



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 07/22/2020

ITEM NO: 2

**DATE:** July 17, 2020  
**TO:** Planning Commission  
**FROM:** Joel Paulson, Community Development Director  
**SUBJECT:** Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing single-family residence, and construction of a new single-family residence on property zoned R-1:10. Located at 146 Robin Way. APN 532-12-015. Architecture and Site Application S-19-043. Property Owners: Mehrdad and Leila Dehkordi. Applicant: Gary Kohlsaar. Project Planner: Diego Mora.

**RECOMMENDATION:**

Deny the appeal of a Development Review Committee decision approving a request for demolition of an existing single-family residence, and construction of a new single-family residence on property zoned R-1:10 located at 146 Robin Way.

**PROJECT DATA:**

General Plan Designation: Low Density Residential  
Zoning Designation: R-1:10  
Applicable Plans & Standards: General Plan, and Residential Design Guidelines  
Parcel Size: 13,112 square feet  
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:10
South	Residential	Low Density Residential	R-1:10
East	Residential	Low Density Residential	R-1:10
East	Residential	Low Density Residential	R-1:10

**PREPARED BY:** DIEGO MORA  
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

FINDINGS:

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structures have no architectural or historical significance, and are in poor condition.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was considered.
- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.
- The project is in compliance with the Residential Design Guidelines, and the applicant has further revised the design to respond to the concerns of the neighbors by lowering the height, replacing the flat roof parapet over the front bay with a gable, and changing the materials to warmer colors. The project is not the largest for FAR in the neighborhood, meets the objective standards of the zoning code, is a single-family transitional style compatible with the ranch houses in the neighborhood in terms of massing and scale, and was reviewed by the consulting architect and the applicant responded to the recommendations.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the east side of Robin Way (Exhibit 1). The lot is approximately 13,112-square feet with an existing 2,466-square foot single-story residence with a 542-square foot garage. The immediate neighborhood contains one-story residences.

On November 13, 2019, the applicant submitted an Architecture and Site application for the demolition of an existing single-family dwelling, construction of a new 3,737-square foot single-story residence, and a 508-square foot attached garage.

The proposed project meets all technical requirements of the Town Code including parking, height, floor area, setbacks, and building coverage.

On June 9, 2020, the Development Review Committee (DRC) approved the Architecture and Site application with an additional condition to address privacy concerns from the adjacent neighbor as detailed in the Discussion section of this report.

On June 19, 2020, the decision of the DRC was appealed to the Planning Commission by the adjacent neighbor (appellant), due to concerns regarding privacy (Exhibit 14).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site is located on the east side of Robin Way (Exhibit 1). The surrounding properties are one-story single-family residences with Ranch Style architecture.

B. Project Summary

The applicant is proposing to construct a new 3,737-square foot one-story single-family residence with an attached 508-square foot garage (Exhibit 16). The proposed residence would be located within the area of the existing development.

C. Zoning Compliance

A single-family residence is permitted in the R-1:10 zone. The proposed residence is in compliance with the allowable floor area, height, setbacks, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The applicant is proposing to construct a new single-family residence with 3,737 square feet of living space, and a 508-square foot attached garage. The proposal also includes an attached open and covered loggia at the east end of the proposed residence which does not count towards floor area maximums. The maximum height of the proposed residence is 18 feet 1 inch, where a maximum of 30 feet is allowed.

The proposed project materials include a standing seam metal roof, integral colored stucco, stone veneer siding, horizontal wood siding, and metal windows and trim. A color and materials board are included with this staff report (Exhibit 5). The applicant has provided a Written Description/Letter of Justification detailing the project (Exhibit 6). The project data sheet is attached as Exhibit 4 and includes additional information regarding the proposed project.

B. Building Design

The Town's Consulting Architect reviewed the design of the proposed project within the neighborhood context to provide recommendations regarding the building design (Exhibit 7). The site is in a neighborhood of one-story Ranch Style homes. In the Issues and Concerns background section of the report, the Consulting Architect noted that the home fundamentally fits the Ranch Style, but identified issues with the Town's Residential Design Guidelines. In the Recommendations section of the report, the Consulting Architect made the following recommendation(s) to address consistency with the Residential Design Guidelines:

1. Simplify the taller boxy elements on the front façade.
2. Limit the wood siding to accent locations (e.g., recessed entry, rear patio and right-side pop out).
3. Select a less prominent garage door compatible with the Ranch Style of the home and the immediate neighborhood.
4. Select a roof material more similar to other homes in the immediate neighborhood.
5. Use wood or other non-metal windows with traditional jamb dimensions.
6. Use wood trim at all windows and doors.
7. Simplify the wood pop up and roof on the rear façade and right-side elevation.

The applicant revised the project to incorporate the Consulting Architect's recommendations prior to the May 19, 2020 DRC public hearing (Exhibit 9).

DISCUSSION (continued):

Following the May 19, 2020 DRC hearing, the applicant further revised the design to respond to the concerns of the neighbors by lowering the height, replacing the flat roof parapet over the front bay with a gable, and changing the materials to warmer colors prior to DRC approval.

C. Neighborhood Compatibility

The immediate neighborhood is made up of one-story single-family residences. Based on Town and County records, the residences in the immediate area range in size from 1,973-square feet to 3,967-square feet. The floor area ratios range from 0.139 to 0.307. The proposed residence would be 3,737-square feet with a floor area ratio of 0.285. Pursuant to Town Code, the maximum allowable square footage for the 13,112-square foot lot is 3,738-square feet with a maximum floor area ratio of 0.285. The table below reflects the current conditions of the immediate neighborhood:

Address	Zoning	House	Garage	Total	Lot Size	FAR	Garage FAR	No. of Stories
146 Robin Way (Ex.)	R-1:10	2,466	542	3,008	13,112	0.130	0.047	1
146 Robin Way (Prop.)	R-1:10	3,737	508	4,245	13,112	0.285	0.039	1
106 Robin Way	R-1:10	2,299	494	2,793	10,710	0.215	0.046	1
112 Robin Way	R-1:10	2,411	430	2,841	7,866	0.307	0.055	1
118 Robin Way	R-1:10	2,287	550	2,837	11,160	0.205	0.049	1
122 Robin Way	R-1:10	2,821	600	3,421	14,627	0.193	0.041	1
126 Robin Way	R-1:10	3,967	561	4,528	23,580	0.168	0.024	1
136 Robin Way	R-1:10	2,445	561	3,006	16,758	0.146	0.033	1
140 Robin Way	R-1:10	2,149	552	2,701	15,423	0.139	0.036	1
150 Robin Way	R-1:10	2,178	400	2,578	14,308	0.152	0.028	1
156 Robin Way	R-1:10	1,973	506	2,479	11,132	0.177	0.045	1

The proposed residence would not be the largest home in the immediate neighborhood in terms of square footage or FAR.

The applicant reached out to surrounding neighbors during the review process and reported not receiving any initial concerns (Exhibit 15).

D. Tree Impacts

The Town's Arborist prepared a report for the site and recommendations for the project (Exhibit 8). The project site contains one protected tree. The applicant is proposing to remove four fruit trees and one protected tree. The existing protected tree proposed for removal is a Fir tree located on the rear east corner of the property.

DISCUSSION (continued):

If the project is approved, tree protection measures would be implemented prior to and during construction. Replacement trees would also be required to be planted pursuant to Town Code.

E. Development Review Committee

The DRC held a public hearing for the Architecture and Site application on May 19, 2020. Written public hearing notices were sent to surrounding property owners and occupants within 300 feet of the subject property.

Several neighbors, including Robert Buxton, Gordon Yamate, Liz Crites, Lora Lee and Jim Zaky, and Mark Willey, submitted correspondence or spoke on the item. Mr. Yamate submitted correspondence voicing his support for the project. Other neighbors raised concerns about the compatibility of the project with the neighborhood in terms of size, scale, and design. The DRC continued the item to June 2, 2020 to allow the applicants to address neighbor concerns. On June 2, 2020 the item was continued to June 9, 2020.

During the continuance, the applicant met with the neighbors and further revised the design to respond to the concerns by lowering the height, replacing the flat roof parapet over the front bay with a gable, and changing the materials to warmer colors. The story pole installation was revised and certified to represent the lowered height.

At the June 9, 2020 DRC public hearing, several neighbors, including Gordon Yamate, Lora Lee and James Zaky, Liz Crites, and Robert Buxton spoke on the item.

Mr. Yamate spoke to voice his support for the project. Ms. Crites and Mr. Buxton raised concerns related to architecture, mass, and scale compatibility. The Zaky's raised concerns regarding views to the north, scale, and privacy impacts associated with the removal of apple trees and landscaping. The applicant agreed to a condition of approval to install an eight-foot fence and increased landscape screening for privacy on the south side, and Mr. Zaky confirmed he would be amenable to that condition; however, he did not feel it would fully address his concerns (Exhibit 13).

The DRC found that the application was complete and in compliance with the Town Code and Residential Design Guidelines. Based on these findings and considerations, the DRC approved the proposed project, subject to the recommended conditions of approval (Exhibit 3).

DISCUSSION (continued):

F. Appeal

On June 19, 2020, the decision of the DRC was appealed to the Planning Commission by the adjacent neighbor, James Zaky (Exhibit 14). The specific reasons for the appeal are provided below, followed by analysis in *italic* font.

“Secure commitment from applicant to address privacy concerns. The DRC proposed the applicant replace the existing 5’ fence w/an 8’ fence between 146:140 Robin Way. Both parties agreed in concept. We are requesting a formal commitment by the applicant.”

*The existing wood fence is six-feet tall and in conformance with Town Code sec. 29.40.0315, which states that fences may not exceed six feet in height with a one-foot lattice on top. Condition of approval 11 states that the south side fence shall not be less than eight feet in height; and screening shall be added to the satisfaction of the Community Development Director. The final Building permit will not be approved until the condition is met.*

G. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

PUBLIC COMMENTS:

Following the filing of the appeal the applicant and appellant have met. On July 14, 2020, the applicant reported having met with the appellant on July 9, 2020 to discuss the fence and screening. No update has been provided since July 14, 2020. At the time of this report’s preparation, the Town has not received any public comment.

Certified story poles, and a project sign including the hearing date, contact information, project description, were installed on the site; and the written notice of the Development Review Committee public hearing was sent to neighboring property owners and occupants. Following the May 19, 2020 public hearing, the story pole installation was revised and certified to represent the lowered height proposed in response to neighbor concerns. Following the appeal, written notice of the Planning Commission hearing was sent to neighboring property owners and occupants, the story poles have remained in place, and the project sign has been updated to reflect the appeal hearing before the Planning Commission.

CONCLUSION:

A. Summary

The proposed project is in compliance with the Residential Design Guidelines and Town Code. The applicant has agreed to modify their proposal in an effort to address the privacy concerns of the adjacent neighbors. Conditions of Approval capture the proposed changes, specifically condition 11 (Exhibit 3).

B. Recommendation

Staff recommends that the Planning Commission take the following actions to deny the appeal, uphold the decision of the DRC, and approve the Architecture and Site application:

1. Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 2);
2. Make the required findings as required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence (Exhibit 2);
3. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 2);
4. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
5. Approve Architecture and Site application S-19-043 with the conditions contained in Exhibit 3 and development plans attached as Exhibit 16.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Deny the appeal and approve the application with additional and/or modified conditions;
3. Grant the appeal and remand the application to the DRC with direction for revisions; or
4. Grant the appeal and deny the Architecture and Site application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Data Sheet
5. Color and Materials board



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SUBJECT: 146 ROBIN WAY/S-19-043

DATE: JULY 17, 2020

EXHIBITS (continued):

6. Project Description and Letter of Justification, dated November 12, 2019
7. Consulting Architect's Report, dated December 9, 2019
8. Town Arborist's Report, dated January 16, 2020
9. Applicant's response to Town's Consulting Architect's Report, dated January 6, 2020
10. Public Comments received prior to 10:00 a.m., Tuesday, June 9, 2020
11. May 19, 2020 Development Review Committee meeting minutes
12. June 2, 2020 Development Review Committee meeting minutes
13. June 9, 2020 Development Review Committee meeting minutes
14. Appeal of Development Review Committee received June 19, 2020
15. Applicant's neighbor outreach efforts
16. Development Plans, received May 28, 2020

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**PLANNING COMMISSION – July 22, 2020**  
**REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**146 Robin Way**  
**Architecture and Site Application S-19-043**

**Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10. APN 532-12-015.**

**PROPERTY OWNER: Mehrdad & Leila Dehkordi**  
**APPLICANT: Gary Kohlsaar**  
**PROJECT PLANNER: Diego Mora**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

**Required finding for the demolition of a single-family residence:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structures have no architectural or historical significance, and are in poor condition.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was considered.

