

**From:** [Alison Steer](#)  
**To:** [Marico Sayoc](#); [Rob Rennie](#); [Matthew Hudes](#); [Mary Badame](#); [Maria Ristow](#); [Robert Schultz](#)  
**Cc:** [Ryan Safty](#); [Jennifer Armer](#); [Terry Rinehart](#); [Bob Rinehart](#); [Nancy Neipp](#); [James Neipp](#); [Defeo Home](#); [Gary Gysin](#); [Michelle](#)  
**Subject:** Lot Line Adjustment Application and ROW access for Parcel 3 (APN 532-36-077)  
**Date:** Sunday, December 5, 2021 9:07:29 PM  
**Attachments:** [HDSG-ConformanceChecklist\\_201303071343183916 \(3\).pdf](#)  
[Appeal LLA - 17200 Los Robles Way - Driveway Access .pptx](#)

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**EXTERNAL SENDER**

Dear Mayor, Vice Mayor, and Councilmembers,

We are coming up on the final appeal meeting for the LLA application for Los Robles Way on Tuesday Dec 7th. At the last meeting we established that our Lot Merger ordinance for involuntary lot merger is enforceable. However, the claim that it has no legal access today was put to question based on the premise that the owner could put in a new ROW while the involuntary lot merger is in process.

We are now submitting clear and factual evidence as to why it is not possible to create a new ROW in the current configuration. APN 532-36-076 (Parcel 1) is at the terminus of the Los Robles Way extension. This ROW has been considered vacated by the Town of Los Gatos; we expect due to the merger doctrine. The Los Robles way extension is 91.96', with an additional 169.5' driveway to access the property. This makes the driveway to APN 532-36-076 over 261' in length. The width of APN 532-36-076 is a little over 207', which would result in a driveway to access APN 532-36-077 greater than 468', not including the issue with how to negotiate a driveway around the existing premises and pool.

The Hillside Development standards and guidelines, checklist attached, require that no driveway be greater than 300'. In addition, it cannot exceed 15% grade, and must be able to implement an emergency vehicle turnaround with 5% grade. This would not be possible on APN 532-36-077 due to its distance from Los Robles Way itself, and that the land has slopes in excess of 30%, and, while requested, no proof to the contrary has been provided by the Planning Department or property developer to the Town Council.

Our General Plan 2020 has a land use element that requires the preservation of existing trees, natural vegetation, natural topography, and promotes high quality, well-designed, environmentally sensitive and diverse landscaping in new developments. There is a conservation element goal to encourage tree preservation and limited grading. The uninspired design of the privacy screening proposed by Tony Jeans for both 304 Harding Ave and 111 Worcester Lane is not in keeping with our Land Use Element for natural vegetation, and in fact would be placing unnaturally positioned trees right on top of a 10ft sanitary sewer and storm drain easement where they would need to be removed when repairs are needed, or which in themselves could damage the pipes! Where would these screening trees be placed then for the new residence beside 111 Worcester Lane, when

there is a driveway proposed next to the easement?

In addition, the removal of the eucalyptus trees on Parcel 1 per the conceptual plan, and shown in the photograph on slide 6, would remove any privacy from the hilltop residence into our yards, while bringing the residence significantly closer to our line of sight. Why would these trees not be topped instead, or where is the plan to replace them with large native trees that would provide screening to our private yards?

Regarding slope instability and geologic hazards, when was the last time a soils report was performed on this property? Is it stable enough to allow for replacement of large new trees to ensure the natural vegetation (per our General Plan) is preserved?

Per slide 8 of the attached, if the access is maintained from Los Robles Way, the house on Parcel 3 can be located higher on the hillside, not only improving the view from the property but avoiding any tree removal whatsoever compared to the plan by Tony Jeans which removes 4 trees on that parcel. Additionally, it will avoid the significant grading which would change the natural topography, again in conflict with our General Plan. Note that the level of grading required for this LLA is not shown in the conceptual plans that have been submitted to the Town.

We are asking the Town Council to request that the Development Review Committee proceed with the involuntary lot merger of APN 532-36-076 (parcel 1) and 532-36-077 (parcel 2), as provided by State Law; to do the job that the residents of the Town of Los Gatos are paying them to do, and stop making excuses to not execute on their ordinances. Failure to execute to our lot merger ordinance is setting the Town up for legal challenges. To date, we have submitted mountains of evidence in support of involuntary lot merger. We have been consulting with Land Use Attorneys that say you cannot make a non-buildable parcel buildable through lot line adjustment in California. I expect a developer and realtor working in California would know these specific rules and know what they are doing is "turning water into wine". The developer and owners have no legal leg to stand on with regard to the Town upholding their ordinance, which is in compliance with State Law.

