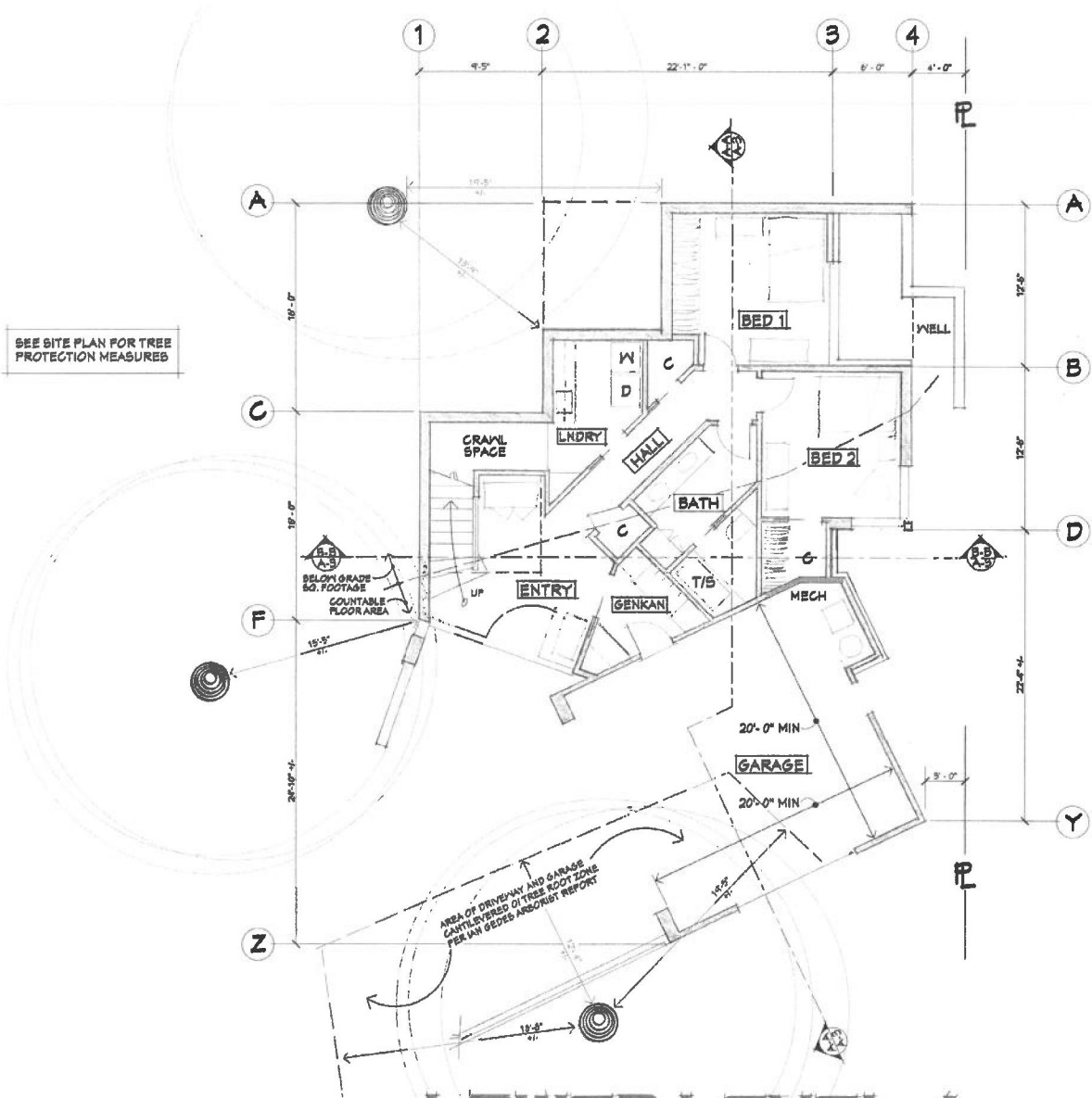
McFARLAND

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A-1.1



LOWER LEVEL / BASEMENT / GARAGE

1/4" = 1'-0"