**Required Compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.
- The project is in compliance with the Residential Design Guidelines, and the applicant has further revised the design to respond to the concerns of the neighbors by lowering the height, replacing the flat roof parapet over the front bay with a gable, and changing the materials to warmer colors. The project is not the largest for FAR in the neighborhood, meets the objective standards of the zoning code, is a single-story transitional style

compatible with the ranch houses in the neighborhood in terms of massing and scale, and was reviewed by the consulting architect and the applicant responded to the recommendations.

## **CONSIDERATIONS**

### **Required considerations in review of Architecture & Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

**PLANNING COMISSION – July 22, 2020**  
**CONDITIONS OF APPROVAL**

**146 Robin Way**  
**Architecture and Site Application S-19-043**

**Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10. APN 532-12-015.**

**PROPERTY OWNER: Mehrdad & Leila Dehkordi**  
**APPLICANT: Gary Kohlsaat**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any protected trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
8. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
9. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed.
10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the requirements of the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. Submittal of a Landscape Documentation Package pursuant to WELO is required prior to issuance of a building

permit. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review. A completed WELO Certificate of Completion is required prior to final inspection/certificate of occupancy.

11. SIDE YARD SCREENING: South side fence shall not be less than eight feet in height; and screening shall be added to the satisfaction of the Community Development Director.
12. SALVAGE OF BUILDING MATERIALS: Prior to the issuance of a demolition permit, the developer shall provide the Community Development Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection.
13. STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
14. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
15. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

#### *Building Division*

16. PERMITS REQUIRED: A Demolition Permit is required for the demolition of the existing single-family residence. A separate Building Permit is required for the construction of the new single-family residence and attached garage.
17. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2020, are the 2019 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
18. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
19. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
20. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application from the Building Department Service Counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed form to the Building Department Service Counter with the Air District's J# Certificate, PG&E verification, and three (3) sets of site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.



21. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
22. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall conform to the Cal/OSHA regulations.
23. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
  - a. Building pad elevation
  - b. Finish floor elevation
  - c. Foundation corner locations
  - d. Retaining wall(s) locations and elevations
24. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e. directly printed, onto a plan sheet.
25. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
  - a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
  - b. All passage doors shall be at least 32-inch doors on the accessible floor level.
  - c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
  - d. A door buzzer, bell or chime shall be hard wired at primary entrance.
26. BACKWATER VALVE: The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
27. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
28. WILDLAND-URBAN INTERFACE: This project is located in a Wildland-Urban Interface High Fire Area and must comply with Section R337 of the 2016 California Residential Code, Public Resources Code 4291 and California Government Code Section 51182.
29. PROVIDE DEFENSIBLE SPACE/FIRE BREAK LANDSCAPING PLAN: Prepared by a California licensed Landscape Architect in conformance with California Public Resources Code 4291 and California Government Code Section 51182.

30. PRIOR TO FINAL INSPECTION: Provide a letter from a California licensed Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.
31. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at [www.losgatosca.gov/building](http://www.losgatosca.gov/building).
32. BLUEPRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at ARC Blueprint for a fee or online at [www.losgatosca.gov/building](http://www.losgatosca.gov/building).
33. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
  - a. Community Development – Planning Division: (408) 354-6874
  - b. Engineering/Parks & Public Works Department: (408) 399-5771
  - c. Santa Clara County Fire Department: (408) 378-4010
  - d. West Valley Sanitation District: (408) 378-2407
  - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

*Engineering Division*

34. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner and/or Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner and/or Applicant's expense.
35. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
36. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are [available for download from the Town's website](#).

37. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner and/or Applicant to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
38. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits. Please note that this process may take approximately six to eight (6-8) weeks.
39. PUBLIC WORKS INSPECTIONS: The Owner and/or Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.
40. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner and/or Applicant or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner and/or Applicant or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. Owner and/or Applicant or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
41. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
42. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
43. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for

review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.

44. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the respective deciding body, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner and/or Applicant for review and approval by the Development Review Committee prior to applying for a grading permit.
45. DRIVEWAY: The driveway conform to existing pavement on Robin Way shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
46. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading/improvement permits, whichever comes first, the Owner and/or Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
47. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
  - a. Retaining wall: top of wall elevations and locations.
  - b. Toe and top of cut and fill slopes.
48. PRECONSTRUCTION MEETING: Prior to site work of any grading or building permits or the commencement of any site work, the general contractor shall:
  - a. Along with the Owner and/or Applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
  - b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
49. RETAINING WALLS: A building permit, issued by the Building Department, located at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.

#### IMPROVEMENT PLANS:

50. WATER METER: The existing water meter, currently located within the Robin Way right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner and/or Applicant shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
51. SANITARY SEWER CLEANOUT: Sanitary sewer cleanout, shall be located within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner and/or Applicant shall repair and replace to existing

Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.

52. PUBLIC IMPROVEMENTS: The following improvements shall be installed by the Owner and/or Applicant. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of any grading or building permits or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
  - a. Robin Way: 2" overlay from the centerline to the lip of valley gutter, or alternative pavement restoration measure as approved by the Town Engineer.
53. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
54. UTILITIES: The Owner and/or Applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner and/or Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
55. SIDEWALK/CURB IN-LIEU FEE: A curb and sidewalk in-lieu fee of \$12,320 shall be paid prior to issuance of a grading or building permit. This fee is based on 88 linear feet of curb at \$68.00 per linear foot and 396 square feet of 4.5-foot wide sidewalk at \$16.00 per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid.
56. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
57. FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
58. PERMIT ISSUANCE: Permits for each phase; reclamation, landscape, and grading, shall be issued simultaneously.

59. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
60. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a building permit.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

61. FIRE SPRINKLERS REQUIRED: *(As noted on Sheet A-1)* An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 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 square feet. Exception: 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. An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC.
62. WATER SUPPLY REQUIREMENTS: *(As noted on Sheet A-1)* 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). 2016 CFC Sec. 903.35 and Health and Safety Code 13114.7
63. ADDRESS IDENTIFICATION: *(As noted on Sheet A-1)* 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 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

64. CONSTRUCTION SITE FIRE SAFETY: (*As noted on Sheet A-1*) All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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<b>146 Robin Way PROJECT DATA</b>			
	<b>EXISTING CONDITIONS</b>	<b>PROPOSED PROJECT</b>	<b>REQUIRED/ PERMITTED</b>
<b>Zoning district</b>	R-1:10	same	-
<b>Land use</b>	Single-family home	same	-
<b>General Plan Designation</b>	low density residential	same	-
<b>Lot size:</b>			
· <b>Square feet/acres</b>	13,122	same	10,000 sq. ft. min.
<b>Exterior materials:</b>			
· <b>siding</b>	stucco	Wood, stone veneer, stucco	-
· <b>trim</b>	wood	none	-
· <b>windows</b>	vinyl	metal	-
· <b>roofing</b>	Wood shingles	metal	-
<b>Building floor area (sq. ft.):</b>			
· <b>first floor</b>	2,466	3,737	-
· <b>second floor</b>	-	-	-
· <b>garage</b>	542	508	-
· <b>cellar</b>	-	-	-
<b>Setbacks (ft.):</b>			
· <b>front</b>	>25"	25"-9"	25 feet minimum
· <b>rear</b>	>25'	27'-9"	20 feet minimum
· <b>side</b>	<10'	10'	10 feet minimum
· <b>side street</b>	-	-	15 feet minimum
<b>Maximum height (ft.)</b>	14'-15'	18'-1"	30 feet maximum
<b>Building coverage (%)</b>	24.1%	36.8%	40% maximum
<b>Floor Area Ratio (%)</b>			
· <b>house</b>	2,466	3,737	3,738 sq. ft. maximum
· <b>garage</b>	542	508	1,013 sq. ft. maximum
<b>Parking</b>	2	2	two spaces minimum
<b>Tree Removals</b>	-	1	canopy replacement
<b>Sewer or septic</b>	sewer	same	-

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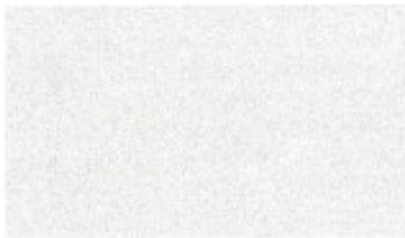


ARCHITECTURE

COLOR SAMPLES BOARD

The Dehkordi Residence; 146 Robin Way

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JAN 06 2020  
TOWN OF LOS GATOS  
PLANNING DIVISION



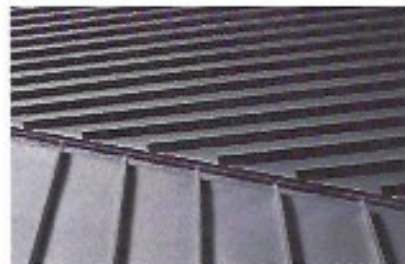
STUCCO:  
INTEGRAL COLOR COAT STUCCO -  
BENJAMIN MOORE - 1465 NIMBUS



STONE VENEER:  
HONED, BLUESTONE VENEER



WOOD SIDING (METAL PANELS):  
SIDING BY LONGBOARD, LIGHT NATIONAL WALNUT



ROOFING, FASCIA AND GUTTERS:  
STANDING SEAM ROOF, BY PAC CLAD,  
SLATE GRAY

WINDOWS & DOORS:  
KOLBE VISTALUX, ALUMINUM CLAD, WOOD FRAMED IN STEEL GRAY

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RECEIVED

NOV 12 2019

TOWN OF LOS GATOS  
PLANNING DIVISION

Planning Department  
Community Development Department, Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

November 12, 2019

**Re: The Dehkordi Residence, 146 Robin Way  
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of Mehrdad and Leila Dehkordi and their young family, I am pleased to present this new project to the Town of Los Gatos. The proposed project includes the demolition of an existing single story house and the construction of a new one story home with an attached two car garage. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Residential Development Standards.

**EXISTING PROPERTY DESCRIPTION**

The property is located on the east side of Robin Way, half way down the cul de sac. The immediate neighborhood (entire cul de sac) consists of one story single family homes. The majority of the homes are semi-traditional ranch and craftsman styled homes. The neighboring property to the south is approximately 3 feet higher in grade than the subject property, while the northern property is approximately 3 feet lower.

The existing home has 2,466 sq. ft. with stucco siding, gable roofs and aluminum framed windows. There is an enclosed sunporch in the rear, and the North exterior wall is located 6'-6" from the property line, where 8 feet is the required side setback. The two car garage is attached, as is the case on all of the other properties. There is no architectural detailing or distinct style to speak of.

There is one 22" diameter fir/conifer tree in the rear yard that is not in the way of construction but has been topped repeatedly as the electrical lines drop over it. This tree is slated for removal, as are a few other non protected fruit trees. There is one mature redwood on the adjacent property to the left, and two street trees flanking the property.

**PROPOSED DEVELOPMENT DESCRIPTION**

The proposal includes the demolition of the existing residence and the construction of a one story, 3,745 square foot home, an attached 2-car garage (510 sf), a front porch, and a covered loggia in the rear.

The proposed architecture is done in what is commonly referred to as "transitional", which means it has elements found in both traditional and contemporary homes. The forms and materials are simple and clean, with a mixture of both flat and hipped roofs. The siding is a blend of stained cedar, stone veneer and smooth stucco. Exterior doors and windows will be a charcoal gray to

emulate a steel frame look. The standing seam metal roofing will be a dark brown/charcoal gray color. (See color boards)

### **LANDSCAPING**

A preliminary landscape plan is included with the application. The plan shows three trees to be removed, one of which is protected. Several replacement trees are planned as mitigation. Drought resistant hedges are proposed on the side yards to provide privacy without overwhelming the space.

### **COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS**

The proposed home specifically addresses the Residential Design Guidelines as follows:

#### **SITE/ PLANNING:**

- The new home has been sited in the same location as the existing one, including the garage/driveway, so the pattern of the street is retained.
- Utilizing hipped roofs on the sides reduce the impact on the adjacent neighbors.
- Grading has been kept to the minimum required for proper site drainage.

#### **HARMONY/COMPATIBILITY:**

- The neighborhood character is somewhat eclectic, so a transitional style is neutral yet makes a step toward the future.

#### **SCALE AND MASS:**

- The proposed home has 25 foot front setbacks to the garage and bedroom wing, while the front door sets back 40 feet. The garage and bedroom wing have hip roofs to reduce the
- The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation except for the north wall, which hugs the setback line.