Respectfully,

The neighbors at the bottom of the property known as 17200 Los Robles Way

# Driveway access/ROW for APN 532-36-077 (Parcel 2)

Alison & David Steer

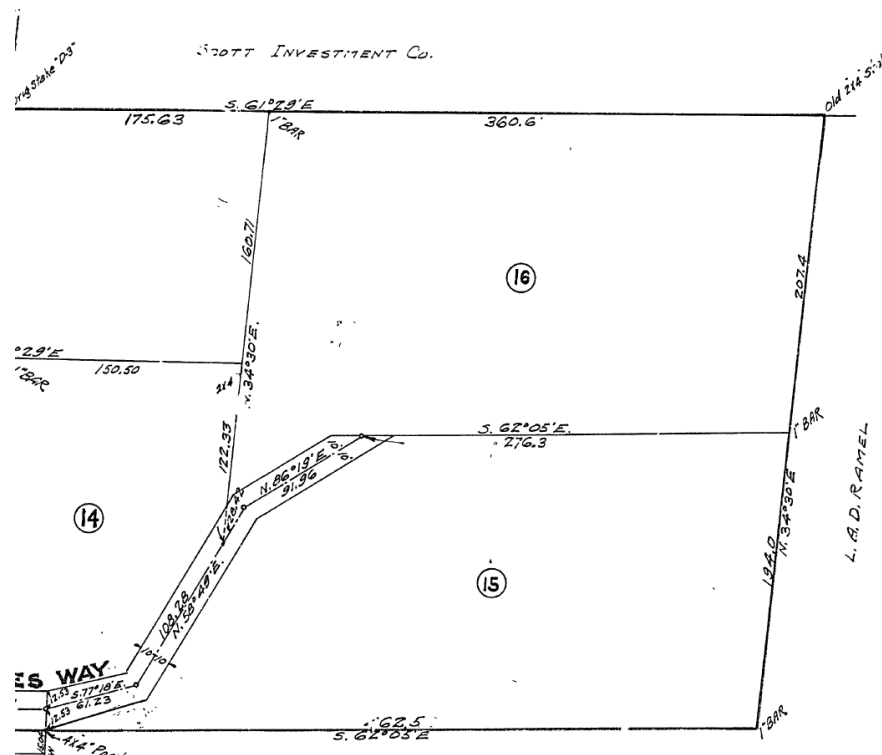
304 Harding Ave

17200 Los Robles Way

Access to Property

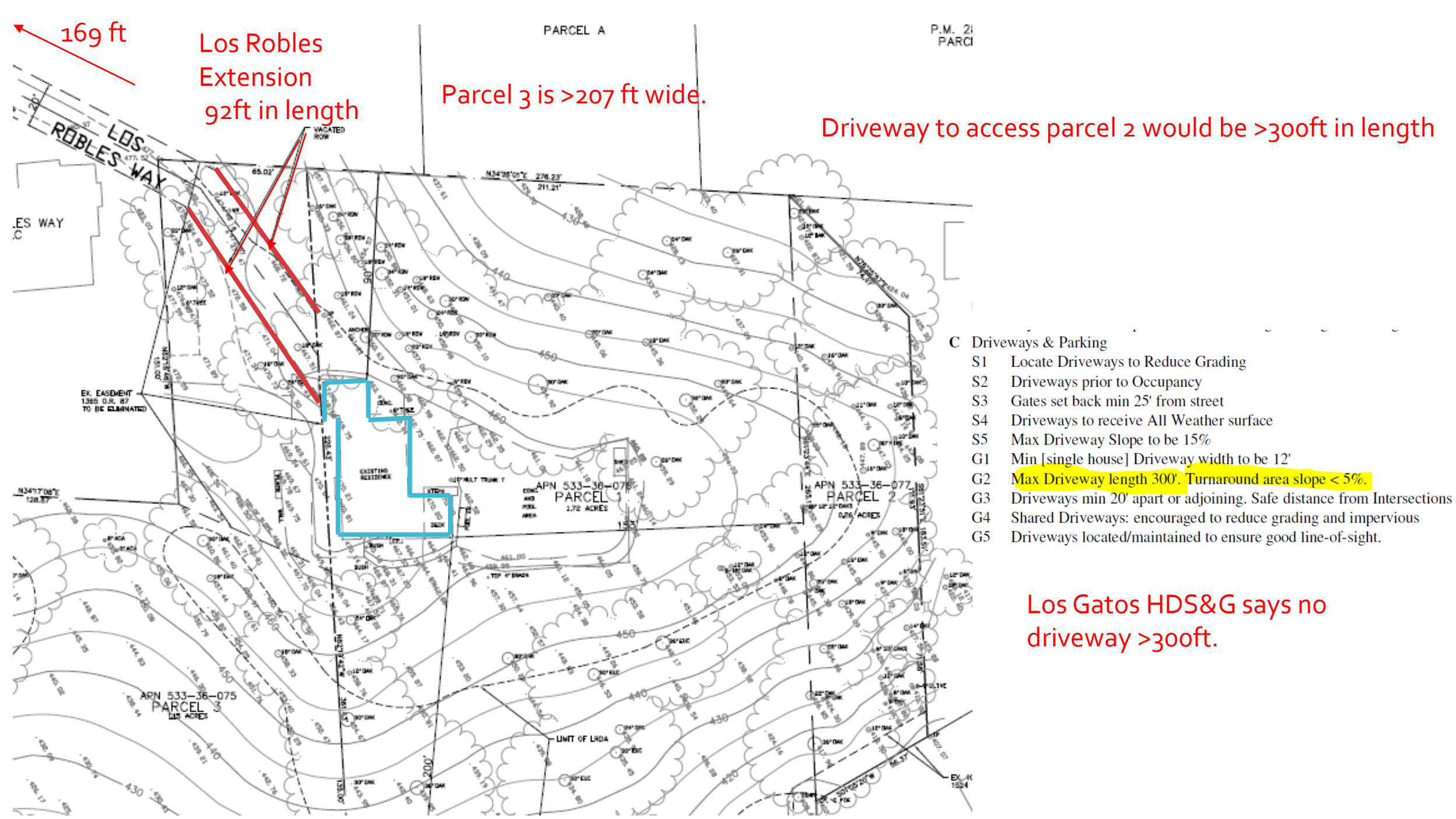


Los Robles Way



17200 Los Robles Way Driveway Access is 261ft long to APN 532-36-076





169 ft

Los Robles Extension  
92ft in length

Parcel 3 is >207 ft wide.

