

AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING
THE ZONING ORDINANCE EFFECTING ZONE CHANGE
NO. 149 FROM R-M:5-12 TO R-M:5-12-PD.

The Town Council of the Town of Los Gatos does ordain as follows:

SECTION 1.

The Zoning Ordinance of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto and is a part of this ordinance from R-M:5-12 (Multiple Family Residential, 5-12 dwelling units per net acre) to R-M:5-12-PD (Multiple Family Residential, 5-12 dwelling units per net acre - Planned Development).

SECTION 2.

Uses and Improvements Authorized

The PD (Planned Development Combining) Zone established by this Ordinance authorizes development on the above described real property of 17 single family detached dwellings, landscaping, parking and other improvements shown and required on the "Official Development Plan" on file with the Town Clerk and Planning Department. Permitted uses for the project are specified by Article 6-1, Section 6-1.4 of the Zoning Ordinance (as this section exists at the time of the adoption of this Ordinance or as amended in the future), and on Page 1 of the developer's "Official Development Plan". All other uses as listed in Section 6-1.5 of the Zoning Ordinance are conditional uses and require issuance of a Conditional Use Permit.

SECTION 3.

Official Development Plan

Prior to the issuance of any permits in compliance with the "Official Development Plan" hereby approved, precise plans shall be submitted to and approved by the Planning Commission of the Town of Los Gatos pursuant to Section 20.11 of Ordinance 867.

RECEIVED

DEC 17 1975
TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____

12-17-75

cc: Planning

EXHIBIT 3

The "Official Development Plan" for the Planned Development Combining District established by this Ordinance consists of this Ordinance and the following listed plans (approved stamped, Dec. 1, 1975), which are those required by compliance with Sections 20.6 through 20.9 of the Town Zoning Ordinance, and are on file in the Office of the Town Clerk and the Office of the Town Planning Department.

1. Sheet No. 1: Site plan, illustrating: 17 detached single family residences, garages, 17 open off-street parking stalls, landscaping areas, balconies and decks, and vehicular access and circulation.
2. Sheet No. 2: Section through the property showing the slope, and units on either side of the proposed street.
3. Sheet No. 3: Block elevation of all units facing the University Avenue street scene.
4. Sheets 4, 5 and 6: Typical building elevations of both uphill and downhill structures.

In addition to the foregoing plans, the following performance standards are part of the "Official Development Plan":

1. That the conditions, covenants and restrictions be submitted for approval in conjunction with the tentative subdivision map and the Precise Development Plan.
2. That the setbacks and building separations shown on the "Official Development Plan" be considered as minimum in preparation of the Precise Development Plan.
3. That all paved areas be separated from landscaped areas with a 6" high concrete curb.
4. That the applicant guarantee by contract and bond the installation of street improvements as follows:

University Avenue: Widen approximately 12 feet to provide left-turn storage at the intersection with the new street. Install new concrete curb and gutter and street lighting.

New Street: Install curb and gutter, pavement (24' curb to curb), street lighting, storm drainage and sanitary sewer.

5. Dedication of right-of-way along University Avenue, as required, to a line 10 feet behind the new face of curb.
6. Dedication of the interior street and cul-de-sac bulb. The interior street shall be 24 feet (curb to curb) within a 26-foot minimum right-of-way.

7. That the garages shall be located less than 10 feet or more than 20 feet from the curb line.
8. That a soils engineering report be provided to establish the stability of the existing slope bank, and shall recommend grading procedures and protective measures for the project. This report shall be to the satisfaction of the Town Engineer.

SECTION 4.

The Town Clerk shall attest to the adoption of this Ordinance. This Ordinance shall be published once in the Los Gatos Times-Saratoga Observer, a newspaper of general circulation, printed and published in the Town of Los Gatos within fifteen (15) days of its final passage and this Ordinance shall take effect thirty (30) days following its final passage.

The above and foregoing Ordinance was duly and regularly introduced at a meeting of the Town Council of the Town of Los Gatos held on the 1st day of Dec., 1975.

