



## **TOWN OF LOS GATOS**

**PARKS AND PUBLIC WORKS DEPARTMENT**

**PHONE (408) 399-5770**

**FAX (408) 354-6824**

SERVICE CENTER  
41 MILES AVENUE  
LOS GATOS, CA 95030

**A Tree Inventory and review of  
The Proposed Addition and Remodel to Single Family Home  
202 University Ave  
Los Gatos, Ca. 95030**

**Property Owners: Tyler and Kristine Shewey  
202 University Avenue  
Los Gatos, Ca. 95030**

**Project Design: Jay Plett  
213 Bean Avenue Avenue  
Los Gatos, Ca. 95030  
APN: 529-04-001  
Zoned R1-D LHP**

Submitted to:

Sean Mullin, AICP, Associate Planner  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, Ca. 95030

Submitted by:

Robert Moulden  
Los Gatos Town Arborist  
ISA Certified Arborist: #WE-0532A



## TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

PHONE (408) 399-5770

FAX (408) 354-6824

SERVICE CENTER  
41 MILES AVENUE  
LOS GATOS, CA 95030

### Introduction

I have been asked by Los Gatos Community Development Department to review the potential tree impacts associated with plans for remodel and addition of single-family home located at 202 University Avenue, Los Gatos CA. 95030

### Trees on Site

There is a total of 11 protected trees on the site, four of which are Town maintained Melalueeca trees located on parking strip. Three of these trees are on the Miles Avenue side and one is on the University Avenue side of the property. One of these trees (#7) has been proposed as candidate for removal to facilitate driveway installation. These trees have been identified and marked on the plans.

There is also one Deodara cedar on the front of the property (Tree #1) that may be affected by the project.

Trees #4, #5, #8, #9, #10 and #11 – are Sycamores and are in good health. They are also marked on the plans. Tree #10 is slated for removal.

### Recommendations:

The applicant is proposing the removal of two trees which can be approved after they apply for a Tree Removal Permit at Engineering Building at 41 Miles Avenue. There will be replacement requirement or replacement fees associated with the removals.

Trees #4 and 5 will be impacted by the proposed development and are candidates for removal should the applicant make this request. The removal of these two trees could be supported by the Town Arborist and would require application for a Tree Removal Permit at Engineering Building at 41 Miles Avenue. There will be replacement requirement or replacement fees associated with the removals.



## TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

PHONE (408) 399-5770

FAX (408) 354-6824

SERVICE CENTER  
41 MILES AVENUE  
LOS GATOS, CA 95030

The four Melalueeca trees (#2, 3, 6, and 7) are to be protected using Type III tree protection. This entails 2 x 4s around trees and wrapping with orange netting.

The three remaining Sycamores (#8, 9, and 11) shall be protected by a chain link fence installed between the trees and the construction site. If trees #4 and 5 are to remain, they shall be protected by a chain link fence installed between the trees and the construction site

The Deodara cedar (#1) shall be protected with a chain link fence that will completely surround the tree installed no less than four feet from base of tree.

The removal of the tree or trees must be accomplished by the applicant applying for a tree removal permit before construction begins with appropriate replacement trees.

The trees that are selected for replacement should be selected from Town of Los Gatos list of recommended trees which is available online. All trees must be installed before occupancy and shall have stakes and tree ties. Watering for these newly planted trees should be a drip system.

If there are any questions, please feel free to let me know. My # 408-761-4530.

Respectfully,

Rob Moulden  
Arborist, Town of Los Gatos

*This Page  
Intentionally  
Left Blank*

**TABLE OF CONTENTS**

- A-1 MAIN LEVEL / SITE PLAN
- A-1.1 CONDITIONS OF APPROVAL
- NP-1/2 NEIGHBORHOOD PLAN & CHARACTERISTICS
- A-2 ELEVATIONS
- A-3 ROOF & FLOOR PLANS
- AB/D-1 AS BUILT / DEMO & SHADOW STUDY
- C-1 CIVIL DRAWINGS

**SCOPE**

ADDITION AND REMODEL TO SINGLE FAMILY HOUSE

**OWNERS**

TYLER & KRISTINE SHEWEY  
 202 UNIVERSITY AVE, LOS GATOS  
 PH: 408 834 5983  
 EMAIL: TASHEWEY@SBCGLOBAL.NET

**PROPOSED FLOOR AREA**

	EXISTING	ADDED	TOTALS
MAIN LEVEL	1,167.5 SF	127.0 SF	1,294.5 SF
UPSTAIRS LEVEL	0 SF	1197.5 SF	1,197.5 SF
EXISTING FLR AREA	1,167.5 SF		
TOTAL ADDED FLR AREA		1324.5 SF	
TOTAL PROJECT FLR AREA			2,492.0 SF