Driveway to access parcel 2 would be >300ft in length

C Driveways & Parking

- S1 Locate Driveways to Reduce Grading
- S2 Driveways prior to Occupancy
- S3 Gates set back min 25' from street
- S4 Driveways to receive All Weather surface
- S5 Max Driveway Slope to be 15%
- G1 Min [single house] Driveway width to be 12'
- G2 Max Driveway length 300'. Turnaround area slope < 5%.
- G3 Driveways min 20' apart or adjoining. Safe distance from Intersections
- G4 Shared Driveways: encouraged to reduce grading and impervious
- G5 Driveways located/maintained to ensure good line-of-sight.

Los Gatos HDS&G says no driveway >300ft.

# Summary for Town Council Review

- Current driveway access to APN 532-36-076 is 261ft in length. Terminates at existing premises .
- Creating new driveway access for land locked parcel, APN 532-36-077 , would exceed 300ft which is not allowed per the Hillside Development Standards and Guidelines. How would it bypass existing premises and pool?
- Slopes on APN 532-36-077 are in excess of 30%, How to achieve 5% grade on hillside for emergency vehicle turnaround?
- Per above, APN 532-36-077 meets the criteria for merger. There is no way to add legal access that is adequate for vehicular and safety equipment access and maneuverability, and **no proof** to the contrary has been shown by the planning department or the developer.
- California Civil Code § 805 states that a servitude (i.e. an easement) cannot be held by the person who owns the servient tenement" ie, you can't create easement over property you already own, this is a nonsensical easement. This is known as the merger doctrine.
- We have spoken to Land Use Attorneys in California who confirm that a non-buildable parcel cannot be made buildable through lot line adjustment.

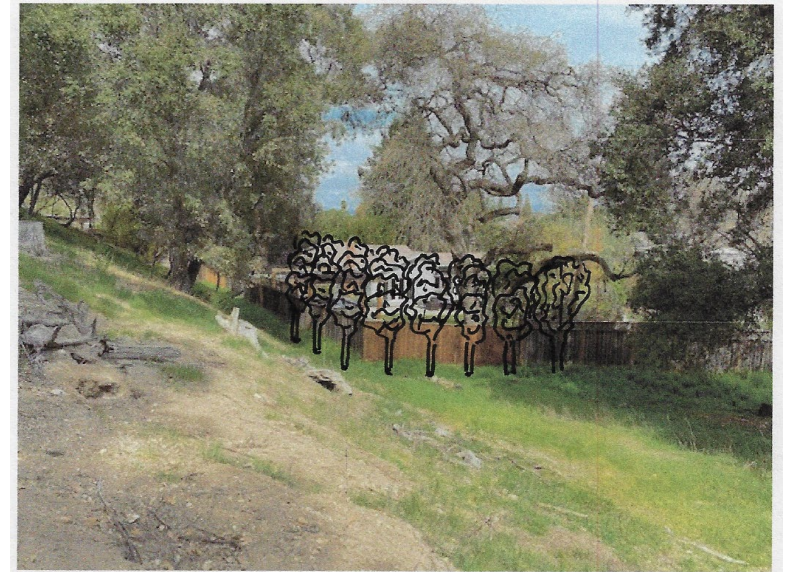
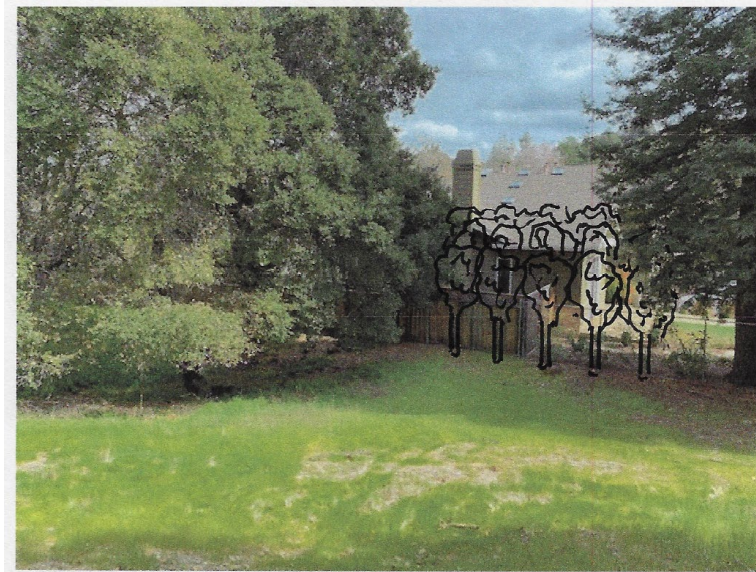
# Land Use Element General Plan 2020

## Policy LU-1.3



To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.

- ◆ The Conservation Element goals address protecting and enhancing the natural environment. Programs that retain natural features such as tree preservation, limited grading, and water conservation maintain the natural character of Los Gatos.





