

Regency Court Homeowners Association

October 14th, 2024

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: Regency Court Homeowners Association's Approval of Proposed Lot Split and
Development of 120 Oak Meadow Drive Los Gatos, CA 95032

Dear Sean,

The Board of the Regency Court Homeowners Association met with Marty McFarland, owner of 120 Oak Meadow Drive, and Jay Plett, Architect, in Mr. Plett's offices on Monday, September 30th at 4:30pm. At this meeting, the parties discussed the Findings and Recommendations of the Regency Court Architectural Committee.

After a thorough discussion of these issues, the Board agreed to approve the proposed development of 120 Oak Meadow Drive subject to certain conditions contained within the Owner's Responses to the Findings and Recommendations and certain changes to the proposed Plan Set. Those documents and the Conditions of Approval are contained as Addenda to this approval.

In addition, to the items outlined in these documents, we are also requiring the following two items:

- The proposed update to the CC&Rs will include a provision retaining architectural control approval over both lots; both the existing lot at 120 Oak Meadow and the proposed newly created lot.
- Marty McFarland agrees not to change or remove the brick wall separating the properties in question from the HOA without prior written consent of the Board of the Regency Court HOA.

Subject to those changes, the Board of the Regency Court Homeowners Association hereby approves the proposed lot line adjustment and development of the new housing unit at 120 Oak Meadow Drive.

Please let me know of any questions you may have.

Best Regards,
REGENCY COURT HOMEOWNERS ASSOCIATION

A handwritten signature in blue ink that reads "Richard W. Daniel". The signature is written in a cursive style with a large initial 'D' and a stylized 'W'.

Richard W. Daniel
Treasurer - Board Member

Addenda

- 1) 120 Oak Meadow Owner's Responses to Regency Court Architectural Committee 'Findings and Recommendations' to Regency Court Board dated October 9th, 2024.
- 2) Change Pages for Plan Set dated October 3rd, 2024.
- 3) 120 Oak Meadow - Conditions of Approval dated July 24th, 2024.

July 30, 2024 – Below is the Regency Court Architectural Committee 'Findings and Recommendations' to Regency Court Board. Not in numerical order of importance.

The Regency Court Board HOA expects confirmation that the following items will be addressed by the 120 Oak Meadow homeowner and Town of Los Gatos to the Regency Court HOA Architectural Committee and Board of Directors prior to Town approval and commencement of construction at 120 Oak Meadow Drive.

See Owner Responses in [blue dated October 9, 2024](#).

- 1) A request is made for a rendering, drawing or sketch of the proposed home shown behind the brick wall. Rendering needs to show house roof and windows with current view of existing trees from upper Oak Meadow Drive. The request is made to provide a visual representation of the proposed structure and to provide a visual illustration of the structure's height/size prior to "story poles" being installed. The concern is whether the rising morning sun will be blocked by the structure, the existing shadow example does not do this.

[As shown in the expanded shadow study A-5 the proposed structure will not block the morning sun.](#)

[The rendering illustrates that the proposed home is modest in size and to scale with the site. At 22 ft. at the peak and 15 ft. at the eaves it is lower than the branches of the Valley Oak and considerably lower than existing home at 120 Oak Meadow and Town Homes.](#)

[The Town of Los Gatos eliminated its story pole requirement last April. This follows a CA state requirement that the Town must loosen constraints on housing developments to receive certification of its housing element plan.](#)

- 2) CC&R Items related to existing and proposed homes: [Agree that CC&Rs will need to be amended, cost to be borne by 120 Oak Meadow.](#)

- a. It shall be a requirement of the RCHOA that the new lot is subject to the same Regency Court architectural approval requirements as outlined in the Regency Court HOA CC&R's covering the existing Lot #11 (120 Oak Meadow Drive). HOA CC&Rs including architectural control must cover both the existing and new lots.
- b. Also, current 120 Oak Meadow Owner to determine if they want to allocate a portion of the required assessment responsibility for maintenance and upkeep of Oak Meadow Drive – a private drive – to the proposed new lot/home or retain full responsibility for assessments related to road upkeep.

[Current 120 Oak Meadow Property to retain full responsibility.](#)

- c. It is anticipated that both of these items will require an amendment to the CC&Rs. Such amendment (e.g. hiring of an attorney, recordation of amendment, etc.) to be borne by 120 Oak Meadow.

- 3) Approval must include a requirement that current or future owners cannot take down the brick wall or make any modifications to the brick wall now and in the future. [Plan already indicates that it will be retained – see A-1 \(E\). Language can be expanded in CC&Rs if necessary. Wall to be extended north using same vertical siding as 2nd story of house and privets to be retained. See A-1.](#)

- 4) Current Floor plan, (exhibit A3, A4) is unclear as the space labeled 'OFFICE' looks to be a 4th bedroom as it has a closet, and the Architect said the room requires egress which appears to be the underlying reason for the window facing upper Oak Meadow Drive. The Architectural Committee recommends that the windows facing upper Oak Meadow are to be eliminated. As a compromise, the Architectural Committee would be amenable to move the

windows to the sides of the room which face the existing home at 120 Oak Meadow and/or face the commercial property in order to satisfy egress requirements. The Committee also would be amenable to the addition of sky lights if necessary to satisfy egress requirements. Architectural drawing (A5 elevation drawing) appears to already show windows on side walls.

Jay Plett, Architect discussed request with Robert Gray, Town Building Official who indicated that this window is an egress window required by Town ordinance independent of use of room. Jay believes that a 2nd story window facing upper Oak Meadow is an important design feature.

Homeowner and HOA agreed to retain window with condition that obscure glass be used. See Rendering and West Elevation which contains notes that this window to be obscure glass.

- 5) No exit from behind the house to the front/upper portion of Oak Meadow Drive. All occupant ingress & egress needs to occur from lower Oak Meadow Drive via newly built driveway. No ability to exit through the door in the wall along upper Oak Meadow Drive.