PASSED AND ADOPTED as an Ordinance of the Town of Los Gatos, California, at a regular meeting of the Town Council held on the 15th day of Dec., 1975, by the following vote:

AYES: COUNCIL MEMBERS Ruth Cannon

Mark B. DiDuca

John B. Lochner

Albert B. Smith

Egon Jensen

NOES: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS None

SIGNED: MAYOR OF THE TOWN OF LOS GATOS

S/ Egon Jensen

ATTEST:

S/ Jo Leibfritz (seal)

CLERK OF THE TOWN OF LOS GATOS

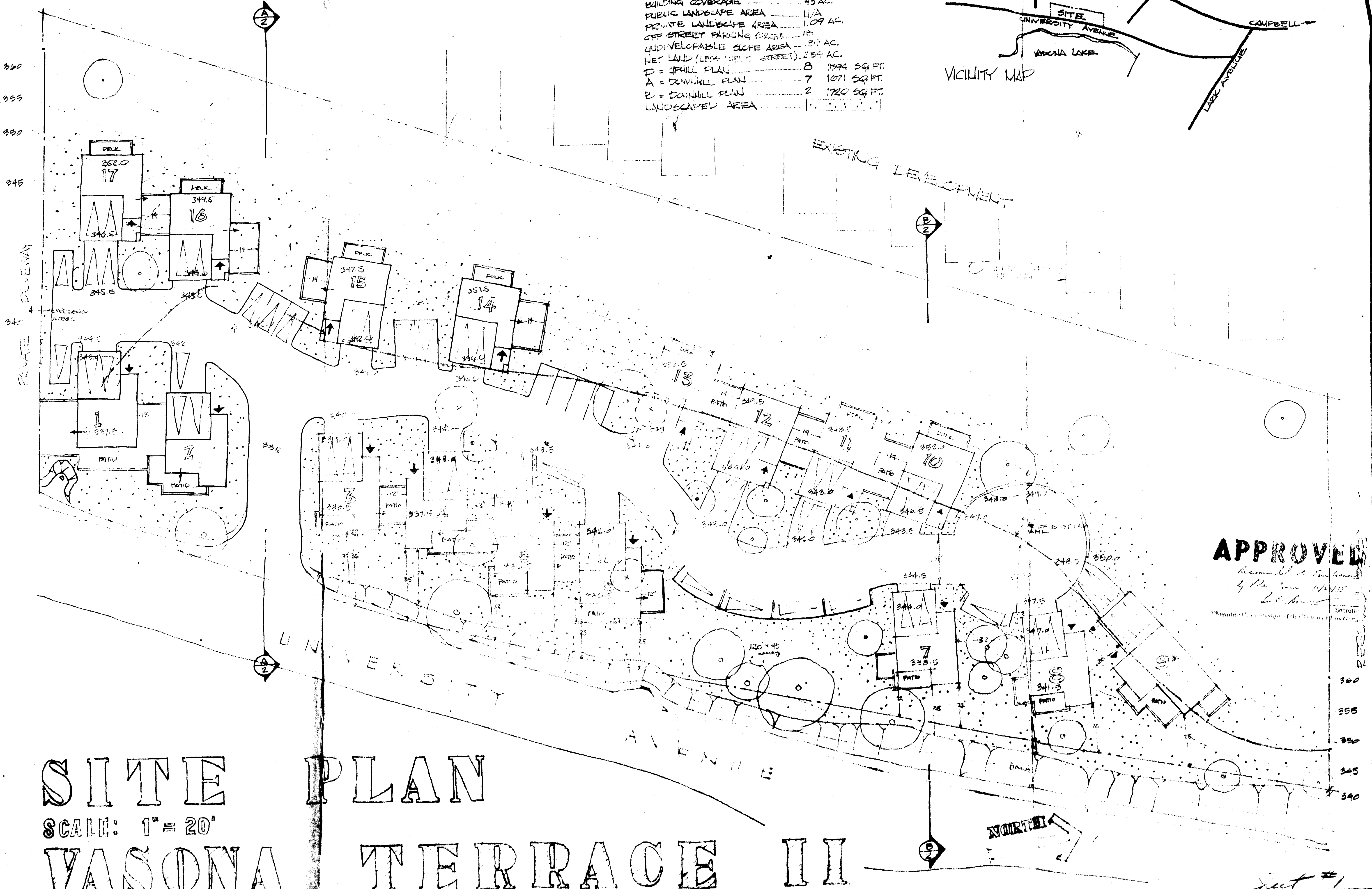
EASTWOOD PARK TRACT
LOT 2

AREA ANALYSIS

GROSS AREA	2.91 AC.
PUBLIC STREETS	1.7 AC.
PRIVATE DRIVE	1.5 AC.
BUILDING COVERAGE	43 AC.