4 Trees being removed, but we count 5 Eucalyptus  
Most of the landscape will look like tree stumps

The eucalyptus trees are the only thing protecting our privacy from the house at top of the hill which appears is going to increase in height/size and move 37ft closer to our property



Proposed 2<sup>nd</sup> residence site

This house will increase in size and move 37ft closer to property line

# General Plan 2020 Goal SAF-1

## 2. Goals, Policies, and Actions

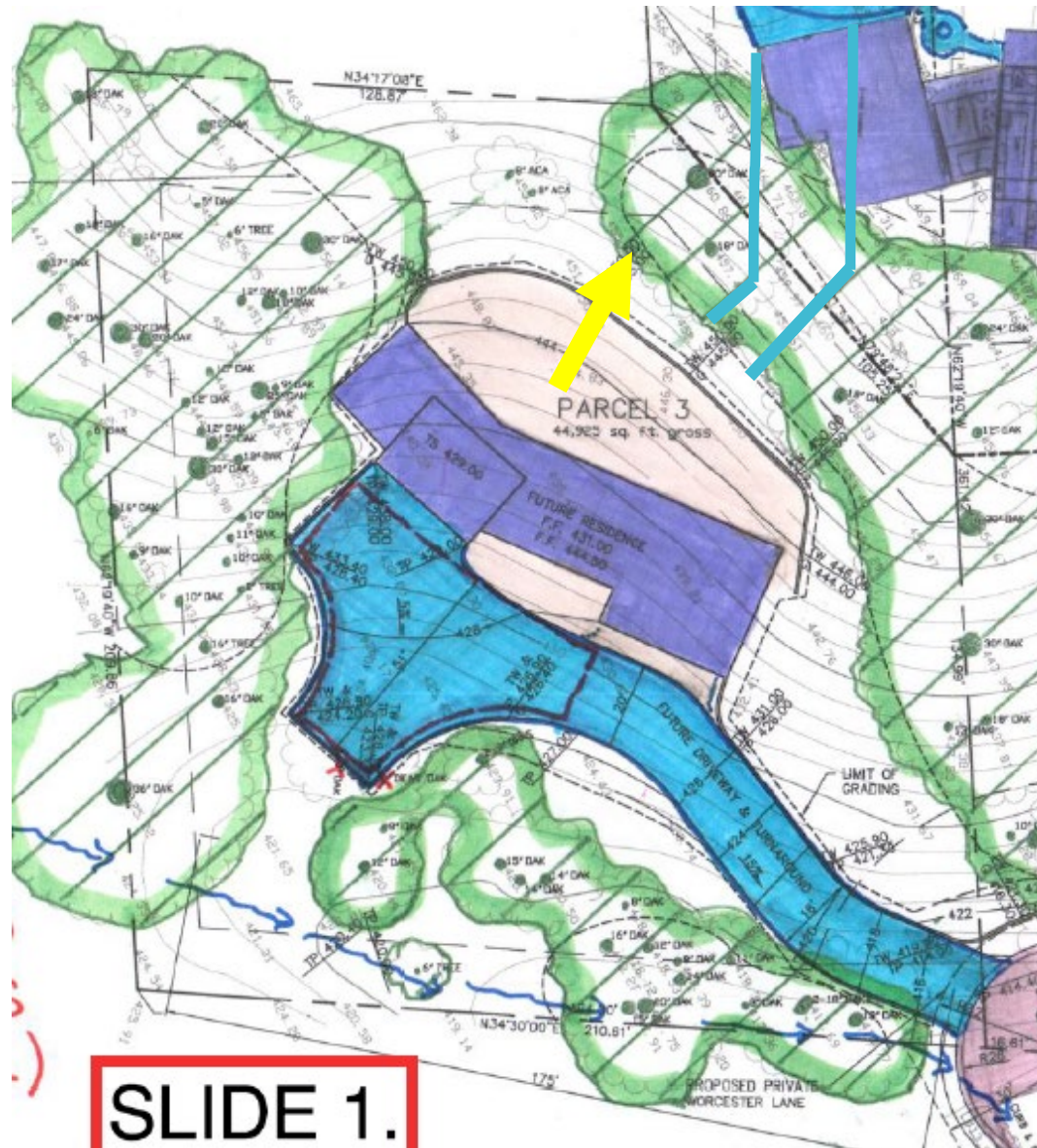
<b>Goal SAF-1</b>	<b>To minimize exposure to geologic hazards, including slope instability, subsidence, and expansive soils, and to seismic hazards, including groundshaking, fault rupture, liquefaction and landslides.</b>
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### **Policies**

- |                |   |
|----------------|---|
| Policy SAF-1.1 | Require reliable evaluations of the existing geologic conditions of sites proposed for development where conditions indicate the possibility of weak supporting soils or geologic structures. |
| Policy SAF-1.2 | Restrict new development and redevelopment based on the levels of acceptable risk and potential severity of geologic hazards.   |
| Policy SAF-1.3 | Preserve as open space property that is unbuildable due to geologic conditions.   |



# Neighbors' proposal to conform to General Plan 2020



Maintain **ALL** access from Los Robles Way.  
Move house up the hill to eliminate the grading of steeper slope below that would change the **natural topography** of the hillside. This would create a shared driveway with Parcel 1 to minimize impervious surface. **No trees** would need to be removed for this scenario compared to 4 trees on Tony Jeans plans. Improved view for house on Parcel 3, **increasing property value!**



# Town of Los Gatos Lot Merger Procedures

## Sec. 29.20.745. - Development Review Committee.



The Development Review Committee shall:

- (11) Under the provisions of [section 29.10.070](#) of this chapter and section 66424.2 of the Subdivision Map Act, determine whether lots have merged.