**SITE PARTICULARS**

APN	529-04-001
ZONE	RI-D LHP

**IMPERVIOUS AREA**

EXISTING	3,807 SF
PROPOSED	2,953 SF
REMOVING HARDSCAPE FROM REAR YARD	

**AREA PARTICULARS**

SITE AREA	6,380 SF
FAR	0.339
ALLOWED FLOOR AREA	2,162.5 SF
ALLOWED DETACHED GARAGE PER NET SITE AREA	484 SF

(N) BASEMENT

TOTAL LIVING SPACE	3,755.0 SF
GARAGE	484.0 SF
BACK PORCH	230.0 SF
UPPER PORCH	12.0 SF

HOUSE TO BE EQUIPPED WITH FIRE SPRINKLERS

SEE SHEET A-1.1 FOR CONDITIONS OF APPROVAL

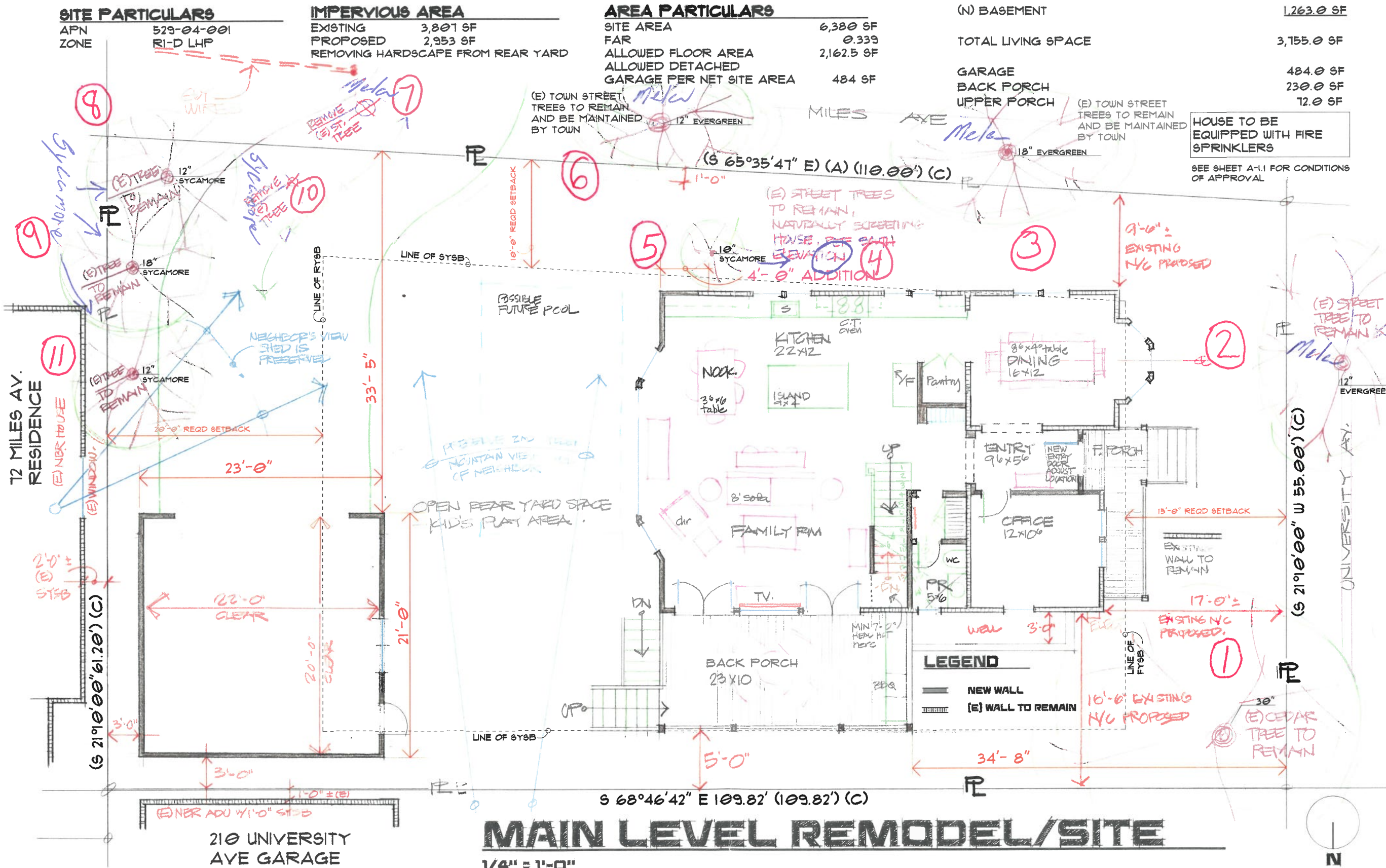
Print date:  
 07.30.21  
 06.28.21  
**JAY PLETT ARCHITECT**  
 408.354.4551  
 jay@plett-arc.com  
 www.plett-arc.com  
 213 Bean Avenue  
 Los Gatos, CA 95030

**SHEWEY RESIDENCE**  
 REMODEL & ADDITION  
 202 UNIVERSITY AV.

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-1**



**MAIN LEVEL REMODEL/SITE**  
 1/4" = 1'-0"

*This Page  
Intentionally  
Left Blank*