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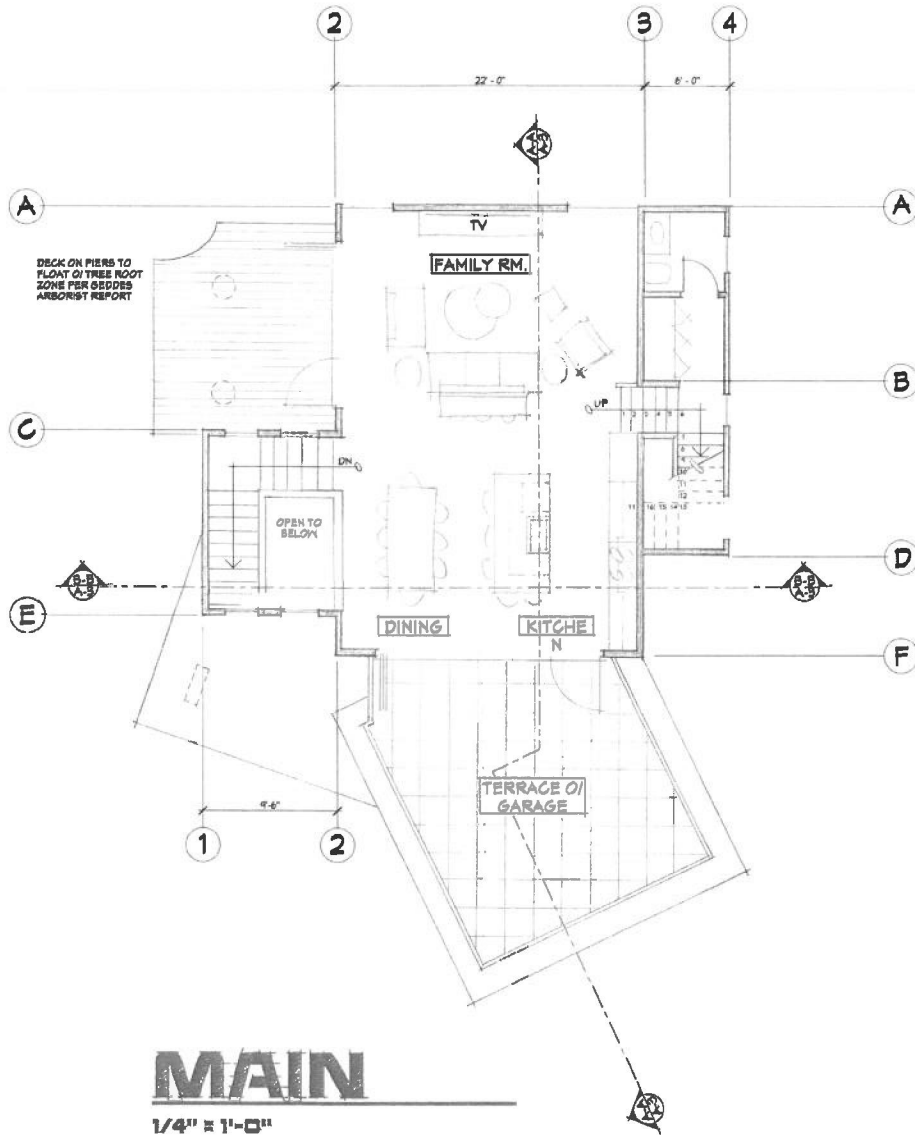
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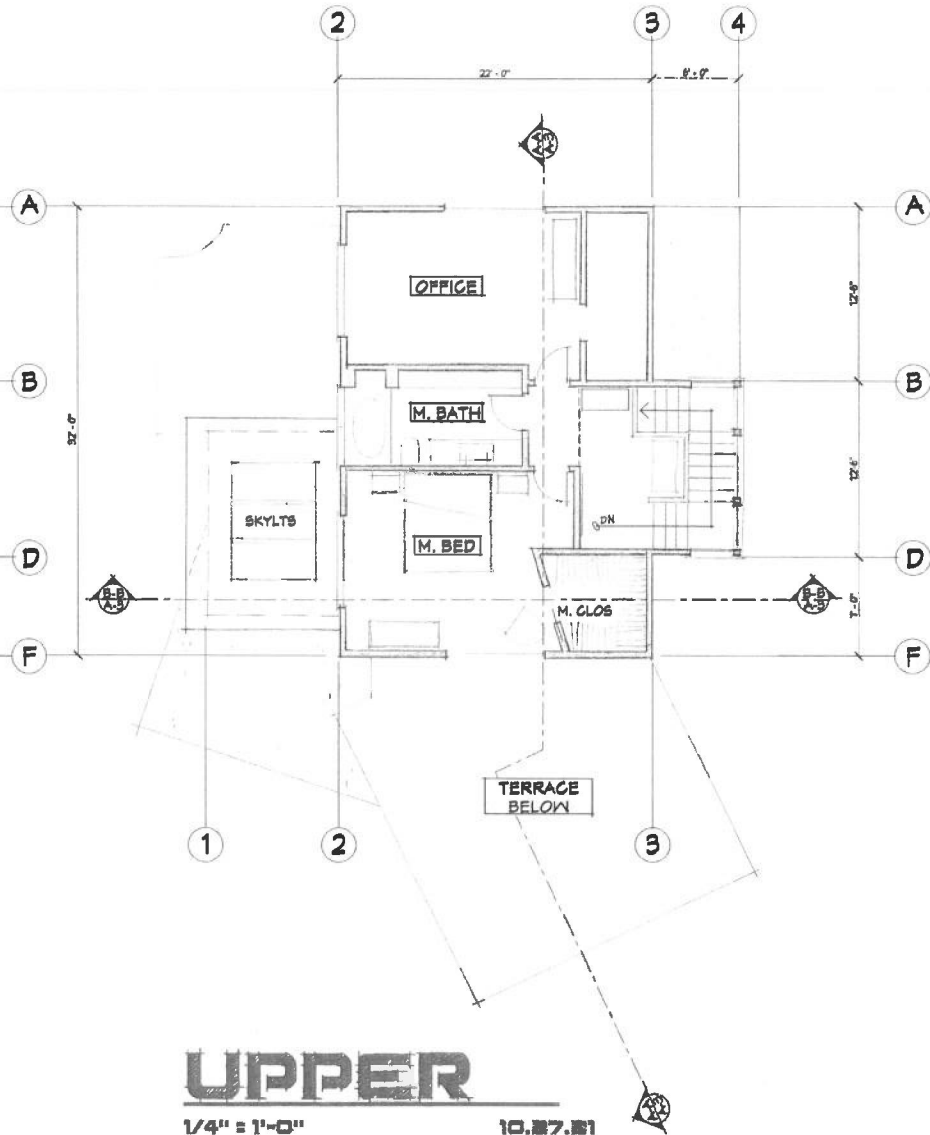
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Date:

Sheet
A-2



MAIN

1/4" = 1'-0"
10.27.21



UPPER

1/4" = 1'-0" 10.27.21

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10.01.24
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11.14.23
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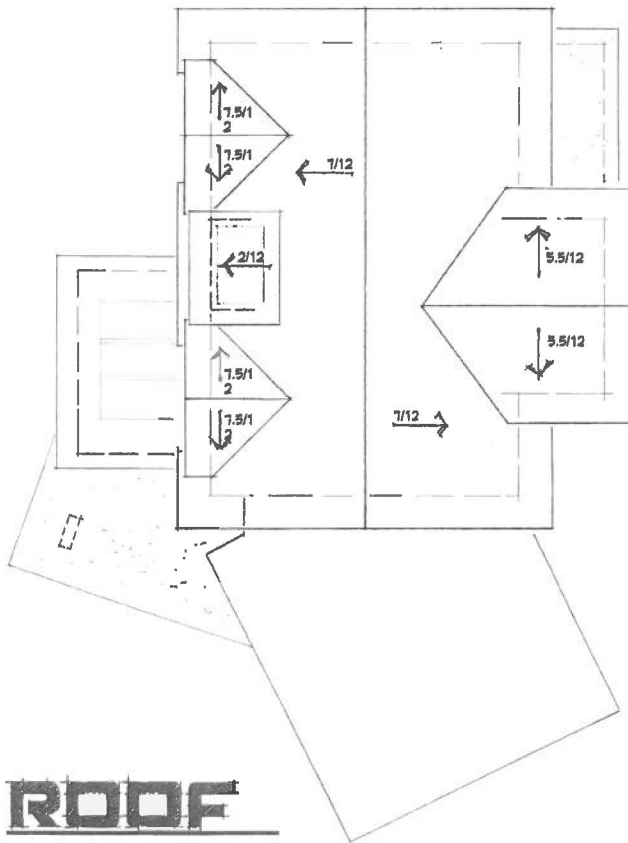
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LOS GATOS