Owner understands HOA concern and believes signs recently posted by HOA provide adequate deterrence. As indicated in 3) above, fence to be extended north of existing brick wall. As shown in A-1 and agreed to in meeting, fence will have small gate opening to landing of Lot 12 stairs to allow owner to access property in front of wall/fence for maintenance including trimming of ivy, weeding and leaf blowing. This is needed so owner will not be required to walk down the driveway, walk up the hill to the top of Oak Meadow and around the corner carrying gardening equipment.

- 6) Property needs to include 2 guest parking spots that do not block the new driveway so visitors are not tempted to use HOA parking spots.

Town of Los Gatos does not require guest parking. Parking pad near garage and driveway will provide ample parking for guests. Agreed to with HOA in meeting.

- 7) The HOA Board requests confirmation that garbage cans for the new property must be located on the backside by the driveway entrance (lower Oak Meadow Drive). No additional garbage, recycle or yard waste bins will be placed in front of the 120 Oak Meadow Drive residence/road. Agreed - See note at the bottom of A-1 indicating garbage service to be located at bottom of driveway per HOA.

- 8) If road damage occurs during construction, cost to restore back to original condition will be borne by 120 owners. "Damage" to the HOA road is defined as any physical alteration or deterioration beyond normal wear and tear caused by the Builder's construction activities. This includes, but is not limited to, structural damage such as cracks, fractures, or breaks in the asphalt, deformation or subsidence of the road surface, potholes, and damage to the road edges. It also encompasses material residue like cement or gravel causing staining or surface roughness, debris obstructing the road, and any drainage or erosion issues caused by construction runoff. The Builder shall be responsible for all repair costs to restore the HOA road to its original condition prior to construction. If builder and HOA agree to resurface all of Oak Meadow Drive instead, 120 owners and HOA will share the costs 50%/50%.

See items 75 and 76 of Draft Conditions of Approval dated July 24, 2024, which address this concern.

- 9) The Committee requests Town to communicate the days and start/stop hours of construction. Create a plan and communicate to HOA where workers and construction vehicles will park (there is NO available parking on Oak Meadow Drive either upper or lower). Parking cannot occur in any HOA designated spots without prior written

communication and approval from the Regency Court HOA Board (see Board e-mail addresses, below). All construction traffic must enter from Blossom Hill Road.

See item 48 of Draft Conditions of Approval dated July 24, 2024, which covers Construction Hours and items 32 Construction Management Plan and 53 Construction Vehicle Parking which address your concerns.

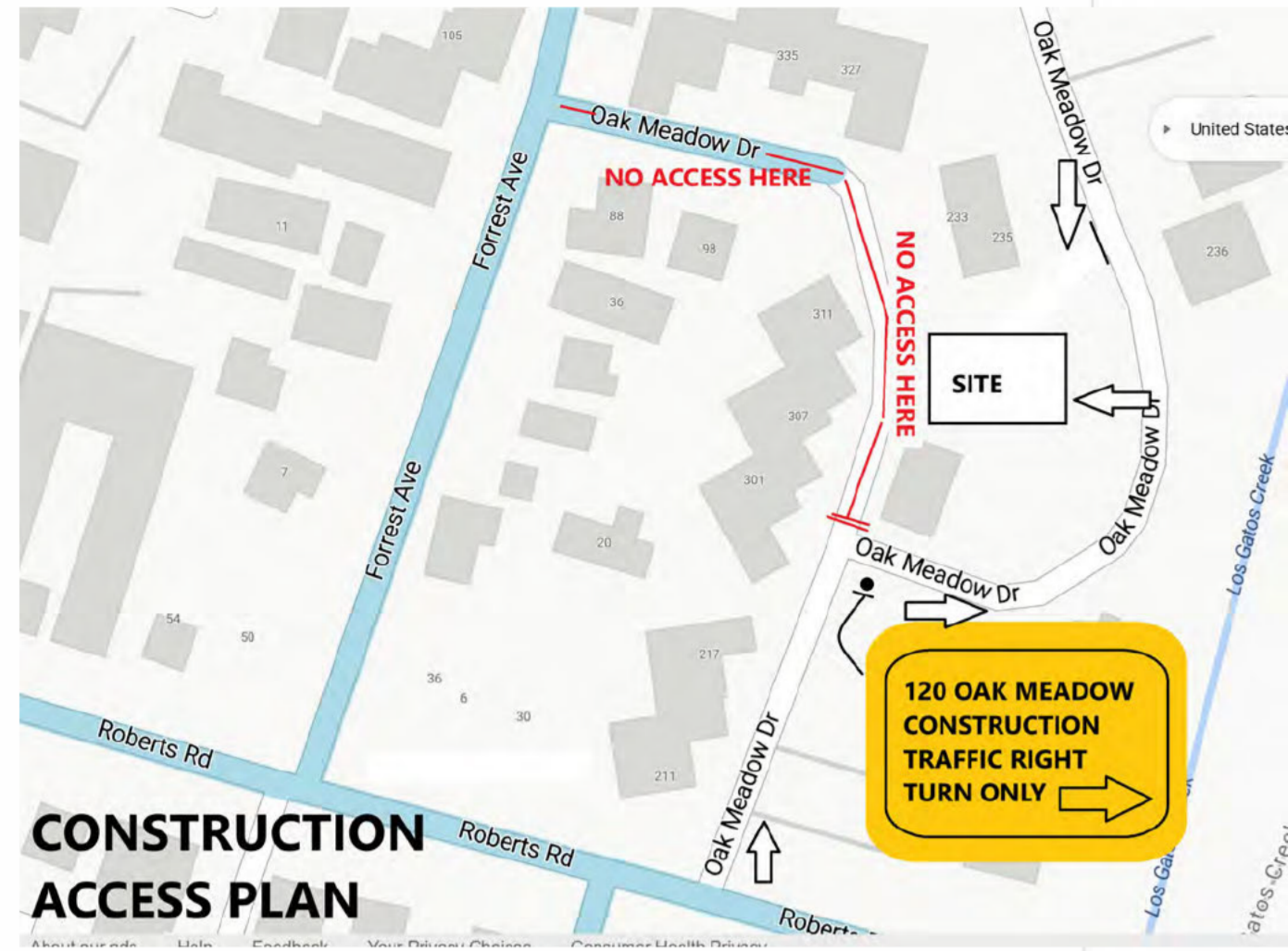
See Construction Site Access plan in upper left corner of A-1 including note that HOA to be provided with contractor, owner and architects phone numbers.