#### **EXTERIOR MATERIALS:**

- High quality materials adorn this home, including the use of stained cedar siding, stone veneer and smooth stucco on the walls, aluminum framed windows and sustainable metal roofing.
- A single steel column supports the porch, and three more support the rear loggia.

#### **ENERGY CONSERVATION:**

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- Deep covered porches and eaves will shade the windows and doors in the summer.
- Several strategically placed skylights throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime.
- Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

#### **PRIVACY:**

- The single story home does not pose and privacy issues to any adjacent neighbor.

#### **LANDSCAPING:**

- All proposed landscaping shall comply with the Town's Landscaping Policies

- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the lot.

**GEOLOGICAL:**

- A Geological report has been ordered and will be submitted for peer review when completed.

**CONCLUSION**

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and enhance neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat", with a long horizontal flourish extending to the right.

Gary Kohlsaat  
Architect C19245

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December 9, 2019

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

**RE: 146 Robin Way**

Dear Diego:

I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

**Neighborhood Context**

The site is located in a traditional neighborhood dominated by one-story Ranch Style homes. Photographs of the site and neighborhood are shown on the following page.





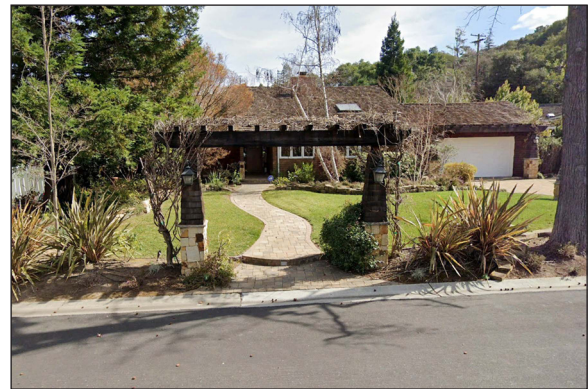
*The Site and existing house*



*House immediately across Robin Way*



*House immediately to the left*



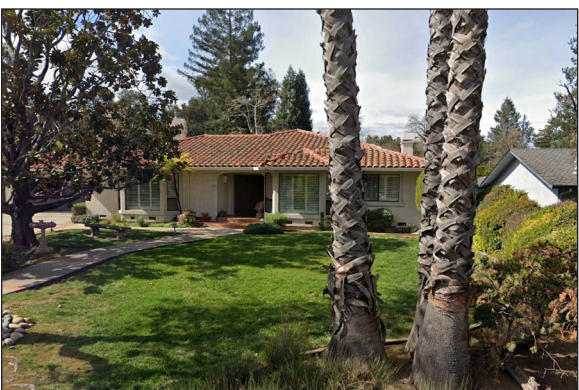
*House immediately to the right*



*Nearby house to the left*



*Nearby house to the right*



*Nearby house across Robin Way*



*Nearby house across Robin Way*

## ISSUES AND CONCERNS



The fundamental Ranch Style fits well with this neighborhood, but there are a number of conflicts with the Residential Design Guidelines:

1. Multiple low slope roofs are not consistent with the Residential Design Guidelines.

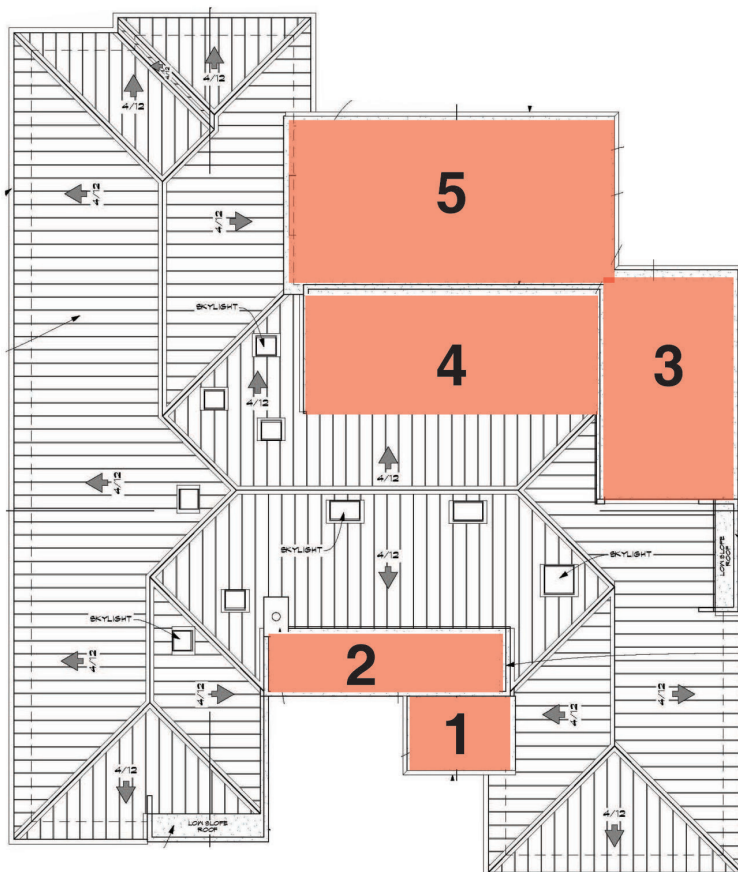
### 3.5.1 Unify roof pitches

#### 3.3.2 Height and bulk at front and side setbacks

- Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.

#### 3.3.1 Develop the house plans and elevations together

- Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.

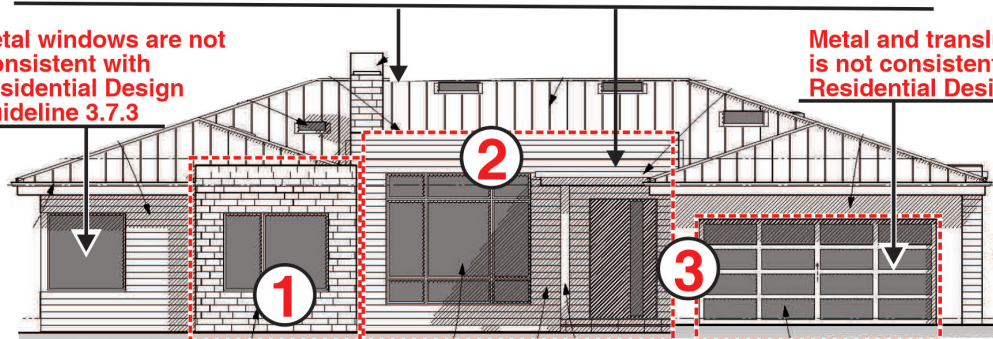


**Multiple low slope roofs are not consistent with Residential Design Guideline 3.5.1 Unify roof pitches**

- Metal roofing is not consistent with Residential Design Guideline 3.6.2 Design home entries with sensitivity to the architectural style**
- 3.6.3 Design home entries with sensitivity to the surrounding neighborhood**
- 3.8.2 Select materials that are sensitive to the surrounding neighborhood**

**Metal windows are not consistent with Residential Design Guideline 3.7.3**

**Metal and translucent glazing is not consistent with Residential Design Guideline 3.4.1**



**Complexity of forms and materials is not consistent with Residential Design Guidelines and not consistent with the architectural style**

- ① Stone
- ② Wood Siding
- ③ Stucco

2. Metal roofing is not consistent with the Residential Design Guidelines.

**3.8.2 Select materials that are sensitive to the surrounding neighborhood**

3. The garage door with metal and translucent glazing is out of character with this neighborhood, and is not consistent with Residential Design Guideline 3.4.1.

**3.4.1 Limit the prominence of garages**

- *Avoid designs that allow the garage to dominate the street facade.*
- *Integrate the garage into the house forms in a manner that de-emphasizes the garage doors.*



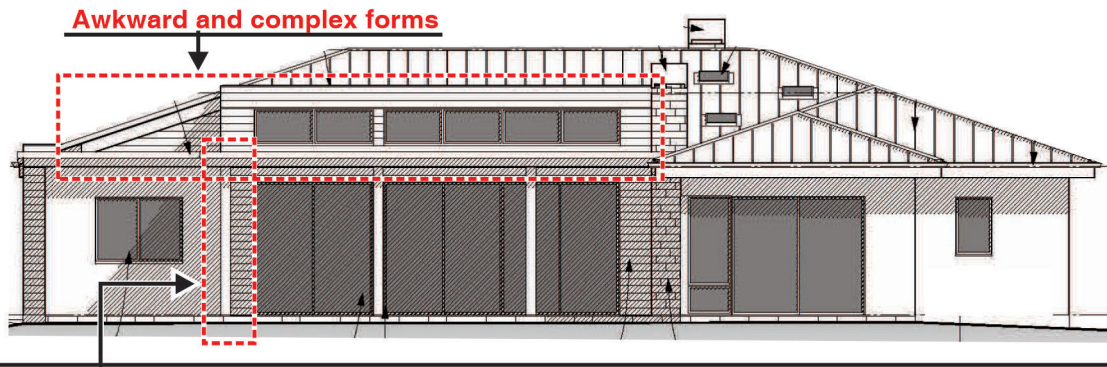
*Proposed garage door*

4. Metal windows are not consistent with Residential Design Guideline 3.7.3

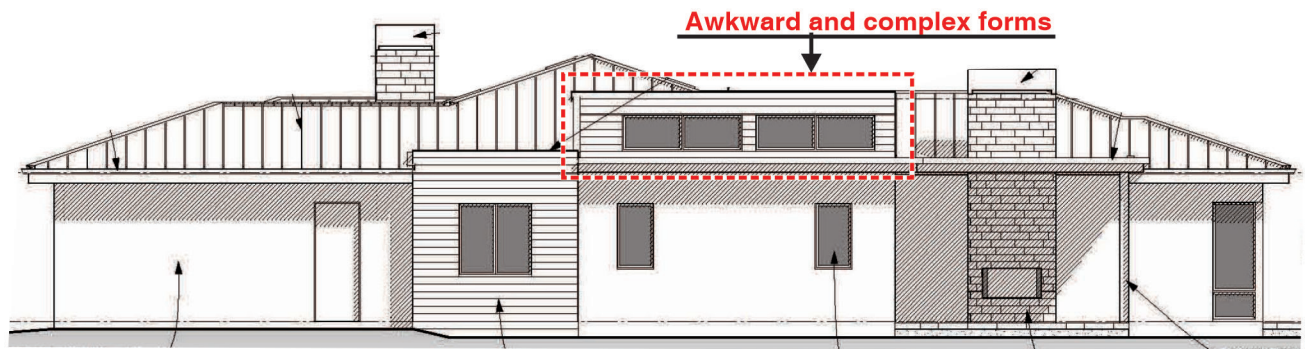
**3.7.3 Match window materials to the architectural style and to the surrounding neighborhood**

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles. Windows with some depth from the frame to the glass are desirable.*