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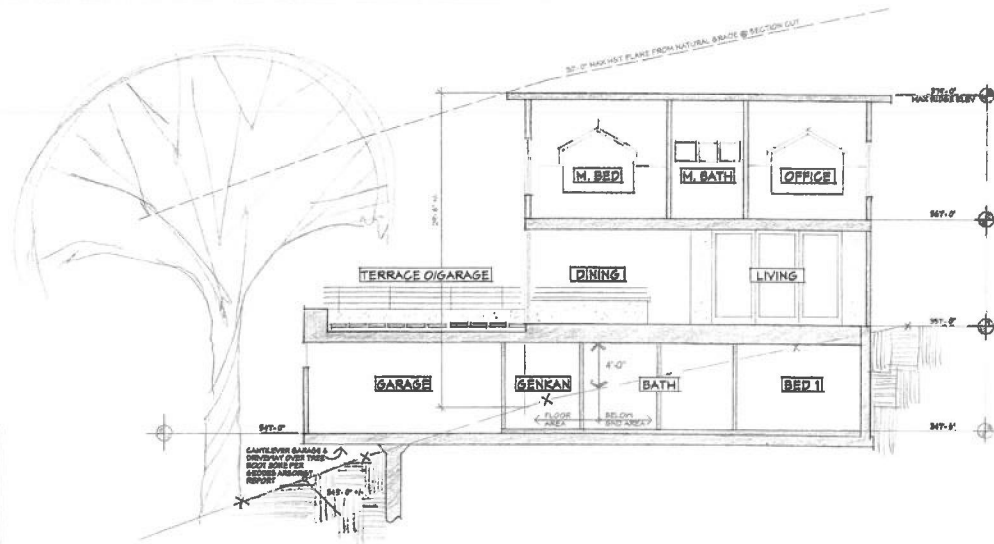
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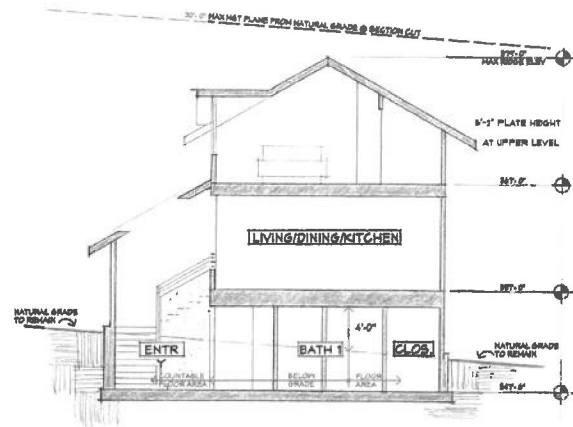
ROOF

1/4" = 1'-0"



SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"

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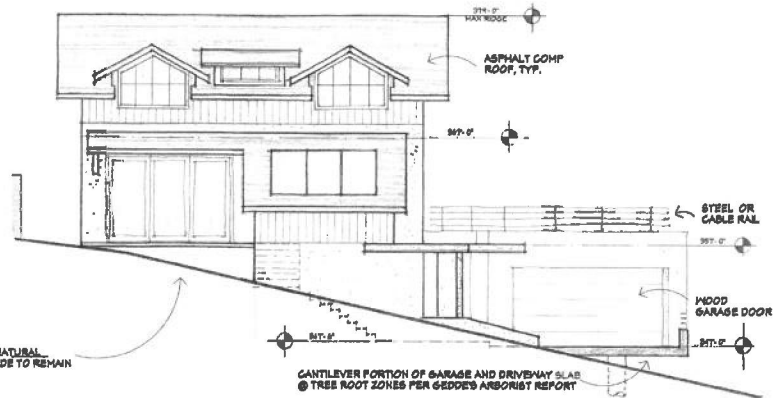
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A-4



EAST



SOUTH



WEST



NORTH

ELEVATIONS

3/16" = 1'-0"