See also Construction Staging/Parking plan in lower left corner of A-1.

- 10) Erect a construction barrier to protect dirt and dust from impacting newly painted HOA residences. Install prior to commencement of construction. A construction debris barrier will be erected on upper Oak Meadow to limit dust – See upper A-1. Best construction practices to be followed to control dust including periodic water spraying. Hand digging around oak trees will also limit dust.

RCHOA Board E-Mail Addresses:





CONSTRUCTION SITE ACCESS



CONSTRUCTION SITE STAGING/PARKING

FIRE NOTES:

- 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 3,600 SF WHETHER 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 5 AND APPENDIX B AND C OF THE 2013 CALIFORNIA FIRE CODE
- WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES 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). 2013 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.1.7.
- 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 (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 01-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

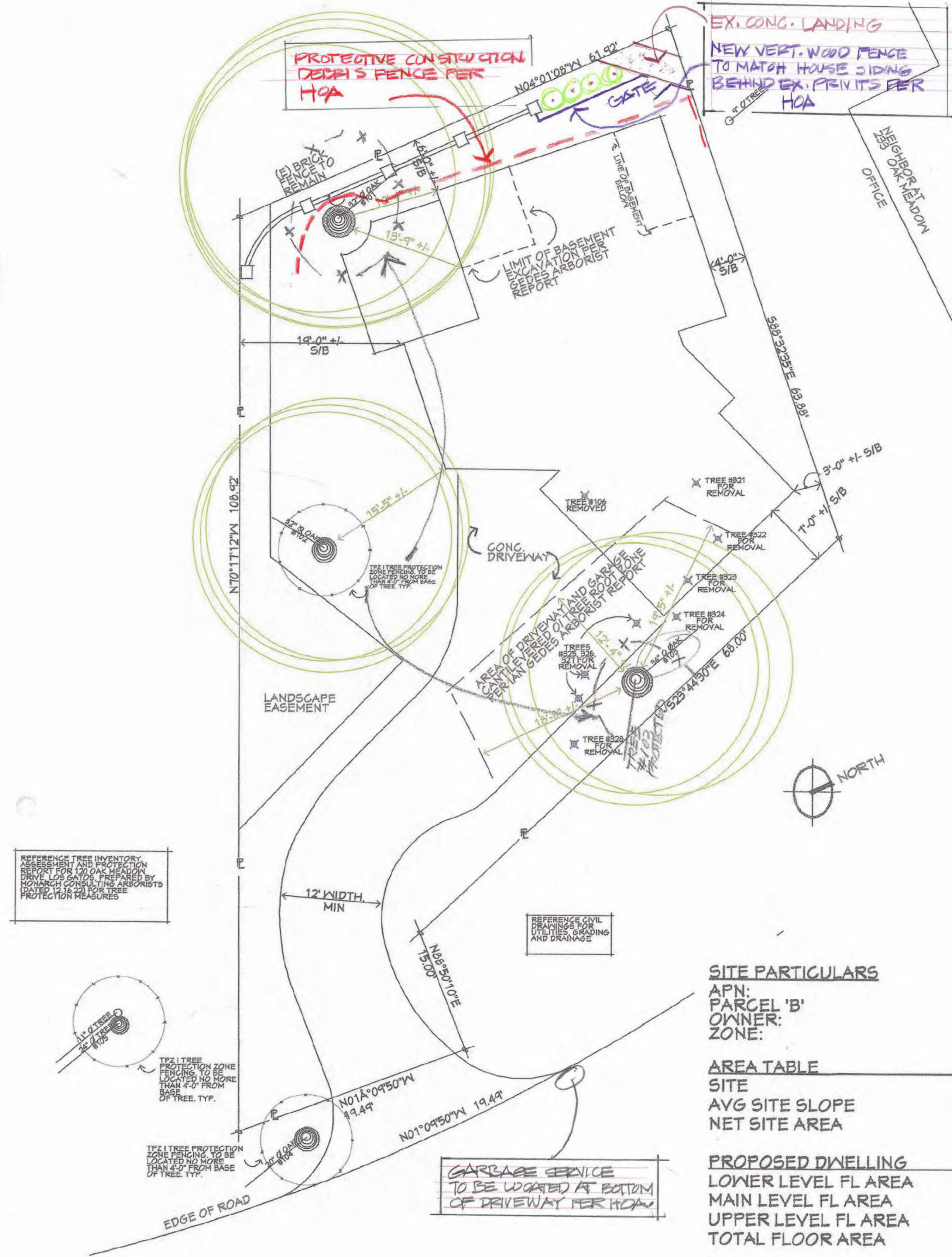
BUILDING NOTES:

- 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 FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- 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 6.10.020 AND 6.120.020.