## TOWN OF LOS GATOS LOT MERGER PROCEDURES

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Lot mergers are reviewed according to Section **66451.11** of the Government Code of the State of California.

# Town of Los Gatos Code of Ordinances

## Zoning Regulations

### Sec. 29.10.070. - Lot merger.

- (a) A parcel of land does lawfully exist separately from other land and is a lot when the parcel meets each of the following criteria:
  - (1) Comprises at least five thousand (5,000) square feet in area.
  - (2) Was created in compliance with applicable laws and ordinances in effect at the time of its creation.
  - (3) Meets current standards for sewage disposal and domestic water supply.
  - (4) Meets slope stability standards.
  - (5) Has legal access which is adequate for vehicular and safety equipment access and maneuverability.
  - (6) Development of the parcel would create no health or safety hazards.
  - (7) The parcel would be consistent with the applicable general plan and any applicable specific plan, other than minimum lot size or density standards.
  - (8) No structures are built over a common property line which is shared with another parcel under the same or substantially the same ownership.
- (b) Any parcels under the same or substantially the same ownership that do not meet the criteria listed above **shall** be considered **merged**. In addition, no parcel **shall** be modified through a lot line adjustment procedure in order to meet the criteria listed above.
- (Ord. No. 1316, § 3.10.010, 6-7-76; Ord. No. 1337, 11-1-76; Ord. No. 1432, 6-4-79; Ord. No. 1438, 8-6-79; Ord. No. 1756, § 1, 8-1-88)

# SMA 66451.11

**DIVISION 2. SUBDIVISIONS [66410 - 66499.38]** (*Division 2 added by Stats. 1974, Ch. 1536.*)

**CHAPTER 3. Procedure [66451 - 66472.1]** (*Chapter 3 added by Stats. 1974, Ch. 1536.*)

**ARTICLE 1.5. Merger of Parcels [66451.10 - 66451.24]** (*Article 1.5 added by Stats. 1983, Ch. 845, Sec. 2.*)

**66451.11.**

A local agency **may**, by ordinance which conforms to and implements the procedures prescribed by this article, provide for the merger of a parcel or unit with a contiguous parcel or unit held by the same owner if any one of the contiguous parcels or units held by the same owner does not conform to standards for minimum parcel size, under the zoning ordinance of the local agency applicable to the parcels or units of land and if all of the following requirements are satisfied:

(b) With respect to any affected parcel, one or more of the following conditions exists:

- (1) Comprises less than 5,000 square feet in area at the time of the determination of merger.
- (2) Was not created in compliance with applicable laws and ordinances in effect at the time of its creation.
- (3) Does not meet current standards for sewage disposal and domestic water supply.
- (4) **Does not meet slope stability standards.**
- (5) **Has no legal access which is adequate for vehicular and safety equipment access and maneuverability.**
- (6) Its development would create health or safety hazards.
- (7) Is inconsistent with the applicable general plan and any applicable specific plan, other than minimum lot size or density standards.

The ordinance may establish the standards specified in paragraphs (3) to (7), inclusive, which shall be applicable to **parcels to be merged.**

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
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This table contains a summary of the Town of Los Gatos' *Hillside Development Standards and Guidelines*.

**Use COMPLIANCE Column to show 'X' - complies, 'O' - non compliance  
Put 'N/A' if you do not deem the Standard or Guideline applicable.  
An explanation should be provided where not in compliance.**

<b>I Introduction</b>		
A Vision	Development must preserve the natural beauty of the hillsides	
B Overview	Character, sensitivity & constraints for dvpt must be considered.	
C Goal	Sustainable development preserving the natural environment	
D Applicability	All HR and RC zoning districts and R1 with hillside sensitivity.	
E Objectives	HDS&G implements Los Gatos' Vision for hillside development.	
F S&Gs	Standards must be followed. Guidelines make recommendations.	
G Relationships	Consider also General Plan, Zoning, Hillside Specific Plan etc.	
H Approval	Scope of any hillside project determines its approval process.	
<b>II Constraints Analysis &amp; Site Selection</b>		
A Prior to Building Site Selection		
1 Constraints Analysis		
2 Consultation with Neighbors		
3 Pre-Application Meeting/Staff Consultation		
B View Analysis		
1 Viewing Platforms		
2 Determination of Significant Ridgelines		
C Selecting a Building Site		
S1 Locate Buildings within LRDA		
S2 Preserve Views of Highly Visible Hills		
S3 Reduce Visual Impact		
S4 Ridgeline View Protection		
S5 Preserve Natural Features		
S6 Avoid Hazardous Building Sites		
S7 Protect Riparian Corridors		
S8 Protect Wildlife		
G1 Solar Orientation		
G2 Impact on Adjacent Properties		
G3 Minimize Grading		