5. The low slope box forms at the rear of the house are very awkward.

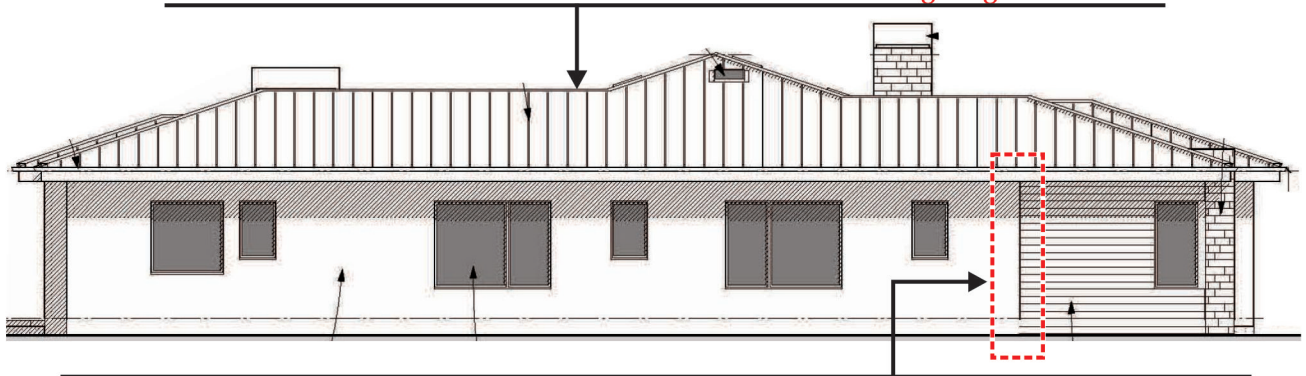


**Changing materials in the same plane is not consistent with the Residential Design Guidelines**



6. Changing materials in the same plane is not consistent with Residential Design Guideline 3.8.4.

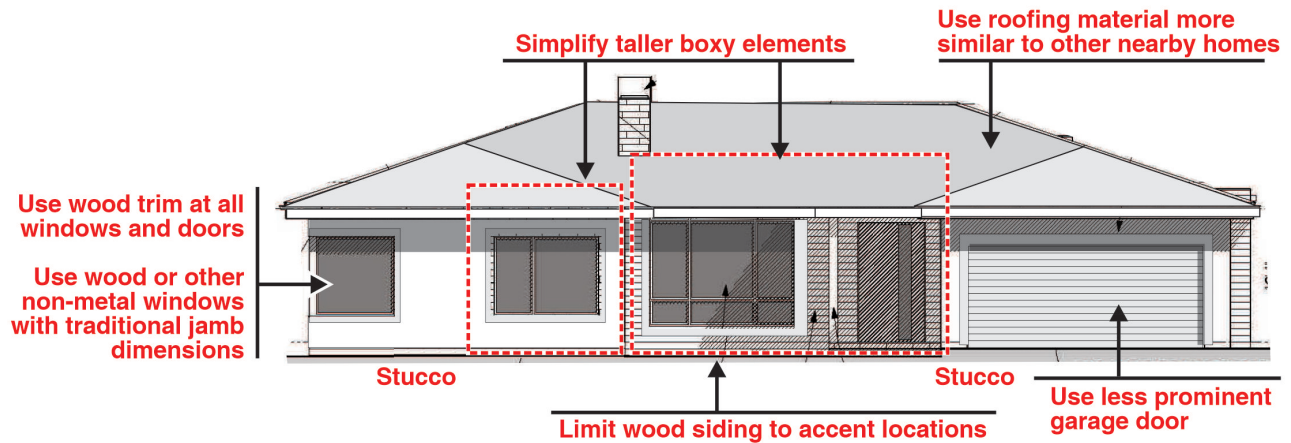
**Metal roofing is not consistent with Residential Design Guideline**  
**3.6.2 Design home entries with sensitivity to the architectural style**  
**3.6.3 Design home entries with sensitivity to the surrounding neighborhood**  
**3.8.2 Select materials that are sensitive to the surrounding neighborhood**



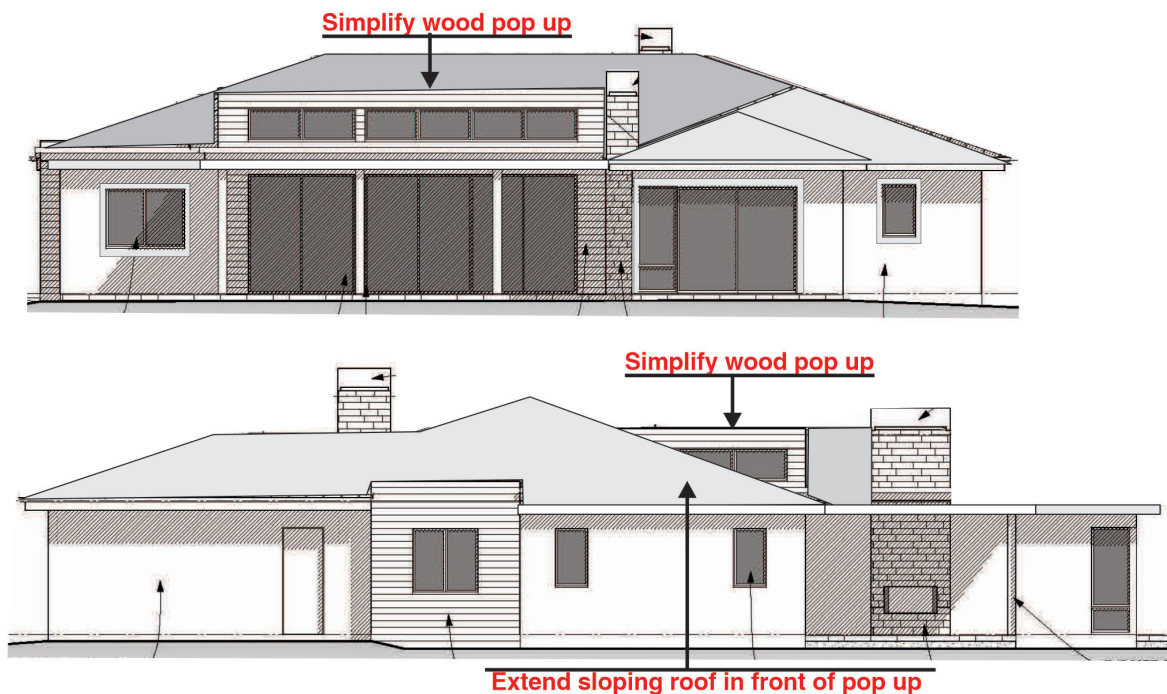
**Changing materials in the same plane is not consistent with the Residential Design Guidelines**

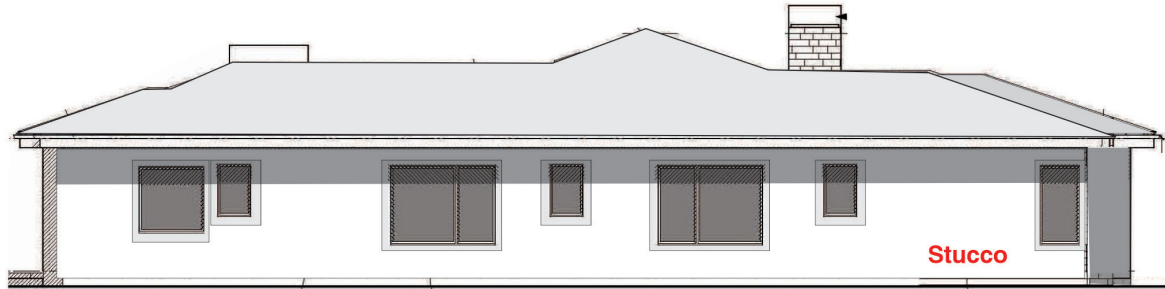
## RECOMMENDATIONS

The following recommendation focus on simplifying the design to improve its compatibility with the immediate neighborhood.



1. Simplify the taller boxy elements on the front facade.
2. Limit the wood siding to accent locations (e.g., recessed entry, rear patio and right side pop up).
3. Select a less prominent garage door compatible with the Ranch Style of the home and the immediate neighborhood.
4. Select a roof material more similar to other homes in the immediate neighborhood.
5. Use wood or other non-metal windows with traditional jamb dimensions.
6. Use wood trim at all windows and doors.
7. Simplify the wood pop up and roof on the rear facade and right side elevation.

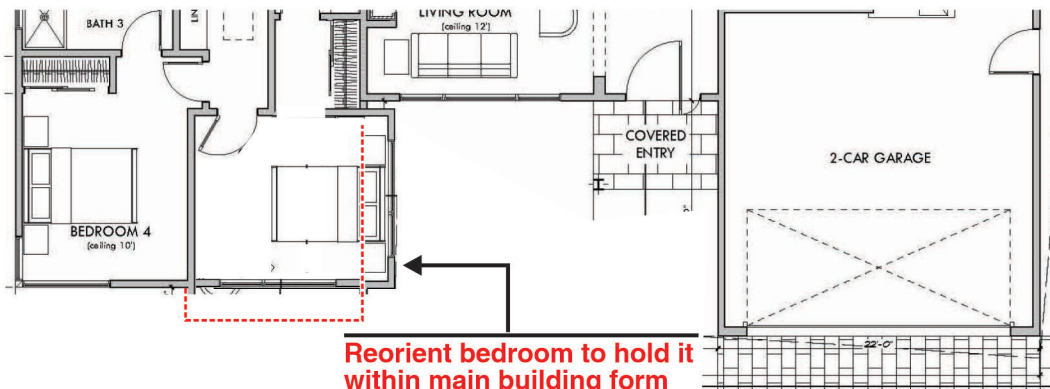




**Use wood trim at all windows and doors**

**Use wood or other non-metal windows with traditional jamb dimensions**

8. Reorient front bedroom to hold it within the main building form.



Diego, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,  
CANNON DESIGN GROUP

Larry L. Cannon

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## 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 Review of  
The Proposed Single-Family Residence  
146 Robin Way  
Los Gatos, California 95030

Property Owner: Mehrdad and Leila Dehkordi  
Architect: Kohlsaas & Associates  
APN: 532-12-015  
Zoning: R-1:10

Submitted to:

Diego Mora  
Assistant Planner  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, California 95030

Submitted by:

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

January 16, 2020



# 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 requested by the Los Gatos Community Development Department to review the potential impacts on 6 trees associated with the construction of a Single-Family residence at 146 Robin Way, Los Gatos.

### Trees on Site

Tree #1 is a Coastal Redwood with a diameter of approximately 38". This tree is showing decent health and shows nice vigor located on neighboring property. It is slated to remain.

Tree #2 is a Apple tree with a diameter of approximately 12" inches with a canopy of 12'. This tree is showing good health. This tree is proposed for removal.

Tree #3 is a Persimmon with a diameter of approximately 10". This tree is showing good health. It is slated to remain.

Trees #4 is an Apricot with a diameter of approximately 10" with a canopy of 10'. It is in moderate health. This tree is proposed for removal.

Tree #5 is a Fir tree with a diameter of approximately 22" with a canopy of 15'. This tree is proposed for removal due to proximity to power lines that are located on rear property line.

Tree #6 is a Apple tree with a diameter of approximately 7" with a canopy of 8'. Tree is in good health. It is slated for removal.

Tree #5 requires replacement of 2 – 24" box trees for a total of 2 trees to be planted on site before completion of the project.

### Recommendation

Tree #1 is proposed to remain. The applicant is proposing removal of existing driveway and replacing with pavers as per plan details. Tree protection in the form of fencing shall be up and in place as far from tree trunk as is possible before construction begins.

Tree #3 is proposed to remain and shall be protected for the duration of this project. Standard protection measures are appropriate to protect the tree during construction per Section 29.10.1005 of the Town Code. Any excavation around the tree will be hand digging.

Trees #5 is approved for removal as requested pending submittal of Tree removal permit through Town Engineering office.



## 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

1. If new plant material is installed under the canopies it should be drought tolerant materials.
2. Any trenching for new irrigation should be designed outside of the canopies.
3. A thin layer of mulch shall be installed beneath the unpaved area of the canopies and maintained throughout the project.
4. The Contractor shall adhere to the Town Code relating to Protection of Trees during construction:

#### Sec.29.10.1005. – Protection of trees during construction

- (a) Protective tree fencing shall specify the following:
  - (1) Size and materials: A five (5) or six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
  - (2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire drip line area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cut-out only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
  - (3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition; grading or construction begins and remain in place until final landscaping is required. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
  - (4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
- (b) All persons shall comply with the following precautions:



## 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

- (1) Prior to the commencement of construction, install the fence at the drip line, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials or vehicles inside the fence. The drip line shall not be altered in any way so as to increase the encroachment of the construction.
- (2) Prohibit excavation, grading, drainage and levelling within the drip line of the tree unless approved by the director.
- (3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the drip line of or in drainage channels, swales or areas that may lead to the drip line of a protected tree
- (4) Prohibit the attachment of wires, signs or ropes to any protected tree.
- (5) Design utility services and irrigation lines to be located outside of the drip line when feasible.
- (6) Retain the services of the certified or consulting arborist for periodic monitoring of the project site and the health of those trees to be preserved. The certified or consulting arborist shall be present whenever activities occur which poses a potential threat to the health of the trees to be preserved.
- (7) The director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.



ARCHITECTURE

51 UNIVERSITY AVE., SUITE L  
LOS GATOS, CA 95030  
TEL: (408) 395-2555

RECEIVED  
JAN 06 2020  
TOWN OF LOS GATOS  
PLANNING DIVISION

Town of Los Gatos  
Planning Division  
110 E. Main Street  
Los Gatos, CA 95030

January 3, 2020

Re: The Dehkordi Residence; 146 Robin Way,  
Architecture and Site Application S-19-043

Attn: Diego Mora

Below is an itemized response to the Town Consulting Architect's comments dated December 9, 2019.

RECOMMENDATION RESPONSES

1. In contemporary architecture, simple geometric forms that intersect with other forms is a design feature that is employed often. The style of architecture implemented on this house is considered transitional modern. It beautifully combines more modern elements like the rectangular forms that have flat (low slope) roofs and carefully positions them with the sloped roofs. This is a key element of this style and to eliminate the rectangular forms would completely strip that character from the home.

Rather than propose a more modern style home with only flat roofs, we felt the sloping roofs of the transitional modern style would better fit into the neighborhood.