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

NEIGHBOR AT
120 OAK MEADOW
SINGLE FAMILY
RESIDENCE



REFERENCE TREE INVENTORY, ASSESSMENT AND PROTECTION REPORT FOR 120 OAK MEADOW DRIVE, LOS GATOS, PREPARED BY ROYARCH CONSULTING ARBORISTS DATED 12.15.20 FOR TREE PROTECTION MEASURES

REFERENCE CIVIL DRAWINGS FOR UTILITIES, GRADING AND DRAINAGE

SITE PARTICULARS

APN: 529-10-131,
PARCEL 'B'
OWNER: McFARLAND
ZONE: O:PD

AREA TABLE

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

PROPOSED DWELLING

LOWER LEVEL FL AREA 305 SF
MAIN LEVEL FL AREA 862 SF
UPPER LEVEL FL AREA 779 SF
TOTAL FLOOR AREA 1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

Print date:

10.03.24
10.1.24
02.29.24
12.27.22

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

McFARLAND
OAK MEADOW DR.
LOS GATOS

copyright (c) JAY PLETT

This document constitutes original copyrighted material as an instrument of service by the architect JAY PLETT. These documents shall not be utilized and/or duplicated without the permission of the designer in writing. The design remains the sole property of JAY PLETT.

Revisions:

PRELIM
PERMIT SET
PRICING SET
CONST. SET

Scale:
Date:

Sheet

SITE PLAN

1/8" = 1'-0"

A-1



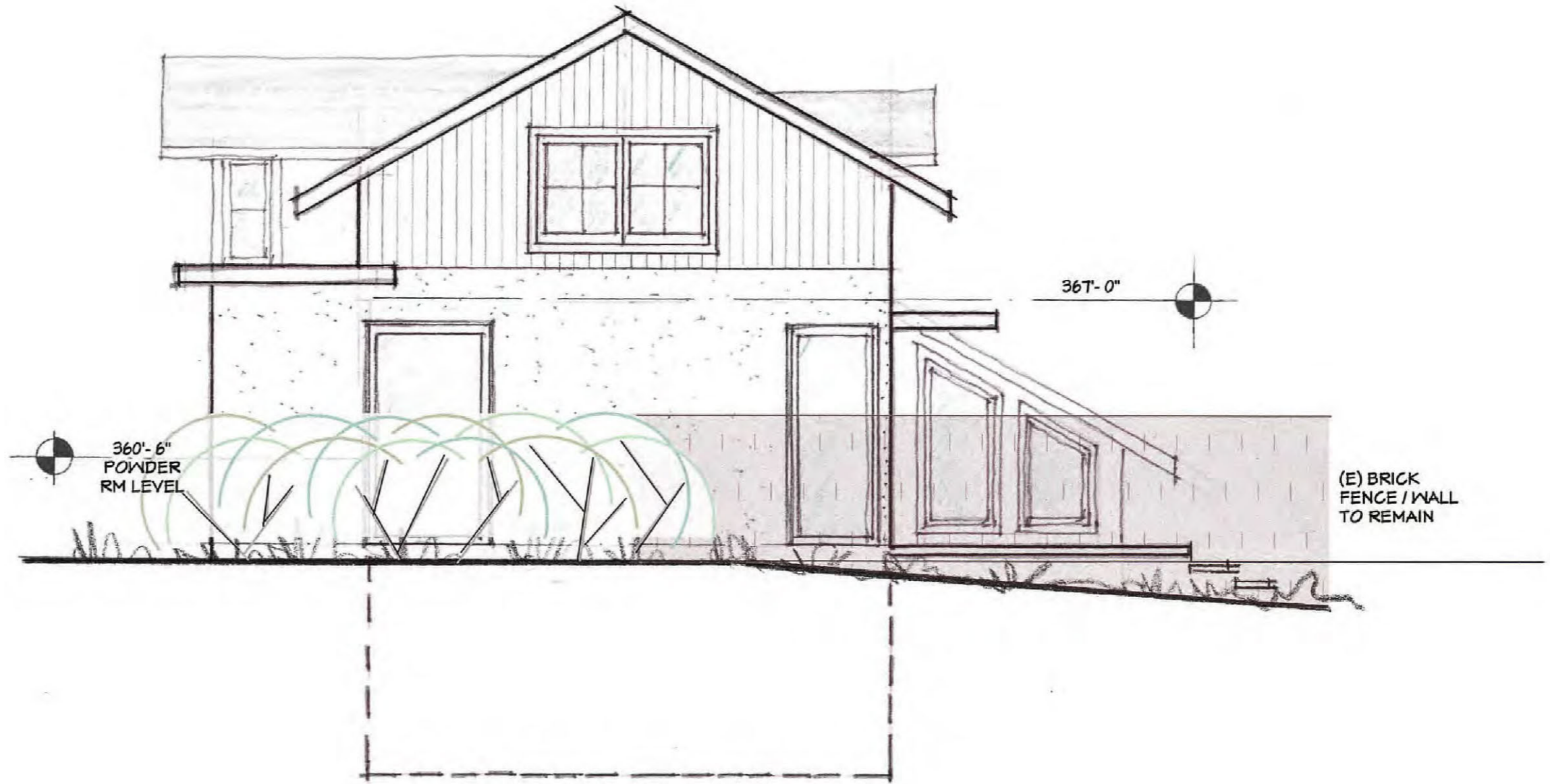
PARKING RESTRICTED
24 Hrs. A DAY
TOWED AWAY