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>III</b>	<b>Site Planning</b>	
<b>A</b>	<b>Grading</b>	
	S1 Minimize Cut & Fill per Table	
	S2 Define Earthwork Quantities [Access/House/Cellar/Other]	
	S3 Locate Buildings to Minimize Grading	
	S4 No Strip Grading	
	S5 Grade footprint/access/guest parking/turnaround only	
	S6 Restore to Original Topography	
	S7 Utilize Contour Grading Techniques	
	S8 Restore Vegetation at Cut/Fill Slopes	
	S9 Erosion/Sediment Control Plan [Interim and Permanent]	
	S10 Grading April - September	
<b>B</b>	<b>Drainage</b>	
	S1 Runoff Dispersion On-Site	
	S2 Upslope Drainage shall not Impact on Downslope Development	
	S3 Preserve and Enhance Natural Drainage Courses	
	S4 New Drainage Channels to be Naturalized [rock/vegetation]	
	G1 New Drainage Channels to be placed in less visible Locations	
	G2 Lining of Drainage Channels is Discouraged [bio-swale]	
	G3 Dry Stream effects preferred over Undergrounding of Drainage.	
<b>C</b>	<b>Driveways &amp; Parking</b>	
	S1 Locate Driveways to Reduce Grading	
	S2 Driveways prior to Occupancy	
	S3 Gates set back min 25' from street	
	S4 Driveways to receive All Weather surface	
	S5 Max Driveway Slope to be 15%	
	G1 Min [single house] Driveway width to be 12'	
	G2 Max Driveway length 300'. Turnaround area slope < 5%.	
	G3 Driveways min 20' apart or adjoining. Safe distance from Intersections	
	G4 Shared Driveways: encouraged to reduce grading and impervious	
	G5 Driveways located/maintained to ensure good line-of-sight.	
<b>D</b>	<b>Safety</b>	
	Geologic Hazards	
	S1 Site Specific Geologic Investigation may be Required.	
	S2 Site Specific Geologic Investigation concerns to be addressed	

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
	Fire Hazards	
	S1 Locate and Design Structures to minimize exposure to wildfires	
	S2 Provide Landscape (Plan) to create defensible space around home	
	S3 Provide adequate Fire Access	
	S4 Ensure adequate water supply for fire prevention	
	S5 Water suppression available and labeled for fire prior to framing	
	S6 Above ground water storage tanks may not encroach into setbacks.	
	G1 Development should avoid areas subject to severe fire danger.	
	G2 Selectively reduce Fuel Load inside defensible space	
	G3 Ensure Fuel Sources are discontinuous.	
	G4 Landscape Defensible Space with fire prevention in mind.	
	G5 Minimize visibility of above ground water storage tanks.	
<b>IV</b>	<b>Development Intensity</b>	
	<b>A</b> Maximum Allowable Development	
	1 Adjust Lot for Slope per Table	
	2 Verify Max Gross floor area < FAR	
	<b>B</b> Exclusions	
	1 Cellars	
	2 Garages up to 400 sq ft	
	3 Stables that are not fully enclosed	
	4 Barns (size dependant on lot size: 500-2,500 ft.)	
	<b>C</b> Exceptions to maximum floor area	
	1 Will not be visible from established viewing platforms	
	2 No significant impact on trees, wildlife or movement corridors	
	3 Minimize grading area to accommodate buildings >FAR	
	4 All standards and applicable guidelines are being met	
	5 Compliance to Title 24 w/ margin of at least 10%	
	6 Pre-wire for future photovoltaic installation	
	7 A min of 25% of hardscape mat. is permeable	
	8 Include cellar element unless conflicts w/other standards	
	9 No significant visual impact to neighboring properties	
<b>V.</b>	<b>Architectural Design</b>	
	<b>A</b> Design Objectives	
	O1 Visually blends with natural environment	
	O2 Responsive to site constrains & opportunities	
	O3 Compatible with the neighborhood & respectful of neighbors	
	O4 Respect of the rural character of the hillside	



**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>B</b>	Design to be neighbor friendly	
	S1 Study site lines: place windows & outdoor areas to maintain privacy	
	G1a Minimize 2nd story windows facing close neighboring properties	
	G1b Orient windows, decks, & balconies to avoid privacy for neighbors	
	G1c Screening: solid retaining walls, lattice work, planters: obscure sight lines	
	G1d Limit decks & balconies to 6' depth in privacy areas.	
	G1e Use landscaping to screen views to your neighbors	
	G1f Existing vegetation that protects privacy should not be removed	
	G1g Screen noise sources: parking, outdoor activity, mechanical, pool	
	G1h Outdoor activity areas away from neighbors quiet areas (bedrooms)	
<b>C</b>	Design for Sustainability	
	S1 None	
	G1 Energy conservation & water saving techniques above min req of Title 24	
	G2.a <3,500 sf incorporate a variety of green building strategies + mat.	
	G2.b >3,500 sf - incorporate additional energy + resource saving features	
	G3 Design for solar (space & water) & utilize natural cooling & lighting	
	G4 Materials: use less natural resources; non-toxic; salvaged or reused.	
<b>D</b>	Design for fire safety	
	S1 Structures shall be designed to maximize protections from wildfires	
	S2 Roofs shall have a Class A covering or Class A roof assembly	
	S3 Eaves & soffits: exposed underside - noncombustible or min 1-hr resist.	
	S4 Gutters & downspouts: non combustibile material	
	S5 Exterior walls: - noncombustible or min 1-hr resist.	
	S6 Under floor & deck: enclosed to grnd - noncombustible or min 1-hr resist.	
	S7 Attic + vents covered w/corrosion-resistant mesh not to exceed 1/4"	
	S8 Automatic fire sprklr installed per National + Fire Depts Standards	
	S9 Roof skylights shall be tempered or have multi-layered glazing	
	G1 Exterior windows should be tempered glass.	
	G2 Minimize windows on side of house exposed to an approaching fire	
	G3 Design roof eaves with minimal overhang for heat & flames	
<b>E</b>	Building Height	
	S1 Max height for hillside areas is 25 ft	
	S2 Max overall height <35 ft.; <28 ft. if visible from viewing platform	
	S3 Ridgeline & visible homes shall not exceed 18 feet above grade	
	S4 Main level FF, excluding cellar, < 4 ft above existing grade	
	S5 Three story elevations are prohibited	