PUBLIC LANDSCAPE AREA	11.1 AC.
PRIVATE LANDSCAPE AREA	1.09 AC.
OFF STREET PARKING SPACE	15
UNDEVELOPABLE SITE AREA	1.87 AC.
NET LAND (LESS PUBLIC STREET)	2.54 AC.
D = FULL PLAN	8 1594 SQ. FT.
A = DOWNHILL PLAN	7 1071 SQ. FT.
B = DOWNHILL PLAN	2 1720 SQ. FT.
LANDSCAPED AREA	1.1 AC.



EXISTING DEVELOPMENT

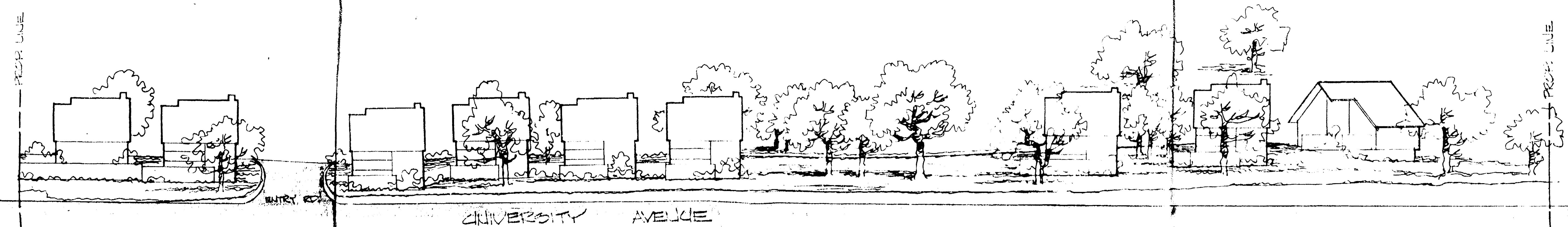


APPROVED

Recommended by the Planning Commission
by Resolution 11/11/11
Date: 11/11/11
Planning Commission of the Town of San Jose

DICK FINNEGAN
INCORPORATED
3238 MCINLEY AVE., SANTA CLARA, CA 95051 • 408/244-0221

Sheet #1



SITE ELEVATION
FROM UNIVERSITY AVENUE
T=22'-0"