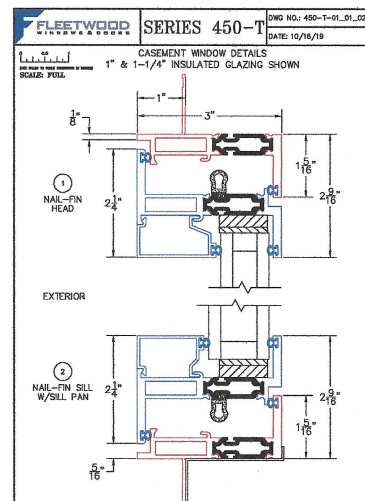
What we can do is reduce the impact of the rectangular elements. Each of the two front elevation "blocks" (wood and stone) have been reduced in height, the stone block by 4" and the wood block by 6". Further, we have dropped the living room window height by 12" to help reduce the proportions of the wood block.

Flat or low slope roofs also provide a great place to put photovoltaic solar panels that are less visible or even unseen. With the recent changes to the state energy code, this becomes a very important part of the design.

2. The wood siding is limited to the front wood block and the bedroom wall on the far left at the front elevation. These are the only two wood elements seen from the street. We feel

these are still accent features. Further, wood siding is found throughout the neighborhood.

3. We agree that a less prominent garage door would be a benefit to the elevation. We propose a metal garage door, in a matte finish, that matches the windows and front door with only 4 lights at one side. The asymmetry works well with the style of the home.
4. Admittedly, a standing seam roof is less common in the nearby neighborhood, but it is very much in keeping with the proposed style of architecture. When looking at the larger neighborhood beyond just Robin Way, there are three other houses with standing seam roofs each on La Chiquita, Topping Way and Bella Vista. Furthermore, there are few products that can compete with the high quality and durability of the standing seam roof.
5. The windows proposed are of durable aluminum and of the highest quality and energy efficiency. It should also be known that a great majority of high end, new houses, modern or traditional in style, have these metal framed windows or have a wood frame with aluminum cladding on the exterior for their durability. Both look very similar to each other. This has long been a standard in the high end residential construction industry. The aluminum windows we propose will look virtually identical to wood framed, aluminum clad windows, but also have the same heft and detail of a wood framed window. For reference, please see the Fleetwood windows below.



Additionally, with the exception of the two first houses on the court, a survey of the neighborhood shows none of the immediate homes have wood framed windows. They all have vinyl replacement windows or 1970's or 80's single glazed aluminum framed windows. The windows proposed are of much higher quality and will have to meet the very stringent energy efficiency standards of the latest energy code.

6. Wood trim is entirely inappropriate for this style of architecture. Rather than adding trim, the windows will be recessed which adds shadow and depth. This has now been shown on the floor plans.
7. To simplify the forms and distinguish them more clearly, we've pushed and pulled the great room/kitchen wall line. Now the great room wood block element has a corner for the materials to transition from wood to stucco, and the great room block becomes more defined. Further, we have changed the material of the triangular shaped wall above the kitchen roof and adjacent to the great room clerestory windows from wood to stucco. The stucco calls less attention to it and it can recede from view.
8. This comment goes along with comment #1. In addition to the height reduction already mentioned, the front bedroom (stone block) wall has been pushed back 4" away from the street.

If you have any questions regarding the revisions made, please give me a call.

Sincerely,



Jaclyn Greenmyer

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**FW: 146 Robin Way (Architecture and Site Application S-10-043)**

Planning Comment &lt;PlanningComment@losgatosca.gov&gt;

Mon 5/18/2020 2:08 PM

To: Diego Mora &lt;DMora@losgatosca.gov&gt;

**Joel Paulson • Community Development Director**

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov)[www.losgatosca.gov](http://www.losgatosca.gov) • <https://www.facebook.com/losgatosca>**Community Development Department (CDD) Counter Hours:** 8:00 AM – 1:00 PM, Monday – Friday**Please note the upcoming Town closure:** February 17, 2020 – President's DayGeneral Plan update, learn more at [www.losgatos2040.com](http://www.losgatos2040.com)**CONFIDENTIALITY DISCLAIMER**

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**From:** John Gifford <jgifford777@yahoo.com>**Sent:** Friday, May 15, 2020 6:54 AM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** 146 Robin Way (Architecture and Site Application S-10-043)

I am the trustee of the property at 112 Robin Way, and my interest is in the preservation of value of that property. The three streets of this neighborhood (Robin Way, Cardinal Lane, and Stonybrook Road) share two attributes that I believe are essential to preserve.

1. They are custom homes, not tract homes. No two are alike (as far as I know).
2. They share a consistent architectural style
  - a. Era: early 1960s, well maintained, incrementally improved
  - b. Height: single level with modest roofline
  - c. Roofing style: combination of hip and gable
  - d. Roofing material: tiles of neutral/natural color ("tile" being my own loose definition that would include clay tile, concrete tile, wood shake, composition shake, etc.)
  - e. Siding: consistent and uniform (e.g., stucco and/or wood) with limited accent elements (e.g., brick or stone)
  - f. Front setbacks: Homes in the area generally minimize the degree to which buildings

approach the front setback. (With a few exceptions, the garage is generally closer to the street, and other elements of the home are well behind the front setback.)

This project in its current form would detract from the value of the property I am entrusted to preserve because it will create a structure that significantly differs from the established style of the neighborhood causing either direct environmental impact or irreversible loss of neighborhood aesthetic tradition.

I am concerned that the project deviates from that tradition in the following ways:

1. Roof height. The proposed roof height is 18 feet above the floor, which is approximately 40% higher than the existing structure and/or others in the neighborhood. This will present specific negative impacts in the following ways:
  - a. Blocking existing view corridors
  - b. Changing shadow patterns through the days and seasons
  - c. Creating an "overbearing" presence in the midst of the surrounding homes
2. Roofing material. The roof is proposed to be of "seam metal", which is significantly different from other tile or shake roofs in the area.
3. Siding. I admit I am not an expert in architecture. The finish façades on the front, which range from "smooth stucco" to "low-slope roof" to "thin stone veneer" to "horizontal wood siding" to "metal [garage door] with opaque lites", look intriguing. However, in the context of *this neighborhood*, they are disjointed and inconsistent with area norms.
4. Exploitation of the front setback. Whereas most other properties limit the approach to the front setback, this proposal calls for much of the front part of the structure to approach the setback limit. When combined with the excessive height, this adds to the sense of being overbearing, as can be observed by the story poles.

Keep in mind that in the approximate 60-year history of this neighborhood, homes have undergone many renovations. None has required complete tear-down. (One came close due to fire.) Many have been added to. All have retained the original stylistic intent when modernized, expanded, or dressed up. Let's build on our long record of success and do the same here, too.

Please require the applicant to revise the plans to address, reduce, and minimize these concerns.

Thank you,  
John Gifford

Mark Willey  
135 Cardinal Lane  
Los Gatos  
California 95032-5618  
17<sup>th</sup> May 2020

**To: Town of Los Gatos – Development Review Committee**

**Re : May19, 2020 Development Review Committee Meeting**

**Subject : Public Comment re 146 Robin Way – Architecture and Site Application S-19-043. APN 532-12-015**

Dear Members of the Town of Los Gatos, Development Review Committee,

I am writing in the sincere hope that you do NOT approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence on property zoned R-1:10, at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

I have seen the story poles that have been erected on the property, and this prompted me to take a detailed look at the proposed plans (<https://www.losgatosca.gov/DocumentCenter/View/23741/146-Robin-Way-Plans>).

The primary reasons for my request that you do not approve these proposed plans are:

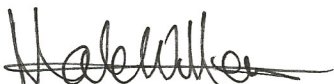
- 1) Architecturally, the proposed house is not meeting the town goal that “New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.” I would encourage you to walk Robin Way, Cardinal Lane and Stoneybrook Lane, and what you will find is a neighborhood that is architecturally *California Ranch*. The proposed home is not consistent with this, and I believe that several of the other policies in the ‘Community Design Element’ of the Town of Los Gatos 2020 General Plan ([https://www.losgatosca.gov/DocumentCenter/View/1735/4\\_Community\\_Design?bidId=](https://www.losgatosca.gov/DocumentCenter/View/1735/4_Community_Design?bidId=)), are also not met in the plans detailed in the current application.
- 2) The dramatically, increased size of the proposed home will result in the total, proposed building coverage increasing to 4,822sqft, which would cover 36.8% of the little more than ~¼ acre lot. This coverage percentage is a >50% increase from the 24.1% of the existing home, and would be far from the ‘scale’ of the other homes in the neighborhood. I believe that this is also not consistent with the policies that I have referenced above from the Los Gatos 2020 General Plan.

We purchased on Cardinal Lane in 2010, and part of the appeal was the look and feel of the neighborhood, and the policies in place at the Town of Los Gatos to retain this. Many owners in the neighborhood have remodeled their homes, but all have remodeled in line with the architecture and size of the homes around them, and have thus achieved the Town of Los Gatos goal to “harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.”

In the spirit of providing a possible alternative solution to the application’s proposed property size, perhaps a basement would meet some of the needs of a 4,822sqft home, without having such a visible, size-impact to the harmony of the surrounding homes and neighborhood? Perhaps this could also achieve the Town of Los Gatos goals that “Building elements shall be in proportion with those traditionally in the neighborhood”, and to “Encourage basements and cellars to provide “hidden” square footage in lieu of visible mass.”?

I would like to join the zoom call at 10am, Tuesday May 19<sup>th</sup>, but currently have a prior engagement and so am sharing my concerns in advance in this letter.

Best regards,



Mark Willey

**FW: 146 Robin Way: Architecture and Site Application S-19-043**

Planning Comment <PlanningComment@losgatosca.gov>

Mon 5/18/2020 2:09 PM

To: Diego Mora <DMora@losgatosca.gov>



**Joel Paulson • Community Development Director**

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov)

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**Community Development Department (CDD) Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday**

**Please note the upcoming Town closure: February 17, 2020 – President's Day**



General Plan update, learn more at [www.losgatos2040.com](http://www.losgatos2040.com)

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**From:** Gordon Yamate <[gyamate@earthlink.net](mailto:gyamate@earthlink.net)>

**Sent:** Sunday, May 17, 2020 9:46 PM

**To:** Planning Comment <PlanningComment@losgatosca.gov>

**Subject:** 146 Robin Way: Architecture and Site Application S-19-043

Dear Members of the Development Review Committee—I am providing this message of enthusiastic support regarding the above-referenced project on our cul-de-sac. Our neighbors, Mehrdad and Leila Dehkordi informed us early on in the process of their plans to build a new residence and showed us renderings of the proposed design. The original design presented to the Town was fresh, exciting and a very welcome improvement to our neighborhood, much of which hasn't changed in the last 35 years. While I really liked the original plan submitted by the Dehkordis, I know that they have made changes requested by the Town. I would urge the Town to retain and protect as much as possible the integrity of the original design of the new proposed residence.

Gordon Yamate

(408) 356-8340 (office)

(408) 356-8359 (facsimile)

(408) 705-5932 (mobile)  
gyamate@earthlink.net



County of Santa Clara  
Community Development Director  
1000 West San Antonio Street, Suite 100  
San Jose, CA 95128  
Phone: (408) 298-5500  
Fax: (408) 298-5501  
www.sccachealth.com

# GENERAL PLAN 2040

## ENVIRONMENTAL DISCUSSION

The purpose of this document is to provide information regarding the environmental impacts of the proposed project. This document is intended to assist the public in understanding the project and its potential effects on the environment.

This document is prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The project is located in the City of San Jose, California. The project consists of the construction and operation of a new facility. The project is expected to have both direct and indirect effects on the environment.

The project is located in an area that is currently zoned for residential use. The project is expected to have both direct and indirect effects on the environment. The project is expected to have both direct and indirect effects on the environment. The project is expected to have both direct and indirect effects on the environment. The project is expected to have both direct and indirect effects on the environment. The project is expected to have both direct and indirect effects on the environment.

City of Santa Clara  
Community Development Department  
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Phone: (408) 298-5500  
Fax: (408) 298-5501  
www.sccachealth.com

Liz & Bill Crites  
100 Cardinal Lane  
Los Gatos, CA 95032

May 18, 2020

TO: Town of Los Gatos - Development Review Committee

RE: May 19, 2020 DRC Meeting

Subject: Public Comment re 146 Robin Way  
Architecture and Site Application S-19-043. APN 532-12-015

Dear Members of the Town of Los Gatos, Development Review Committee,

We are writing to ask that you NOT approve the application, in its current form, for the residence at 146 Robin Way.

Those of us who live on Stonybrook, Cardinal and Robin consider ourselves very fortunate to live together in such a picturesque, cohesive and cooperative neighborhood, and we hope to find an amicable solution to the home needed for a wonderful family.