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>F</b>	Minimize building bulk & Mass	
	S1 Minimize bulk, mass & volume, from distance or surrounding properties	
	S2 Design to conform to natural topography of site & run w/contours.	
	G1.a Keep building forms simple	
	G1.b Avoid architectural styles that are viewed as massive & bulky	
	G1.c Minimize square footage	
	G1.d Minimize volume; avoid large volume buildings	
	G1.e Avoid overhanging decks, staircases, & patios formed by retaining walls	
	G1.f Step the building foundation & roofs with natural slope	
	G1.g Use horizontal & vertical building components to reduce bulk.	
	G1.h Create light & shadow w/ modest overhangs, projections,alcoves,offsets	
	G1.i Vary elevations, stepping back second stories to conform with topo	
	G1.j Use below grade rooms. Use landscape & grading to reduce bulk	
	G1.l Use vaulted ceilings rather than high walls + attics to achieve 'volume'	
<b>G</b>	Roofs	
	S1 Small [roofs, lines, components] to reflect irregular natural features	
	S2 Slope of main roof to be oriented w/direction of natural terrain	
	G1 large gable ends on downhill elevations should be avoided	
<b>H</b>	Architectural elements	
	S1 Enclose w/ walls: ext struct. supports, under flrs & decks	
	S2 Skylights to reduce night glare. No glazing on large dome-style	
	S3 Arch detailing on all sides.	
	G1 Minimize large windows & glass doors to prevent glare	
	G2 Avoid massive, tall elements, 2-story entry, turrets, large chimneys	
<b>I</b>	Materials & Color	
	S1 Minimize contrast between manmade buildings and environment	
	S2 Exterior colors not to exceed reflectivity of 30 & blend w/vegetation	
	S3 Variety of dark earthtone roofs that blend w/the environment	
	S4 Should use copper on exposed metal surfaces or a paintable surface	
	S5 Contrasting color accents kept to a minimum	
	G1 Mat, textures, details used to mitigate visual impact of large wall areas	

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>V. Site Elements</b>		
<b>A Fences and Walls</b>		
S1	Min use of walls & fences. Maintain open views, rural + natural char.	
S2	Fences & walls shall not exceed 6' in height	
S3	Solid fencing mat shall not be used unless needed for privacy	
S4	Deer fence max of 8' & limited to ornamental landscaping.	
S5	Fences not to impede movement of wildlife	
S6	Temp construction fencing limited to building envelope	
G1	Wood rail-type fences and gates preferred	
G2	Chain link fences strongly discouraged	
G3	Chain link dark color, vinyl & supported with wood frame	
G4	Open fencing located within 20 ft of property line adjacent to street	
G5	Fences should follow topography	
<b>B Driveway Entries</b>		
S1	Blend w/ natural environment & maintain rural character of hillside	
S2	Entry gate set back from edge of street 25'	
S3	Direct lighting at entries downwards & not visible from street	
S4	Display street address to be visible from street at driveway	
S5	SCC Fire Dept to approve electronic or locking entry gates	
G1	Entryway gates and fencing should be an open design	
G2	Monumental entry gates are strongly discouraged	
<b>C Retaining Walls</b>		
S1	Use to substantially reduce amount of grading	
S2	Use natural stone, stained concrete, or tex surface if visible from street	
S3	Retaining walls & planters setback; or buffer of 5' adjacent to street	
S4	RW blend w/natural topo, not run in straight direction >50'	
S5	Landscape adjacent to RW with native trees + shrubs to screen wall	
S6	RW constructed of permanent materials (stone, concrete, etc) not wood	
<b>D Outdoor Lighting</b>		
S1	Outdoor lighting conform w/Town Zoning Ordinance	
S2	Not visible/glare to neighbors, low level, directed downward	
S3	Unshaded or non-recessed spotlights are prohibited	
S4	Decorative only lighting prohibited. No uplighting of trees	
S5	Lighting for sports courts prohibited	
G1	Use of energy-efficient lighting is encouraged	
G2	Outdoor lights above 4' should use cutoff fixtures	

**Town of Los Gatos**

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Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>E</b>	Accessory building, pools and sports courts	
S1	Accessory building have the same setbacks as main building	
S2	Acc. buildings integrated w/topo + use similar forms, colors,materials	
S3	No sports courts or pools on slopes greater than 30 percent	
S4	New caretaker units allowed when in compliance with the following:	
S4.a	Necessary/desirable to provide maint. or services to property/facilities	
S4.b	The lot is large enough to support second living structure	
S4.c	Maximum floor area for caretaker unit - 900 sq ft	
S4.d	Architecturally compatible w/main structure	
S4.e	Lot is not part of a Planned Development	
G	None	
<b>F</b>	Impervious Surfaces	
S	None	
G1	Minimize impervious. Use pavers, natural stone in sand, decomp. granite	
G2	Run off directed away from native trees and shrubs	
<b>VII</b>	<b>Landscape Design</b>	
<b>A</b>	Landscape design concepts	
S1	Maintain natural appearance of hillsides	
S2	Design for fire safety. Min vertical clear 13.5' over acc. roads & drive	
S3	No formal landscaping. Use native species indigenous to immediate area	
S4	Formal gardens + turf areas limited to areas adjacent to house	
S5	Irrigation design to conserve & protect existing native vegetation	
S6	Plant selection: water conservation, fire resistant & erosion control	
S7	Plants > 30' from primary house indigenous for immediate natural habitat	
G1	Arrange in random, informal groupings. Blend with natural hillside	
G2	Use to control exposure to sun and winds	
G3	Use to control erosion, screen building, privacy, create shade	
G4	Minimize use of impervious surfaces - use decomp granite, pavers in sand	
G5	Avoid landscaping adjacent to street, driveway entrance, trails	
G6	Plant trees & flammable vegetation 30' away from home	