APPROVED

Recommended by
Plan Comm. 10/14/55
L. L. Brown
Secretary

DATE PRINTED
DEC 19 1955

Sheet #3

DICK FINNIGAN
INCORPORATED

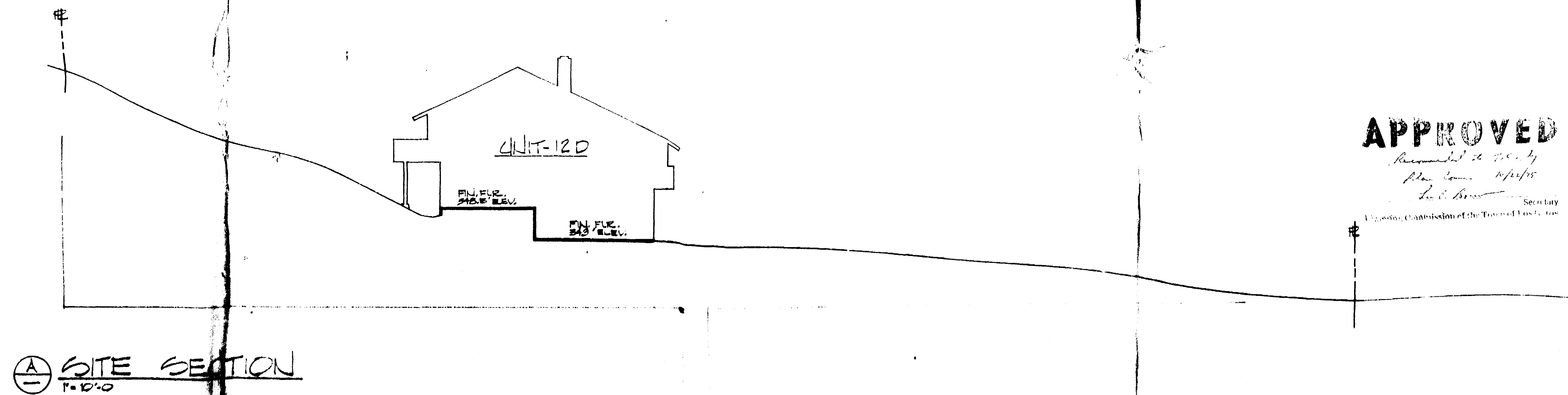
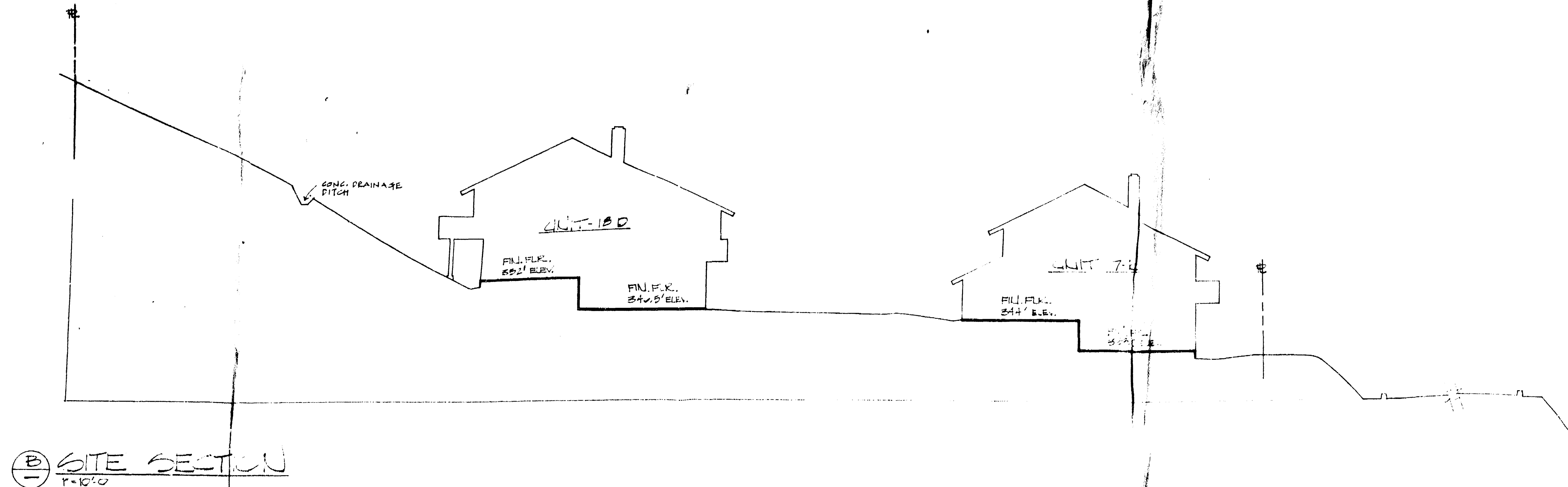
3338 MCKINLEY DRIVE • SANTA CLARA, CALIFORNIA 95051 • 408/944-0121