However, we must object to this application for the following reasons:

1. *The proposed increase in square footage is too big for the lot.* The current home is just under 2200 sq. ft. The plans are to increase the size to approximately 4800 sq. ft. This is more than doubling the size. The lot size is just around 1/3 of an acre. There are only 4 other homes in this neighborhood with 5 bedrooms (proposed in the plan). Two of them (105 Stonybrook and 126 Robin) have just over 1/2 acre lots, with only 4564 sq. ft and 3967 sq. ft respectively). The third 5 bedroom home, at 120 Cardinal Lane is on .36 of an acre, but has only 2500 sq.ft. The 4th, at 120 Stonybrook, on .28 acres, has a basement. Proportionally this proposal is far too oversized in look and feel for this neighborhood.
2. *The height is simply too tall.* The height of the proposed home would dwarf some of the other homes on the street and take away views of the hills and trees from several of the homes, as well. While the total height may be just within the limits, it does not fit with the overall feel of the neighborhood.
3. *The style is not in line with the current Ranch style permeating the neighborhood.* There have been at least a dozen remodels within the last couple of decades in our neighborhood but all of them have maintained an exterior style that still fits well, esthetically, with the long standing and original ranch style this neighborhood was built with. This proposed modern exterior simply doesn't fit.

We hope there is another solution for Leila and Mehrdad to meet the needs of their family, perhaps a basement that would not cause the home to be so oversized both in total square footage and height, and a slightly more traditional facade keeping in line with the look and feel of this much loved neighborhood.

Finally, I would like to sit in on the Zoom meeting as an observer.

Thank you for your time.

Respectfully,

Liz & Bill Crites

**Re: 146 Robin Way**

Planning Comment &lt;PlanningComment@losgatosca.gov&gt;

Mon 5/18/2020 6:32 PM

**To:** Darcie McNeil <darciemcneil16@gmail.com>**Cc:** Diego Mora <DMora@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

Thank you for your comments. They will be forwarded to the applicant and project planner. Let me know if you want to participate in the Zoom meeting and I will send you the link and password. Thanks.

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---

**From:** Darcie McNeil <darciemcneil16@gmail.com>**Sent:** Monday, May 18, 2020 5:57:25 PM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** 146 Robin Way

Thank you planning committee for the wonderful Town of Los Gatos for taking into consideration the public and neighbor comments regarding the remodel of 146 Robin Way. My name is Darcie McNeil, and our family of 5 live directly behind the proposed residence. As it stands our home is set back on our lot and is in close proximity to the backyard of 146 Robin Way. Fortunately there are two large trees at the back of their property that have served as wonderful privacy shields. Without the trees, we will easily be staring directly into their home and them into ours. As it stands we can clearly see into their living room and watch their TV from our son's bedroom as his is at the far end of our home and not shielded by the trees. We also want to guarantee that the 2 large trees in the back of their property will not be removed for this construction. If they are removed all of our privacy will be eliminated and our whole property will be devalued. We are concerned about the height of the structure as it may impede on our privacy. We moved to this neighborhood nine years ago after both my husband and I grew up and spent our entire lives in Los Gatos. The town has grown immensely in the forty plus years we have lived here. The reason we chose the Surrey Farms/ Stonybrook neighborhood was the quiet life and the ranch home feel. We also value our privacy and enjoy not having neighbor's homes look directly into our yard. The very large modern home squeezed onto a smaller lot does not seem to fit into the neighborhood. Please take these concerns into consideration while making your decision on approval of the construction.

Thank you for your time and consideration.

Darcie McNeil

105 Longmeadow Dr.

408-858-5828

## Fwd: 146 Robin Way Project - Development Review Committee Meeting - Letter of Concern - Jim & Lora Lee Zaky, 140 Robin Way

Planning Comment <PlanningComment@losgatosca.gov>

Tue 5/19/2020 7:39 AM

To: Diego Mora <DMora@losgatosca.gov>; Sally Zarnowitz <SZarnowitz@losgatosca.gov>

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**From:** Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

**Sent:** Monday, May 18, 2020 11:52:53 PM

**To:** Planning Comment <PlanningComment@losgatosca.gov>

**Cc:** Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>; Jim Zaky <jimrzaky@gmail.com>; Lora Lee Zaky <loralzaky@gmail.com>

**Subject:** 146 Robin Way Project - Development Review Committee Meeting - Letter of Concern - Jim & Lora Lee Zaky, 140 Robin Way

James & Lora Lee Zaky  
140 Robin Way  
Los Gatos Ca. 95032

18 May 2020

Dear Members of the Town of Los Gatos, Development Review Committee,

We hope this letter finds you well.

In accordance with The Town's encouragement for written comments, we are writing you to request that you do not approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

Lora Lee and I reside at 140 Robin Way, next door (due south) to the proposed project. We have lived in this home and adored this wonderful Stoneybrook neighborhood for 20 years. Subsequent to the erection of the story poles at 146 Robin Way, we obtained and closely reviewed the proposed architectural drawings by Gary Kohlsaat & Associates as provided by The Town.

Our request for the Development Review Committee to reject this proposal is predicated on the following objective and subjective concerns in alignment with but not limited to the Community Design Element of the Town of Los Gatos 2020 General Plan, sections CD 1.1, CD 1.2, CD 1.4 and CD 2.1 and the Stoneybrook Subdivision Declaration of Restrictions:

1) Based on the story poles, our views from the rooms on the north elevation of our property would be almost completely obstructed. No longer views of the trees and skyline; but instead a massive stucco building with an industrial metal roof.

a. Images will be forwarded under separate cover.



2) The new structure would be much closer to our home than the existing structure. We assume (+/-) 10 feet from the property line, which in addition to the height and relative scale presents significant concerns regarding our privacy (reference section CD 2.1.).

3) As an additional note, we find the aforementioned concerns even more alarming as we believe our elevation grade at 140 Robin Way to be (+/-) three (3) feet higher than 146 Robin Way.

4) We are additionally very concerned about the size and scale of the proposed structure relative to the balance of the homes in our Stoneybrook neighborhood. We have seen many major remodels, façade and landscaping updates in the twenty years we have lived here, including our own. In our opinion, all have maintained similar size, scale and architectural elements that harmonize with our Stoneybrook neighborhood and that in good faith, align with the Stoneybrook subdivision's Declaration of Restrictions as well as the policies of the Community Design Element of the town of Los Gatos 2020 general plan. We have documented the projects we are aware of and we are happy to provide photographs for your reference as required. The proposed demolition of the existing 3000 sq. foot structure and erection of a new 4822 sq. foot, 5-bedroom 5.5 bath, 19' 1" tall residence in this neighborhood, is not in alignment with sections CD 1.1, CD 1.2 and CD 1.4. 2500 to 3000 square foot homes on (+/-) .25 to .33 acre lots are the standard in this wonderful neighborhood.

5) Architectural design: Although we are very familiar with and respect Gary Kohlsaas's (architect) work and designs, unfortunately, we do not feel the current draft building plan (the "new design") is in harmony with the neighborhood. With all the new residential development occurring in adjacent neighborhoods, (i.e. Hilow Rd, Marchmont Dr. & Topping Way), Lora Lee and I passionately wish to keep the wonderful character and warm understated charm of our very special and impeccably maintained Stoneybrook neighborhood in place.

6) This concern relates to clear communication and notification by The Town of the proposed project. Of the eleven (11) homes on our Robin Way cul-de-sac, five (5) of these homes are currently non-owner occupied (i.e. 150 Cardinal Lane @ Robin Way, 156 Robin Way, 150 Robin Way, 112 Robin Way and 122 Robin Way). We are not aware of the Town of Los Gatos Development Review Committee's understanding of this fact nor the process by which the property owners may have been notified and provided an opportunity to view the proposed building project, architectural plans and to provide direct communication to The Town. It seems essential and appropriate to allow all or our neighbors (the owner of each property on Robin Way and within the Stoneybrook neighborhood) to assess the proposal for the project and directly provide their comments to The Town.

7) In alignment with the above, we additionally are concerned about any possible communication by the applicant on behalf of any property owner, without formal written approval by the property owner, which may have been documented by The Town. We would certainly consider this a clear conflict of interest.

In closing, our strong hope is that the applicant's professional design team can create a new architectural solution that the applicant is truly delighted with. At the same time, we want to preserve our precious views, our privacy, and the well-established, fundamental character of our neighborhood. Unfortunately, the current proposed plan for this new structure creates substantial concerns and may diminish the value of our residence. The current design is unprecedented in scale, intrusive in height and reach, and appears to be only partially vetted by other property owners who are directly impacted.

As a result of these issues, we ask the applicant to please pause and consider alternative design options that align with the Stoneybrook neighborhood and for the DRC to reject the current proposal.

Lora Lee and I greatly appreciate The Town's consideration and due diligence. Thank you.

All the best,  
Jim and Lora Lee Zaky

| Hewlett-Packard Company | Global Business Development Manager | Mobile 650 224 7071 |  
Office 360 212 4612 | UTC -8 | [jim.zaky@hp.com](mailto:jim.zaky@hp.com) |

## Development Review Committee Meeting, 6/9/2020@10am, 146 Robin Way, Architecture and Site Application S-19-043, APN 532-12-015, Public Comment Item#2

Robert Buxton <rabcars@yahoo.com>

Mon 6/8/2020 4:37 PM

To: Planning Comment <PlanningComment@losgatosca.gov>

Cc: Diego Mora <DMora@losgatosca.gov>; Susan Buxton <ssbuxton@yahoo.com>

Dear members of the Town of Los Gatos, Development Review Committee:

Please continue to reject the proposal for the demolition of an existing single family home and the construction of a new single family home covered under the above subject.

Since the last DRC meeting of 5/19/2020 the following has occurred:

1. A meeting at the property site on 5/23/2020 with some of the neighbors, not all neighbors were invited to hear the architects changes to the project. There were two groups so as to adhere to social distancing. The summary of the get together is summarized in the architects letter of 5/28/2020..."Afterwards, we regrouped to discuss the input as well as our next steps. We acknowledge that there are still major differences in viewpoints(no pun intended) and that the changes proposed, while significant in our minds, were not enough for anyone to announce their support".

Note: The 5/28 letter by the architect and a 5/28 letter from the property owners were strategically placed in some, not all neighbors mailboxes by the property owners after the neighborhood graduation ceremony recognizing 5 neighborhood children...the date being Saturday evening, 6/6/2020. Some did not receive until today, 6/8 when they picked up their US Mail.

2. The DRC meeting of 6/2 when the 146 Robin Way item was postponed until 6/9/2020. And as stated by Chair Zarnowitz..."so that the architect can meet with the neighborhood to address their concerns". Saw the architect when he showed up for the story pole adjustment on Sunday, 5/31/2010...no contact whatsoever except on 5/23/2020 with 5 neighbors. As the homeowners noted in their 5/28/2020 letter there are 32 homes in the 3 street neighborhood(Robin, Cardinal & Stoneybrook) and only 5 concerned neighbors...that is totally incorrect...at least 50% are concerned!

3. DRC 6/9/2020...respectfully request a continuation so that professional, respectful communications can occur which must include all concerned neighbors. It sounds like Town commission and Board meetings will resume in their regular locations soon i.e. DRC in the Town Council Chambers. This is to critical in nature to do otherwise.

Lastly, and as we said in our 5/18/2020 letter...with the DRC's leadership let's pull together "with the result being a home that is respectful of our neighborhood".

Thank you,  
Bob & Susan Buxton  
118 Robin Way

Los Gatos  
(Residents of the Town of Los Gatos for 45 years)



Note: picture is taken after the 5/31/2020 story pole adjustment.  
Sent from my iPad

**Fwd: Public Comment Item #2 Architecture and Site Application S-19-043**

Planning Comment &lt;PlanningComment@losgatosca.gov&gt;

Mon 6/8/2020 5:41 PM

To: Diego Mora &lt;DMora@losgatosca.gov&gt;; Sally Zarnowitz &lt;SZarnowitz@losgatosca.gov&gt;

 2 attachments (2 MB)

Architecture and Site Application S-19-043.APN 532-12-015.docx; LoraLee LinkedIn Profile.jpg;

Get [Outlook for iOS](#)**From:** Lora Lee Zaky <loralzaky@gmail.com>**Sent:** Monday, June 8, 2020 5:20:54 PM**To:** Planning Comment <PlanningComment@losgatosca.gov>**Subject:** Public Comment Item #2 Architecture and Site Application S-19-043

My name is Lora Lee Zaky and I am one of the neighbors directly impacted by the proposed Architecture and Site Application 146 Robin Way. I plan to take 3 minutes to address the DRC regarding our concerns. Please find attached a written copy of the concerns I will raise during my three minutes allocated to address Item #2 for the DRC Zoom Meeting held on June 9th. My husband will be sending photographs that we hope you can share that will highlight seven of the homes that have all been upgraded to align and harmonize with the California Ranch Style. We have many concerns about the size, scale, landscape and hardscape proposed by Gary Kohlsaas, the Architect and Applicant. I greatly appreciate your time and hope you consider our concerns about the pending impact of this remodel relative to our need for privacy, desire to keep our views, while upholding our home values!