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
<b>B</b>	<b>Plant Material</b>	
	S1 Select native species that are adapted to climate & soil char. of site	
	S2 Ornamental landscaping no more than 30' from residence. Discouraged	
	S3 No spreading plant that will change the character of the hillside	
	S4 Turf grass & high water using plants are prohibited	
	G1 Drought tolerant, water conserving, fire resistant, erosion control	
	G2 Adaptable to climate & soil conditions of site	
	G3 Trees & shrubs should be selected from Town's list	
	G4 Plants adjacent to street & visible from public areas - Use Town's list	
	G5 Native shrubs for large slope plantings	
<b>D</b>	<b>Tree Preservation</b>	
	S1 Existing trees shall be preserved & protected	
	S2 When trees may be impacted by development, include tree info on plans	
	S3 Visual impact of tree removal shall be submitted with plans	
	S4 Pruning to be consistent w/ Best Management Practices	
	G1 No grading/constructing within drip line of an existing tree	
	G2 Limit pruning of existing trees	
	G3 Minimal pruning permitted for construction clearance	
	G4 Can remove branches up to 3" in dia for emergency situation	
<hr style="border: 2px solid black;"/>		
<b>VIII</b>	<b>Subdivision and Planned Development Projects</b>	
<b>A</b>	Purpose and intent: to reduce hillside impacts.	
<b>B</b>	Applicability of standards: PD applications in hillside areas	
<b>C</b>	Least restrictive development areas (LRDA)	
	S1 Preserve open space and significant natural features. Develop in LRDA	
	S2 LRDA = below ridge view; outside riparian areas; slope < 30%; min impact.	
	S3 Map LRDA (Sub-areas 2-9). Development outside LRDA is a last resort.	
	S4 Sub-area 1: LRDA is identified in Blossom Hill open space study.	
<b>D</b>	Exceptions to development within LRDA	
	1 Compliance w/ HDSG, Hillside Specific Plan, General Plan	
	2 Minimal grading, tree removal, landscape changes & more advantageous.	
	3 Development inside LRDA needs driveway outside LRDA	
	4 Project Visibility from viewing platform < if inside LRDA	
<b>E</b>	Development standards and guidelines	
<b>I</b>	<b>Site Preparation</b>	
	S1.a Min grading. Visually blend with adjacent natural areas	
	S1.b Elevation plans to show existing natural grade and proposed grade	
	S1.c Avoid sharp cuts & fills, long linear slopes that have a uniform grade	

**Town of Los Gatos**

**Hillside Development Standards & Guidelines: Compliance Checklist**

Address: \_\_\_\_\_

Section	Standards & Guidelines	Compliance
	G1 Avoid grading in areas where slope is greater than 25 percent	
	G2 Avoid pad & terrace grading.	
<b>2</b>	<b>Drainage</b>	
	S2.a Upslope development shall not negatively impact downslope drainage	
	S2.b Natural drainage course shall be preserved	
	G1.a Terrace drains, use landform slope. Down drains-least consp location	
	G1.b Native rock for drainage channels & brow ditches	
<b>3</b>	<b>Lot configuration and building locations</b>	
	S1 Layout/plan to adapt to existing topo	
	S2 Offer a variety of lot sizes & shapes influenced by topo	
	S3 Preserve open space, protect natural features, reduce repetitive designs	
	S4 Indicate Building footprint on grading plan & staked on site	
	S5 Mfct'd slopes located on uphill side of bldgs; hide slope behind bldg	
	G1 Preserve environmentally sensitive areas, natural features, open space	
<b>4</b>	<b>Street layout and driveways</b>	
	S1 Street & drainage shall reflect rural character, natural features	
	G1 Streets, drives, parking, emerg. veh. access be aligned to existing grades	
	G2 Joint driveways will have street addresses for all resid. Using driveway	
	G3 DW approach located to max on-street parking	
	G4 Limit road lighting to intersections, curves, dead ends, multi-use parking	
	G5 Road & driveway graded banks-plant with grasses & native trees & shrubs	
<b>5</b>	<b>Trails</b>	
	S1 Plans must be reviewed w/Trails section of Town & SC Cty General Plans	
	G1 Trail easement dedication & construction shall be a condition of approval	
	G2 Design trails for multiple use	
	G3 Form CC&R's or maint. Districts so trail expense will be borne by HO's	
	G4 Locate away from existing residential areas	
	G5 Cross -country type trails should be developed	
	G6 Place trails in dedicated open space + though trees and scenic areas	
	G7.a Limit trail use to pedestrian, bicycle, and equestrian use only	
	G7.b Prevent use by all motorized vehicles	
	G7.c Protect the natural environments	
	G7.d Promote safe recreational use	
	G7.e Determine appropriate width	
	G7.f Establish policies regarding fencing location & type	
	G7.g Incorporate erosion control measures	