WANDA TERKEL
A JOINT VENTURE
120 SHELLEY WAY
SAN JUAN, CALIFORNIA

OWNER

SITE SECTION

NO.	DATE-REVISION



APPROVED

*Recommended to the City
Plan Commission 10/14/55
Secretary*

Planning Commission of the Town of Los Angeles

DATE PRINTED
Oct 18 1955

Sheet 2

DICK FINNEGAN
INCORPORATED

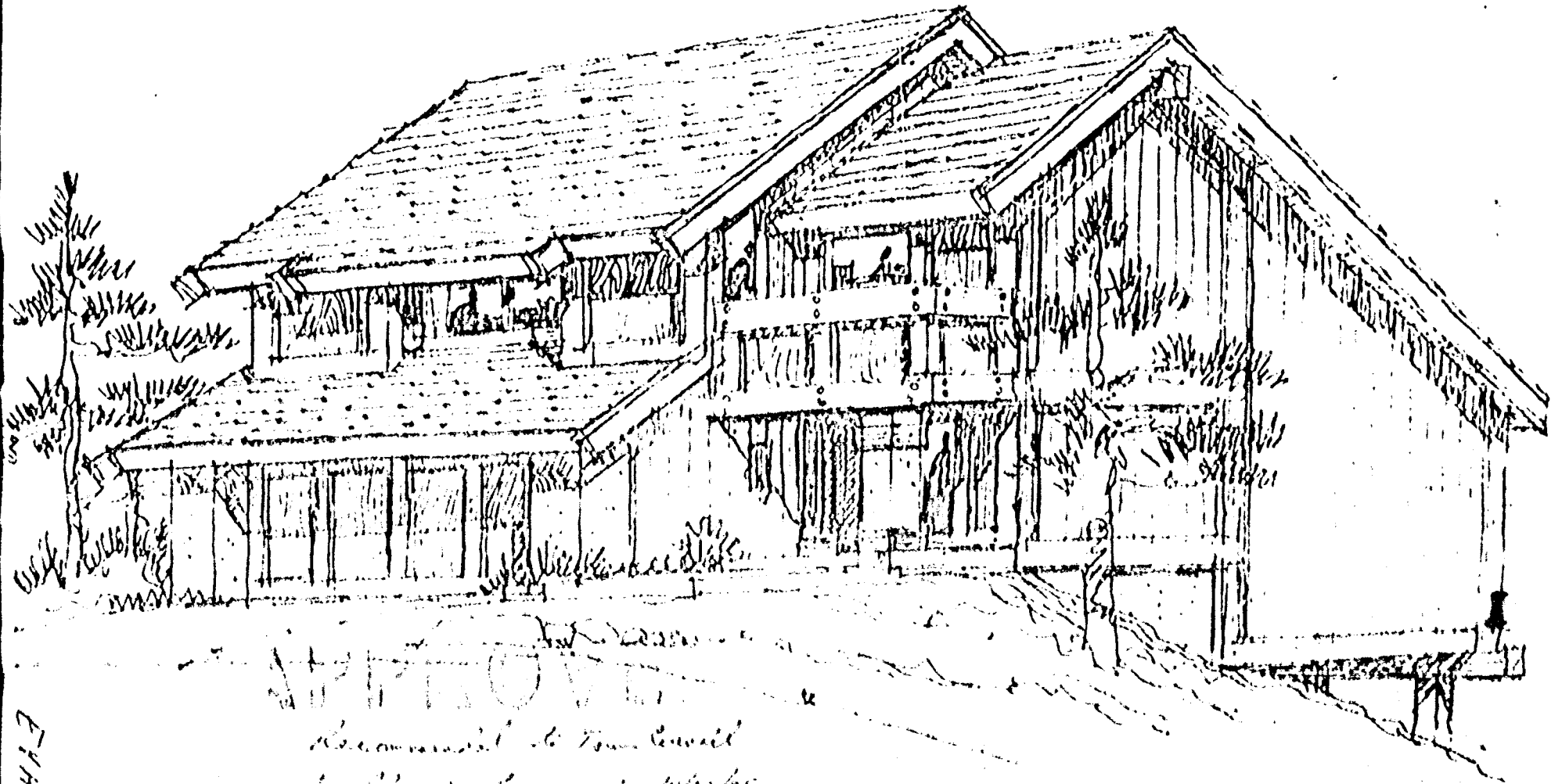
3238 MCKINLEY DRIVE - SANTA CLARA, CALIFORNIA 95051 - 408-984-0121

VAGUNA TERRACE II
120 PIONEER WAY
LOS ANGELES, CALIF.