NOTICE
PROPERTY

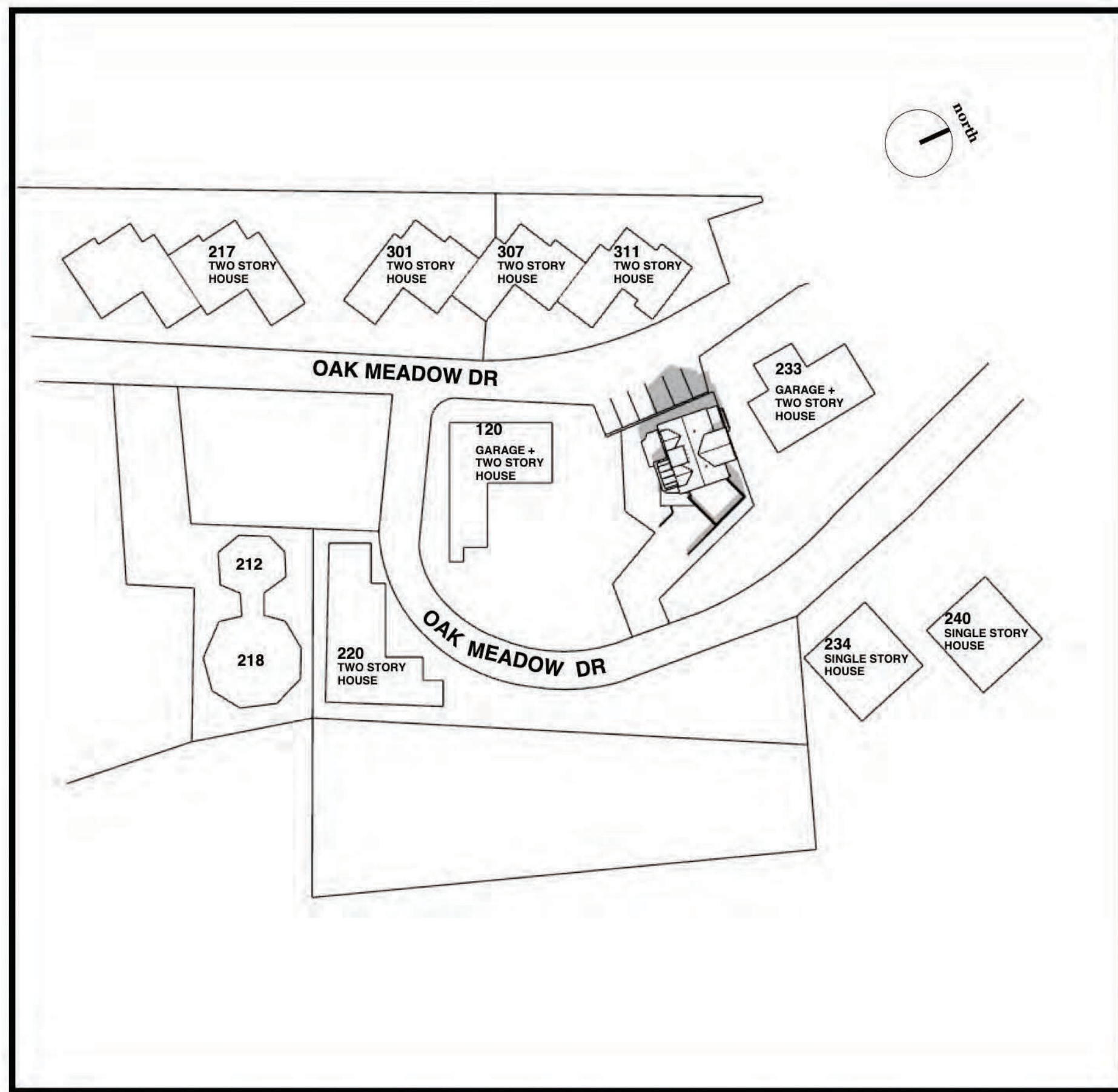
PARKING RESTRICTED
24 Hrs. A DAY
TOWED AWAY