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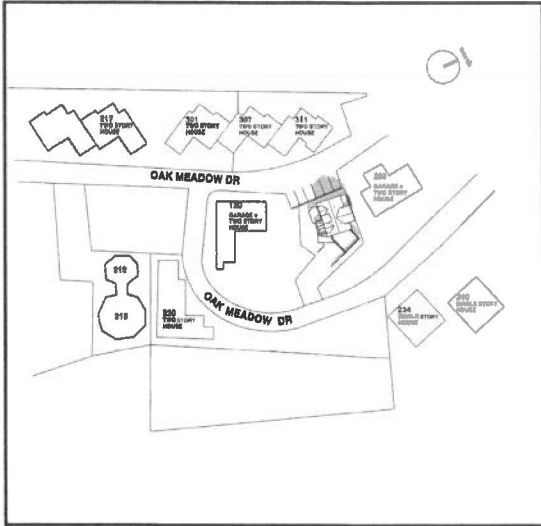
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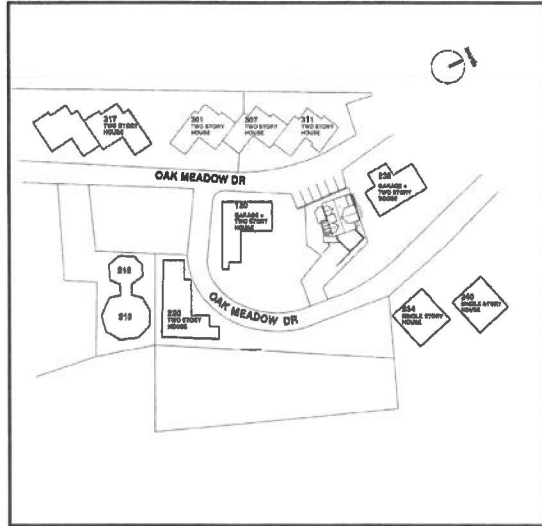
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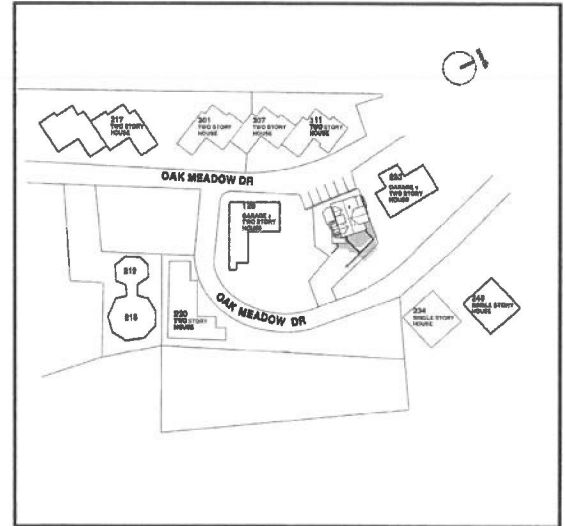
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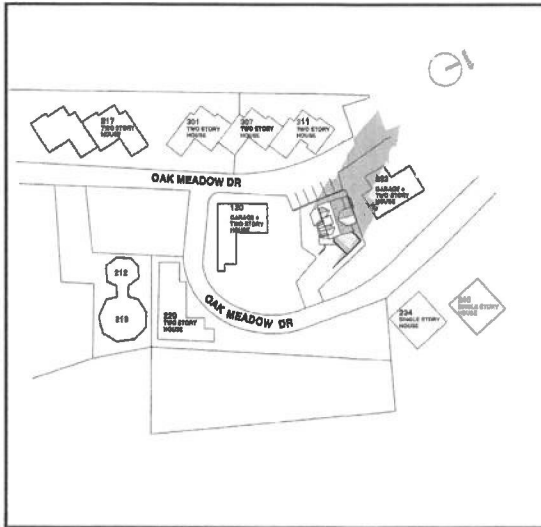
JUNE 21 @ 9AM



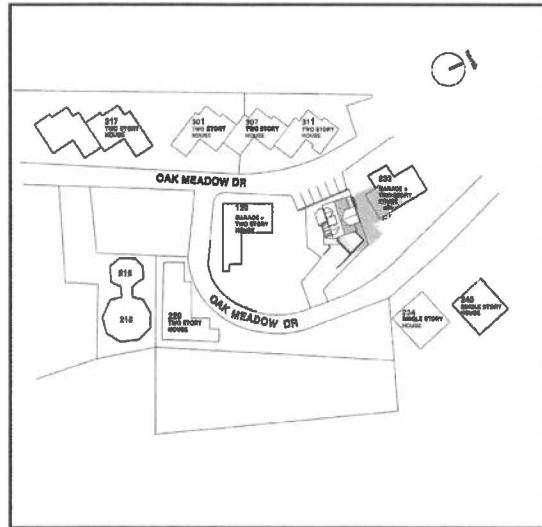
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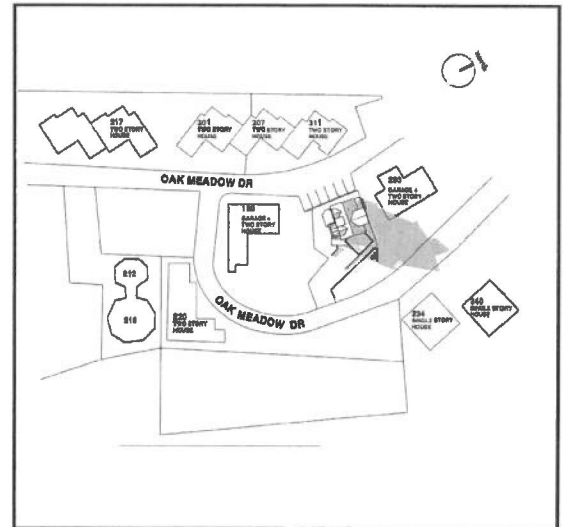
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY

NOT TO SCALE

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10.09.22

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