SITE SECTION

NO.	DATE-REVISION

Spencer, Calif.
 Lawrence Terrace



APPROVED

Recommended to Town Council
 by Planning Commission 10/24/51
 L. C. Brown

Planning Commission of the Town of Lawrence

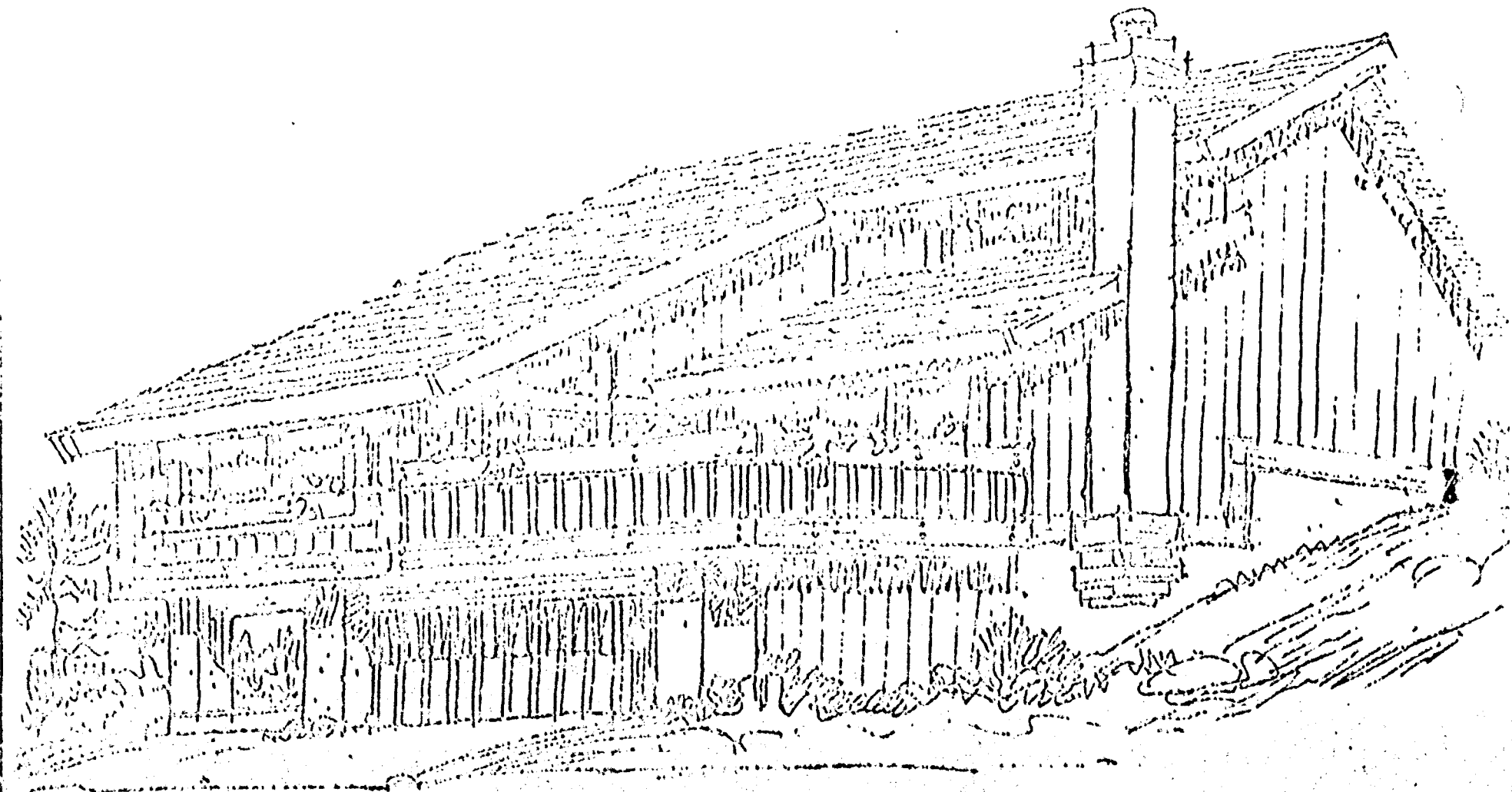
Sheet of

2-75-61

EXHIBIT

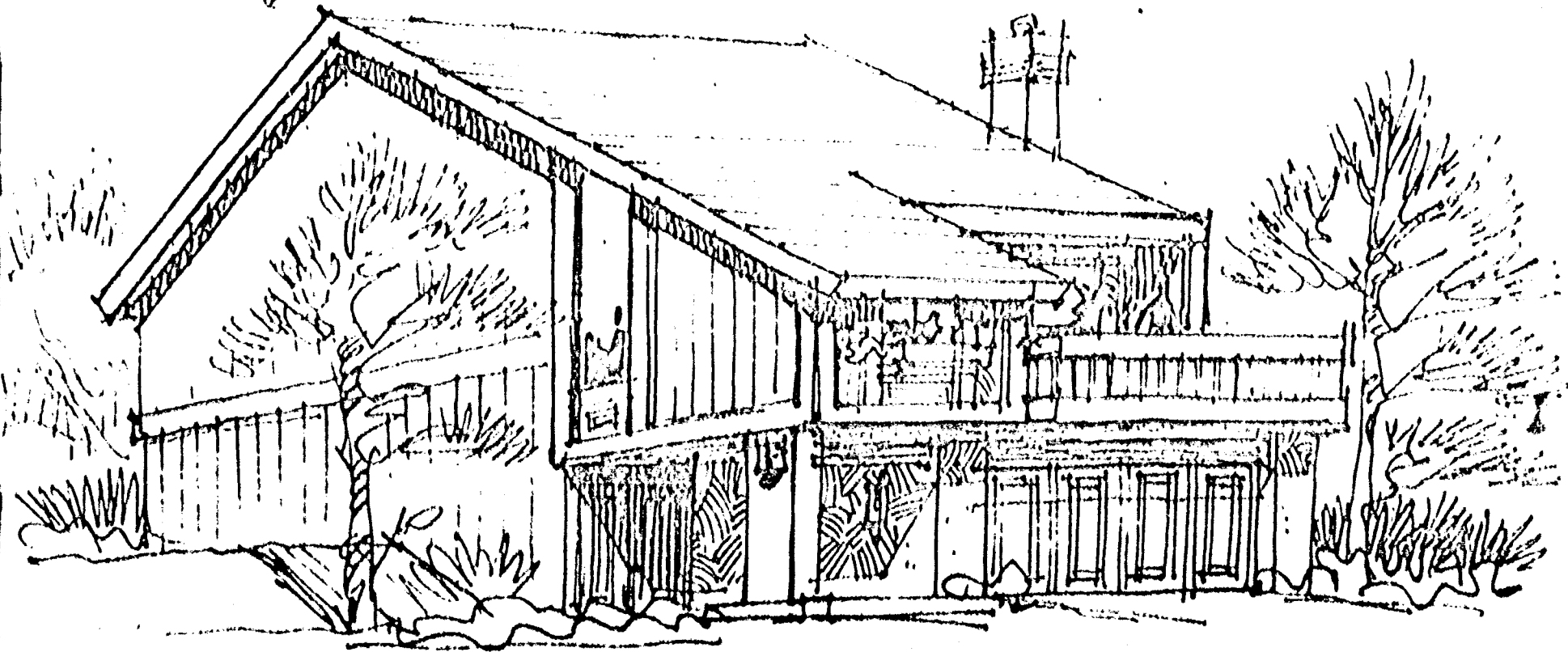
ELEVATION STUDY DOWNHILL UNIT

PLAN A & B
 A: 1671 SQ. FT.
 B: 1720 SQ. FT.



ELEVATION STUDY OF UP HILL UNIT PLAN D
1534 SQ. FT.

December 1910
by Henry Lawrence
Feb 1911



UPHILL UNIT • VASONA TERRACE • LOS GATOS
D
LEAD SM #1



TOWN OF LOS GATOS

Application No. Z-75-61 Change of zoning m
Amending Ordinance 867 of Town Zoning Ordinance

☒ Zone Change
☐ Prezoning

from RM:5-12 to RM:5-12-P
to _____

Approved by Planning Commission date OCT. 22, 1975

Approved by Town Council date Dec. 15, 1975 Ord. 1281

Town Clerk S/ Jo Leibfritz (seal) Mayor S/ Egon Jensen