My husband and I both look forward to addressing the Committee tomorrow morning!

All the best,  
Lora Lee Zaky

--  
All the best,  
Lora Lee

Lora Lee and James Zaky  
140 Robin Way  
Los Gatos, Ca. 95032

Dear Members of the Development Review Committee,

At the first DRC Meeting on May 19th, my husband represented our concerns about the 146 Robin Way Architecture and Site Application. I am now compelled to speak up also as I want to ensure you each have full visibility as to what has transpired since we last met. As the next-door neighbor who will be directly impacted by this Proposal, we hope you take this vote seriously as for us it will forever impact our views, our sense of privacy and our neighborhood charm.

During the 20 years we have lived in the Stonybrook Subdivision, we have seen a number of homes including ours be remodeled and updated. Since many of you may not be familiar with our Subdivision, my husband is sending you photos of the upgraded California ranch style homes in the immediate area that we would like you to share in today's Zoom Room. You will each discover that every single home that has been upgraded did so with a visible commitment to the Design Elements that are outlined in the Town of Los Gatos 2020 Plan which states that, "New structures, remodels, and landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood". The Application that you are reviewing today does not meet this Requirement.

When we were last together at the DRC, all of you unanimously agreed that you would neither deny nor approve this proposed Architecture and Site Application in order to see if the Architect could work with the homeowners who would be directly impacted to propose changes that would address the concerns escalated by the neighbors. We assumed that the Committee and more importantly the Architect and Applicant Homeowners would read our letters and listen to our concerns. Since that Forum, we learned that relative to the Homeowners this was not the case.

When we met with the Architect at the Homeowner's Property, he presented the proposed changes which included: 12" inch drop in elevation height, change in the color of the metal industrial roof which they have softened by adjusting the color from black to brown, and an extended roof line to cover the top edge of the stone portion of the façade only. Although it had not been made apparent to us, we learned that their Landscaping Plan which includes the removal of the two tall, very large and very mature trees which today provide the only sense of privacy we have in our backyard. We don't want to wait another 10 years for new trees to mature so that we once again have privacy yet this has not been sufficiently addressed.

My husband documented our concerns for the Committee and also sent Mehrdad and Leila a personal letter indicating how much we appreciate them as neighbors yet feel very concerned by the impact of their construction to our lives. My husband will no longer see the sky and trees from his office windows and our guest room. Instead, there is no longer a view but rather a metal industrial roof. We addressed concerns over the selected architecture, scale, and design. Unfortunately, we assumed that they would read our letter and would do something to specifically address our issues.

In preparation for our conversation today, they met with the neighbors in groups to present their proposed adjustments. When the Architect closed by asking if they had now met our concerns we were shocked as the minor adjustments did not even scratch the surface. My husband looked directly at Leila and Mehrdad and asked, "Did either of you even read our personal letter from May 13th or the

Documents and Photos I submitted to the DRC?" My husband would like you to show the photos that he has taken from our windows to show you the dramatic impact of your new metal roof and stucco hardscape relative to the views that we enjoy today. You are now completely blocking our views of any trees, sky or sunlight?" Leila just looked and my husband and responded to his question by shaking her head "No".

For neighbors who led us to believe how much they cared, it was amazing to discover that they proposed changes without even taking the time to understand nor address our concerns in a meaningful way. We find it very disappointing that they have not taken the time to demonstrate that they understand the concerns of the immediate neighbors in the Subdivision who will be directly impacted. They don't have an appreciation for why we want to retain our views; our privacy, and uphold our property value. I strongly urge you to deny this Application and with that I will turn it over to the next Speaker. Thanks for your time.

**FW: Site Application S-19-043. APN 532-12-015 - DRC Meeting 09 June 2020.**

Planning Comment <PlanningComment@losgatosca.gov>

Tue 6/9/2020 8:24 AM

To: Sally Zarnowitz <SZarnowitz@losgatosca.gov>; Diego Mora <DMora@losgatosca.gov>



**Joel Paulson • Community Development Director**

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6879 • [jpaulson@losgatosca.gov](mailto:jpaulson@losgatosca.gov)

[www.losgatosca.gov](http://www.losgatosca.gov) • <https://www.facebook.com/losgatosca>

**Community Development Department (CDD) Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday**

**Please note the upcoming Town closure: February 17, 2020 – President's Day**



General Plan update, learn more at [www.losgatos2040.com](http://www.losgatos2040.com)

### CONFIDENTIALITY DISCLAIMER

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**From:** Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

**Sent:** Tuesday, June 9, 2020 7:59 AM

**To:** Planning Comment <PlanningComment@losgatosca.gov>

**Cc:** Lora Lee Zaky <loralzaky@gmail.com>; Zaky, James (Global Accounts Direct Sales) <jim.zaky@hp.com>

**Subject:** Site Application S-19-043. APN 532-12-015 - DRC Meeting 09 June 2020.

James & Lora Lee Zaky  
140 Robin Way  
Los Gatos Ca. 95032

09 June 2020

Dear Members of the Town of Los Gatos, Development Review Committee,

We hope this letter finds you well.

In accordance with The Town's encouragement for written comments, we are writing you to request that you do



not approve the application for approval for demolition of the existing single-family residence and construction of a new single-family residence at 146 Robin Way, Los Gatos (Architecture and Site Application S-19-043. APN 532-12-015).

We reside at 140 Robin Way, next door (due south) to the proposed project. We have lived in this home and adored this wonderful Stoneybrook neighborhood for 20 years. After the erection of the story poles at 146 Robin Way, we obtained and closely reviewed the proposed architectural drawings by Gary Kohlsaat & Associates as provided by The Town. We provided written and verbal communication at the 19 May Development Review Committee meeting documenting our concerns and requesting the rejection of the proposed application. Please reference my letter and associated images submitted 18 May for further detail.

In accordance with the DRC ruling at the 19 May meeting, the applicant, Gary Kohlsaat, held a face to face meeting with certain neighbors on 23 May, in an attempt to address and resolve neighbor's concerns. We greatly appreciated Mr. Kohlsaat's investment of time and hosting the meeting. However, the changes made, which were limited to a 12 inch reduction in the roof height, extending the roof line over the top edge of the stone façade on the left side of the front elevation and changing the color palette do not address nor resolve our concerns previously stated.

In general, our wonderful views from the rooms on the north elevation of our home continue to be almost completely obstructed and replaced with an industrial looking metal roof and stucco structure. We continue to believe that the architectural design and the scope and scale of the proposed structure is not in alignment with sections CD 1.1, CD 1.2 and CD 1.4 of the Community Design Element of the Town of Los Gatos 2020 General Plan.

As a representative example of a Stoneybrook neighborhood home, our residence (140 Robin Way) is situated on a (+/-) 15K square foot lot. The north elevation roof height is 15 feet and the total covered area is 3175 square feet, a bit over 20%. In comparison the proposed 146 Robin Way structure is situated on (+/-) 13K square feet with a total covered area of 4822 square feet, over 36%.

An incremental concern relative to the landscaping plan surfaced at the 23 May meeting when touring the back yard at 146 Robin. Currently the view of the 146 residence from our back yard is completely screened by a mature and massive apple tree as well as a row of full and mature Rhododendron that extend four (4) feet over the five (5) foot fence between our properties. The new proposed plan reflects the removal of the apple tree as well as the Rhododendron. Removal of this mature landscaping would leave a clear line of sight from our back yard to the proposed structure's rear elevation which is largely comprised of full height sliding glass doors. This is a new and substantial privacy concern.

One final concern is relative to my previous perception of the lack of clear, concise and transparent communication from the property owners and about The Town's Due Process. At the 23 May meeting Mr. Kohlsaat stated to Mr. Willey, my wife and myself that, "...this application will go to the planning commission and will be approved six (6) to one (1). I am hoping that my concern regarding this comment can be addressed and resolved at this meeting today.

In closing, our strong hope is that the applicant's professional design team can create a new architectural solution that the applicant is truly delighted with. At the same time, we want to preserve our precious views, our privacy, and the well-established, fundamental character of our neighborhood. Unfortunately, the current proposed plan for this new structure creates substantial concerns and may diminish the value of our residence. The current design is unprecedented in scale, intrusive in height and reach, and appears to be only partially vetted by other property owners who are directly impacted.

As a result of these issues, we ask the applicant to please pause and consider alternative design options that align with the Stoneybrook neighborhood and for the DRC to reject the current proposal.

Lora Lee and I greatly appreciate The Town's due diligence and consideration. Thank you.

All the best,  
Jim and Lora Lee Zaky

All the best,  
Jim

I Hewlett-Packard Company | Global Business Development Manager | Mobile 650 224 7071 |  
Office 360 212 4612 | UTC -8 | [jim.zaky@hp.com](mailto:jim.zaky@hp.com) |

Liz & Bill Crites  
100 Cardinal Lane  
Los Gatos, CA 95032

TO: Town of Los Gatos - Development Review Committee

RE: June 9, 2020 DRC Meeting

Subject: Public Comment re 146 Robin Way  
Architecture and Site Application S-19-043. APN 532-12-015

Dear Members of the Town of Los Gatos, Development Review Committee,

We are writing to ask that you NOT approve the application, in its current form, for the residence at 146 Robin Way. This is our second letter stating our disapproval of the current plans. The first was submitted to the May 19th DRC meeting.

Our main concern is that the facade of the home is simply too modern to blend in with the rest of the homes in our Stonybrook neighborhood.

While we appreciate that the homeowners set up driveway meetings with groups of opposing neighbors and the architect, to review the changes they had made since the May 19th mtg, and answer any questions, we feel the style changes are negligible.

In fact, after looking at the original drawings and the new drawings for some time, I had to ask the architect to point out the changes as they were not at all clear to see.

We hear the architect when he says this is a Transitional Style and not a Modern Style home design, however, in comparison to the other homes in this neighborhood we argue it is quite a bit more modern than the rest.

We feel very strongly that the homes in this charming and tight knit neighborhood should remain in the style that is currently existing in order to maintain its much sought after appeal. Approving this modern home would most certainly set a precedent for the approval of even more modern style homes to come with the next request.

The homeowners delivered to us their May 19 letter to the DRC on June 6. It states only 5 neighbors, out of 32 homes have objected in writing. While that is true, there are at least 5-7 more who object to the modern style but have not put their objections into writing. In addition, 4 of the homes (3 direct neighbors of the applicant) are currently being rented and not owner occupied. I urge the DCR, who I understand are not residents of Los Gatos, to find more than the one neighbor cited in this letter, who feels the "houses are tired-looking".

There are approximately 12 of the 32 homeowners in the Stonybrook neighborhood who have owned and lived here for at least 25 years, some nearing 40 years. Additional owners who have bought into the area within the last 20 years, and as recent as the last 4 years, have all remodeled and kept well within a ranch style that fits seamlessly into the esthetic of the existing homes. We simply do not believe this home, as currently designed, will do the same.

I will be sitting in on and would like to speak at the Zoom meeting on June 9, at 10am.

Respectfully submitted,  
Liz & Bill Crites

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**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
MAY 19, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on May 19, 2020, at 10:00 a.m.

**ROLL CALL**

Present Electronically: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz and Corvell Sparks, PPW Engineering; Tracy Staiger and Katherine Baker, SCCFD

**MEETING CALLED TO ORDER AT 10:00 AM**

**PLEDGE OF ALLEGIANCE**

Committee members recited the Pledge of Allegiance. Attendees invited to participate.

**VERBAL COMMUNICATIONS**

- None

**PUBLIC HEARINGS**

1. 49-51 N. Santa Cruz Avenue  
Conditional Use Permit Modification Application U-20-004

Requesting approval of modifications to an existing Conditional Use Permit including expanded hours of operation for a restaurant with alcohol service (Gardino Fresco) on property zoned C-2. APN 510-44-030.

PROPERTY OWNER: Joann M. White Trustee & ET AL

APPLICANT: Pete Jillo

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Pete Jillo

- He is the owner speaking on behalf of the request.