PARKING RESTRICTED
24 Hrs. A DAY
TOWED AWAY

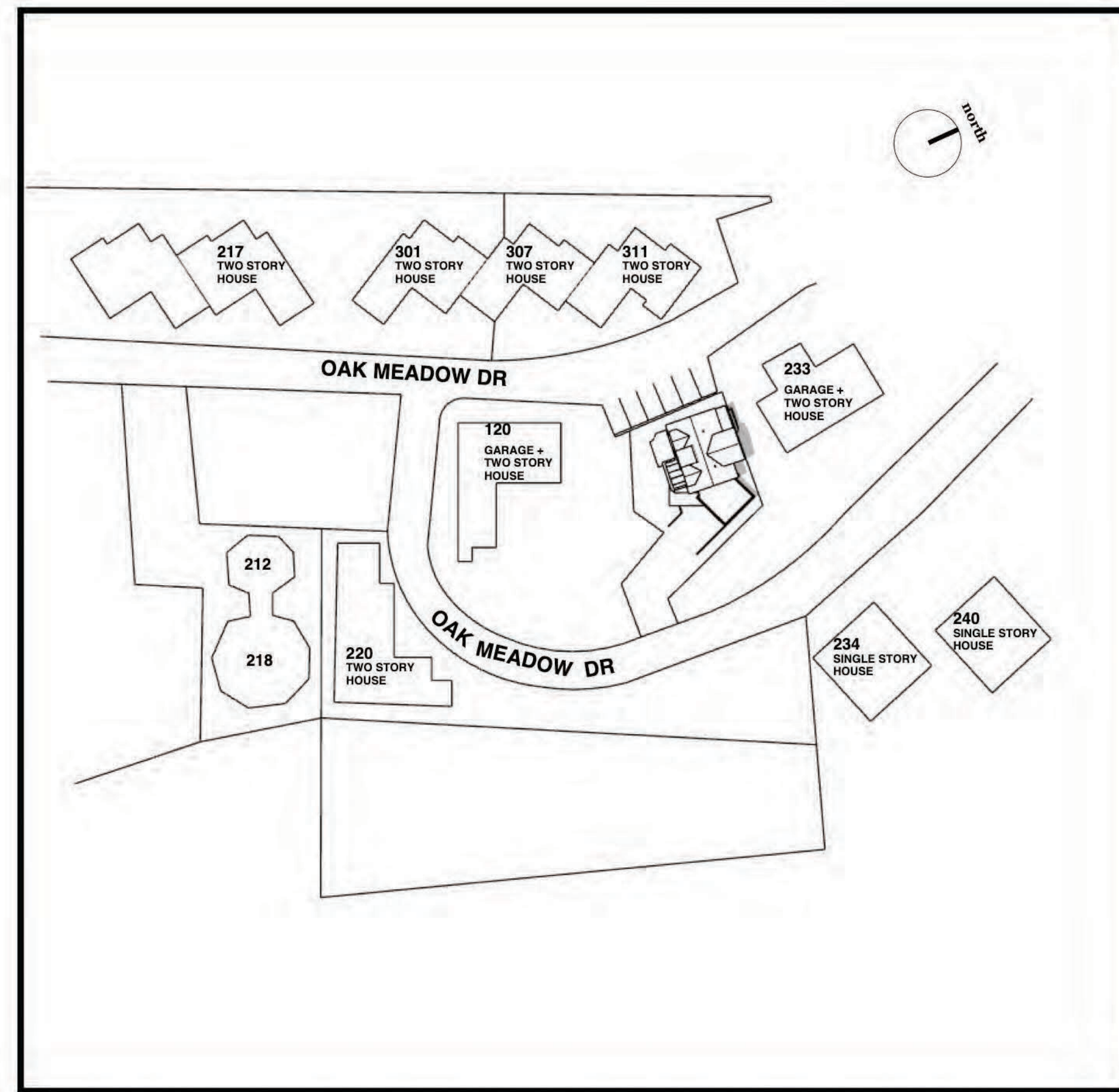
9EJT463



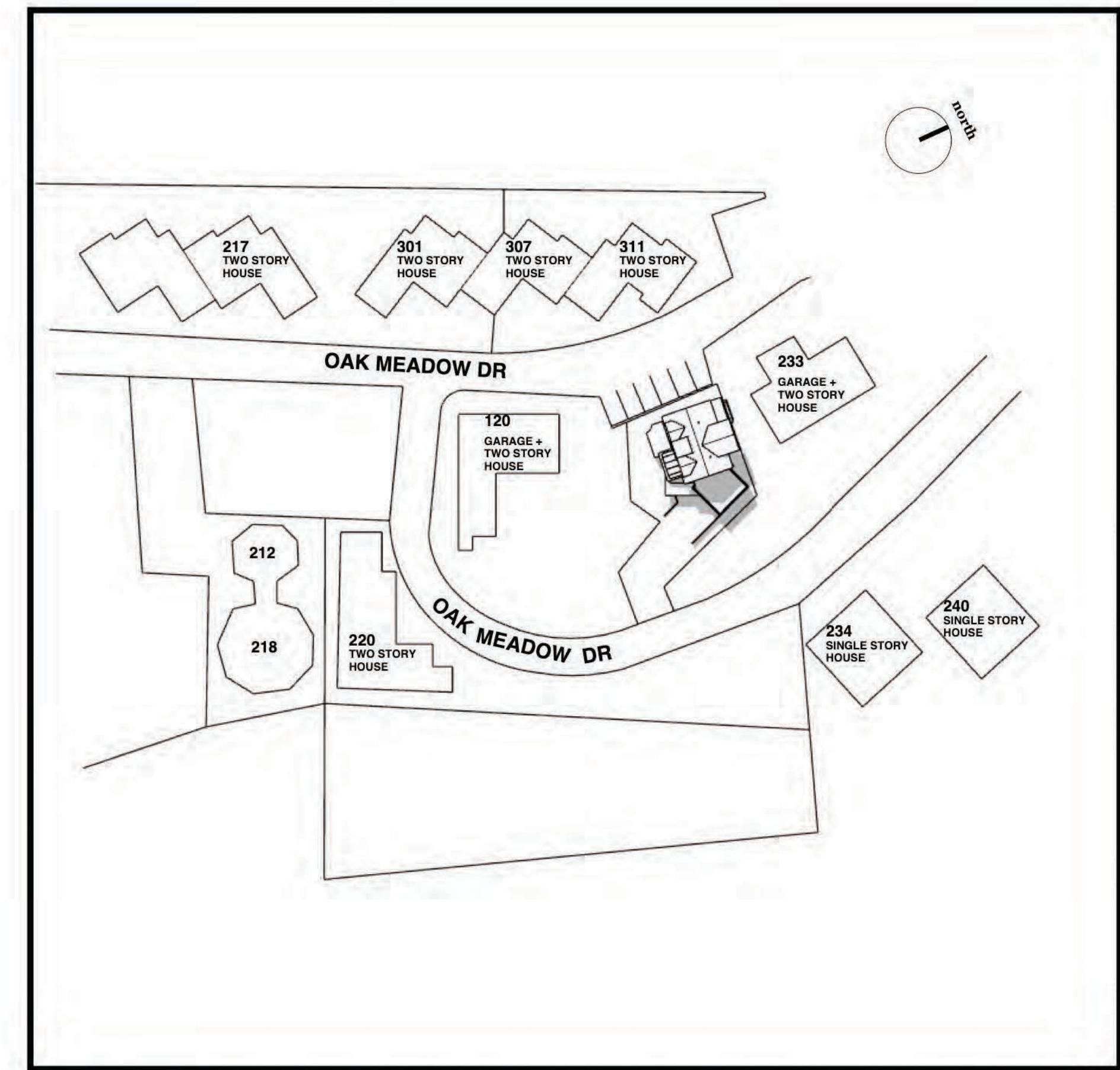
WEST



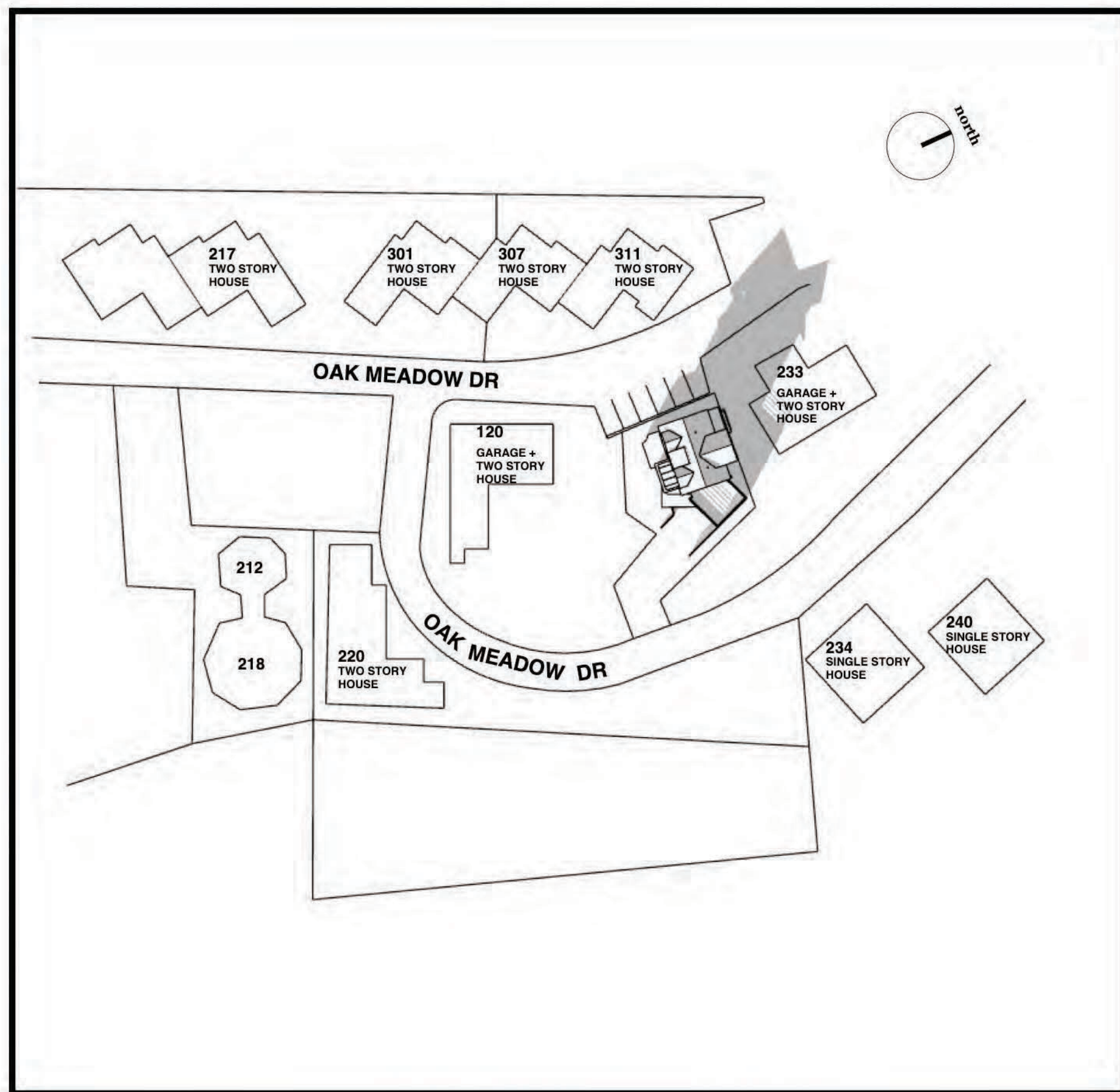
JUNE 21 @ 9AM



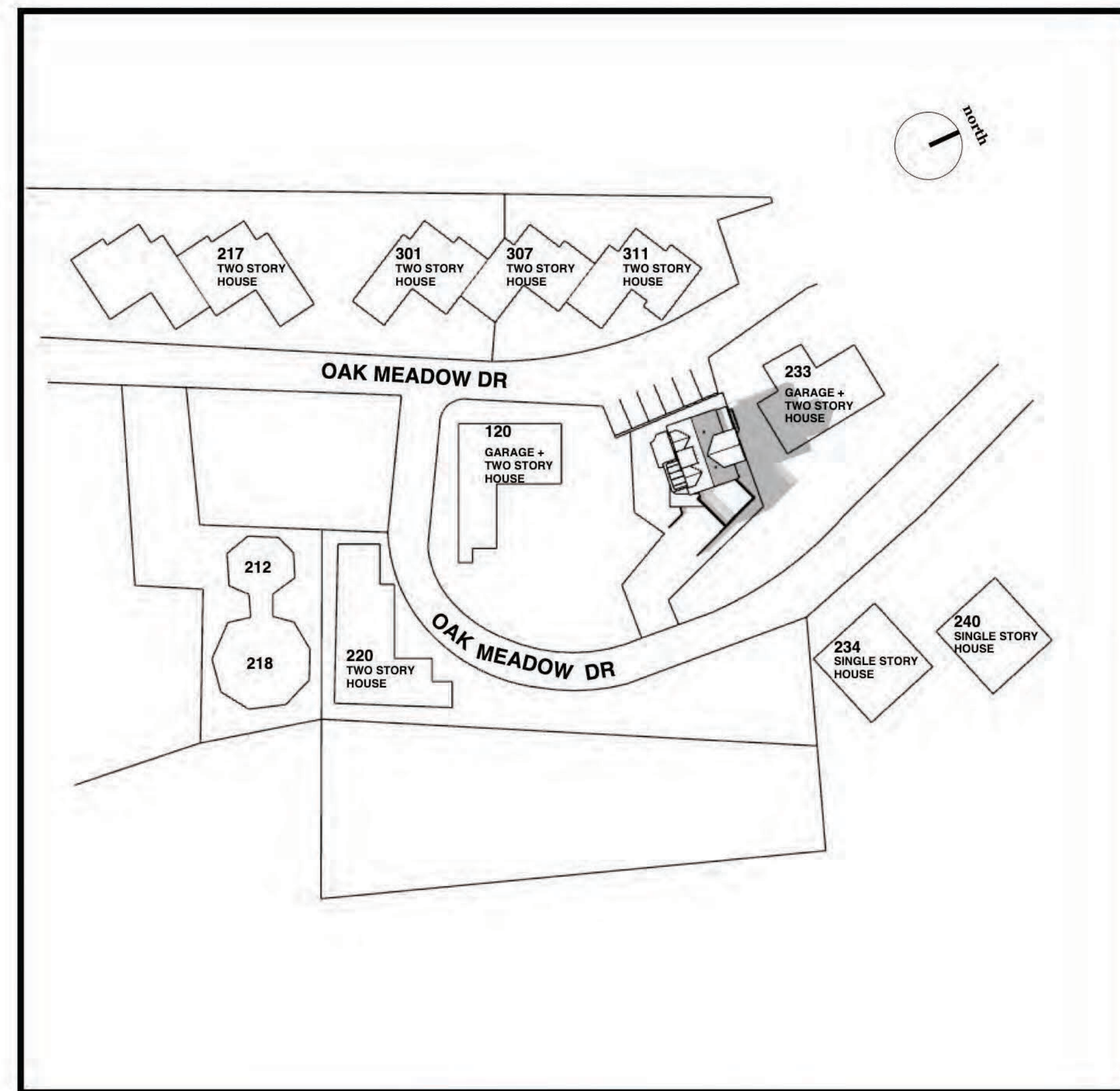
JUNE 21 @ 12PM



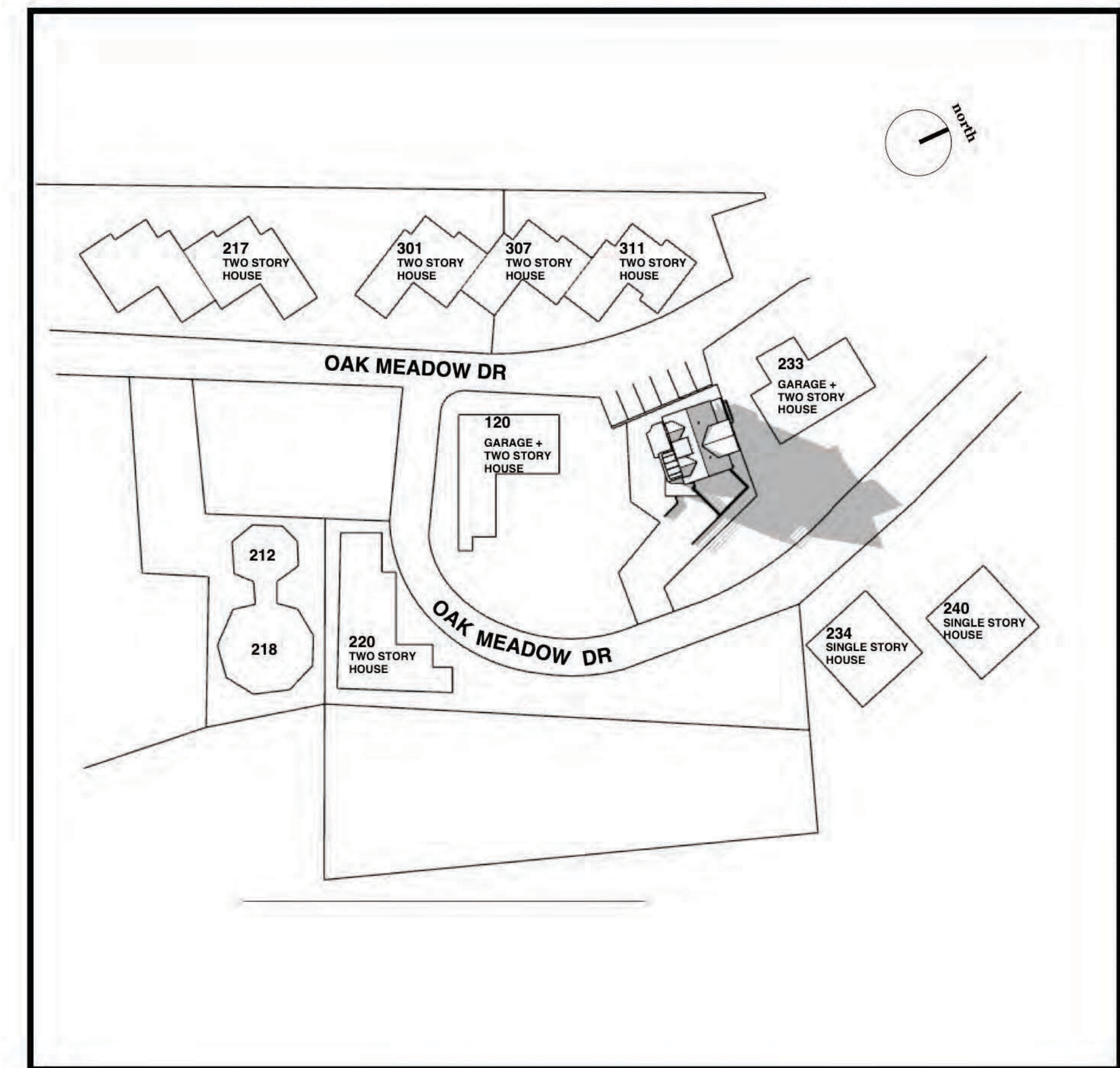
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY

NOT TO SCALE

Print date :

10.03.24

10.03.22

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

McFARLAND
OAK MEADOW DR.
LOS GATOS

copyright (c) JAY PLETT

This document constitutes original copyrighted material as an instrument of service by the architect JAY PLETT. These documents shall not be utilized and/or duplicated without the permission of the designer in writing. The design remains the sole property of JAY PLETT.

Revisions :

PRELIM
PLAN CK
PRICING SET
CONST. SET

Scale :

Date :

Sheet

A-5