Maria Ristow

- She is interested in the recommended Conditions of Approval for the request.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Robert Gray to approve. Seconded by Tracy Staiger.**

**VOTE:**                   **Motion passed unanimously.**

2. 78 West Main Street

Conditional Use Permit Application U-20-005

Requesting approval for a new restaurant with beer and wine service (The Tasting House) on property zoned C-2:LHP. APN 529-02-007.

PROPERTY OWNER: Rita I. Minnis.

APPLICANT: Michael A. Thornberry

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Bess Wiersema

- She is the architect speaking on behalf of the request.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Mike Weisz to approve. Seconded by Robert Gray.**

**VOTE:**                   **Motion passed unanimously.**

3. 146 Robin Way

Architecture and Site Application S-19-043

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10. APN 532-12-015.

PROPERTY OWNER: Mehrdad & Leila Dehkordi

APPLICANT: Gary Kohlsaar

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

- He is the architect speaking on behalf of the request. This is a single-story home in a single-story neighborhood in a transitional style bridging the traditional forms with modern materials. The 4:12 hipped roof is compatible with the neighborhood and the metal material is high quality and environmentally green. The height is only slightly higher than that of the existing home and is screened with evergreens.

Jim Zaky

- He is the neighbor at 140 Robin Way. He has reviewed the drawings and is requesting the proposed home be rejected, as it does not conform to the Design Element of the General Plan, and it will be higher and closer to his house than the current home.

Mark Willey

- He is a neighbor and submitted written comments before the meeting. He is requesting the home not be approved, as he is concerned it is not in harmony with the neighborhood in terms of scale and size. He also notes that a cellar has not been proposed to reduce its size above ground.

Robert Buxton

- He is a neighbor and submitted written comments before the meeting. He is against the project. This is a special neighborhood which deserves respect, and previous remodels have been respectful.

Leila Dehkordi

- She is the owner speaking on behalf of the request. Her family has lived in the house for years, but they have outgrown it and it is in poor condition, making repairs more difficult than construction of a new house.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Sally Zarnowitz** to continue to a date certain of June 2, 2020 to allow the applicants to address neighbor concerns. **Seconded by Robert Gray.**

**VOTE:**                      **Motion passed unanimously.**

**OTHER BUSINESS**

- None

**ADJOURNMENT**

The meeting adjourned by 11:00 a.m.

Prepared by:

---

/s/ Sally Zarnowitz, Planning Manager





**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JUNE 2, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on June 2, 2020, at 10:00 a.m.

**ROLL CALL**

Present Electronically: Joel Paulson, CDD; Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz and Corvell Sparks, PPW Engineering; Tracy Staiger and Katherine Baker, SCCFD

**MEETING CALLED TO ORDER AT 10:00 AM**

**PLEDGE OF ALLEGIANCE**

Committee members recited the Pledge of Allegiance. Attendees invited to participate.

**VERBAL COMMUNICATIONS**

- None

**PUBLIC HEARINGS**

1. 35 University Avenue, Building E, Suite 35  
Conditional Use Permit Application U-20-002

Requesting approval for group classes (Core Power Yoga) on property zoned C-2:LHP:PD. APN 529-02-044.

PROPERTY OWNER: SRI Old Town LLC

APPLICANT: Amber DeMaglio

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Amber DeMaglio

- She is the applicant speaking on behalf of the request.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Robert Gray to approve. Seconded by Mike Weisz.**

**VOTE:**                    **Motion passed unanimously.**

2. 146 Robin Way  
Architecture and Site Application S-19-043

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10.

APN 532-12-015.

PROPERTY OWNER: Mehrdad & Leila

Dehkordi APPLICANT: Gary Kohlsaat

PROJECT PLANNER: Diego Mora

*Continued from May 19, 2020*

**This item is being continued to June 9, 2020.**

**MOTION:**                    **Motion by Robert Gray to continue item to June 9, 2020 DRC meeting. Seconded by Katherine Baker.**

**VOTE:**                    **Motion passed unanimously.**

#### **OTHER BUSINESS**

- None

#### **ADJOURNMENT**

The meeting adjourned by 10:13 a.m.

Prepared by:

---

/s/ Sally Zarnowitz, Planning Manager



**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
JUNE 9, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on June 9, 2020, at 10:00 a.m.

**ROLL CALL**

Present electronically: Joel Paulson, CDD; Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz and Corvell Sparks, PPW Engineering; Katherine Baker, SCCFD

**MEETING CALLED TO ORDER AT 10:00 AM**

**VERBAL COMMUNICATIONS**

- None

**PUBLIC HEARINGS**

1. 105 N. Santa Cruz Avenue  
Conditional Use Permit Application U-19-017

Requesting approval of a modification to an existing Conditional Use Permit for group classes located within an existing formula retail business (Athleta) on property zoned C-2. APN 510-17-067.

PROPERTY OWNER: Stahl Edward C Trustee

APPLICANT: Edward C. Stahl

PROJECT PLANNER: Diego Mora

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

A project representative spoke on behalf of the request.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion** by R. Gray to approve with required findings and recommended conditions of approval. **Seconded** by K. Baker.

**VOTE:**                   **Motion passed unanimously.**

2. 146 Robin Way  
Architecture and Site Application S-19-043

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10.

APN 532-12-015.

PROPERTY OWNER: Mehrdad & Leila Dehkordi

APPLICANT: Gary Kohlsaat

PROJECT PLANNER: Diego Mora

*Continued from June 2, 2020*

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat

He is the architect speaking on behalf of the request. They reached out to the neighbors and met in keeping with the COVID-19 order. They provided more drawings to illustrate the neighborhood context. They revised the design of this single-story building by lowering the height by 14 inches, changing the color palette to be warmer, and replacing the flat parapet over the front bay with a hip roof to simplify the roof lines.

Gordon Yamate

He is a neighbor living on Robin Way. He sent an earlier message of enthusiastic support for the fresh and stunning design. He understands there were concerns and believes the project has addressed the concerns by modifying the design and the size. Regarding concerns about the ranch style, in fact recent remodels have replaced ranch styles with fresh designs. He would be very distressed if there were other concerns about changes to the neighborhood that are at the heart of the current problems facing our Nation. Finally, he is upset that anyone would imply the outreach was less than honest and complete.

James Zaky

He and Mrs. Zaky live adjacent to the project to the south at 140 Robin Way. He did attend a neighborhood meeting, however, unfortunately the changes did not resolve his concerns regarding his view to the north. He believes the scale conflicts with the Design Element of the General Plan. Currently the view from their yard is covered by an apple tree and

landscaping that they understand will be removed and they are concerned about privacy in that regard. In terms of due process, he is confused by a statement made by the architect at the neighborhood meeting and wants to understand that the decision today is not before the Planning Commission.

Liz Crites

She is a neighbor on Cardinal Lane. She loves this immediate neighborhood, its look, feel, and people. She fully understands the need to increase a house to meet the needs of a family. The changes to the façade that she was shown were not readily apparent to her. This neighborhood is desirable because of the character of the traditional ranch style homes, and she doesn't want that character eroded by this precedent. She feels that in part the job of the architect is to understand the desires of the neighbors.

Lora Lee Zaky

She and Mr. Zaky live adjacent to the project to the south at 140 Robin Way. She feels strongly because they are the immediate neighbors whose personal privacy will be impacted. They were upset that Mr. Dehkordi stated he had not read their letter when they met. She has photos of seven homes in the neighborhood that have been updated in the country ranch style. Directly impacted neighbors are those that are upset by the proposed home.

Robert Buxton

He is a neighbor who has submitted correspondence outlining neighbor concerns, and the concerns have not been addressed. He is asking for a continuance; preferably to a meeting that would take place in the Council Chambers. The concerned neighbors have the upmost regard for the property owners. Some people did not receive their letters until yesterday, and there is ample reason for a continuance again.

Mehrdad Dehkordi

He is the owner speaking on behalf of the request. He is grateful to the neighbors who have supported the project. It has been a difficult time. They have tried to communicate with the neighborhood. He misunderstood the Zakys' question at their meeting, but he did read their letter. They have modified the design. They have been responsive and willing to compromise. He is thankful for consideration of the project today.

Sally Zarnowitz

Could the applicants speak to the screening on the south property line – would they be willing to install an eight-foot fence if that is amenable to the Zakys?

Gary Kohlsaas

The apple tree is in poor condition. They are willing to install an eight-foot fence and increase landscape screening for privacy on the south side.

Mr. Zaky

He is amenable to an eight-foot side yard fence; however, he does not feel it will address his concerns.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion** by R. Gray to approve with required findings and recommended conditions of approval, with an additional condition that the South side fence shall not be less than eight feet in height; and screening shall be added to the satisfaction of the Community Development Director.  
**Seconded** by K. Baker.

**VOTE:**                    **Motion passed unanimously.**

**OTHER BUSINESS**

- None

**ADJOURNMENT**

The meeting adjourned 10:45 a.m.

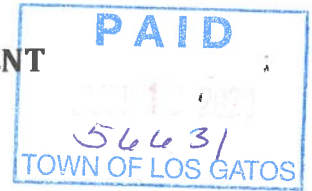
Prepared by:

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/s/ Sally Zarnowitz, Planning Manager



**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT**  
110 E. Main Street  
Los Gatos, CA 95030



**APPEAL OF THE DECISION OF  
DIRECTOR OF COMMUNITY DEVELOPMENT**

**PLEASE TYPE or PRINT NEATLY**

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: 09 JUNE 2020  
PROJECT/APPLICATION: S-19-043  
LOCATION: 146 ROBIN WAY

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

*Interested person means:*

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

SECURE COMMITMENT FROM APPLICANT TO ADDRESS PRIVACY CONCERNS. THE DPL PROPOSED THE APPLICANT REPLACE THE EXISTING 5' FENCE W/AN 8' FENCE BETWEEN 146 & 140 ROBIN WAY. BOTH PARTIES AGREED IMPORTANT: IN CONCEPT. WE ARE REQUESTING A FORMAL COMMITMENT BY THE APPLICANT.

1. Appeal must be filed within ten (10) days after the date of mailing of written notification of the decision. If the tenth (10<sup>th</sup>) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10<sup>th</sup>) day, usually a Monday.
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

**RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT**

PRINT NAME: JAMES ZAKY SIGNATURE: [Signature]  
DATE: 19 JUNE 2020 ADDRESS: 140 ROBIN WY., LG CA  
PHONE: 650 224 7071 EMAIL: JIM.ZAKY@HP.COM  
\*\*\*\*\*

**OFFICE USE ONLY**

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_  
COMMISSION ACTION: 1. \_\_\_\_\_ DATE: \_\_\_\_\_  
2. \_\_\_\_\_ DATE: \_\_\_\_\_  
3. \_\_\_\_\_ DATE: \_\_\_\_\_

PLAPPEAL \$ 221.00 Residential  
PLAPPEAL \$ 882.00 Commercial  
PLAPPEAL \$ 90.00 Tree Appeals

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Feb 15, 2020

Hi Gary and Jaclyn,

Below, please find a log of our discussions with our neighbors regarding our upcoming rebuild project for our home at 146 Robin Way. We were able to discuss this with almost all of our neighbors and everyone that we talked to or heard from has been very supportive and has praised the architecture and the design. We are blessed to have such great neighbors and are very excited about our project.

Date	Neighbor	Address	Notes
Dec 15, 2019	Deborah and Marty Johnson	150 Robin Way	Tenants. Very supportive of our plan
Dec 19, 2019	Lorin Hill	150 Robin Way	Owner. Discussed via email. He's also very supportive. Please see attached email.
Dec 20, 2019	Bob and Susan Buxton	118 Robin Way	Very excited and supportive of our plan
Dec 21, 2019	Jim and Lora Lee Zaky	140 Robin Way	Very excited and supportive of our plan
Dec 21, 2019	Jake and Kelly Langner	112 Robin Way	Tenants. Very supportive of our plan
Dec 21, 2019	Deborah Shiba and Gordon Yamate	126 Robin Way	Very excited and supportive of our plan
Dec 21, 2019	Nancy and Marty McCormick	136 Robin Way	Very excited and supportive of our plan
Dec 26, 2019	John Gifford	112 Robin Way	Owner. Discussed via email. Have not heard back from him.
Jan 25, 2020	Rich Battaglia	122 Robin Way	Very excited and supportive of our plan
Jan 25, 2020	Brandon and Tool Wang	130 Robin Way	Very excited and supportive of our plan
Feb 12, 2020	Jennifer and Edward Kim	156 Robin Way	Very excited and supportive of our plan
Feb 13, 2020	Paul Reid	156 Robin Way	Owner. Discussed via email. He's also very supportive. Please see attached email.

Feb 15, 2020

Date	Neighbor	Address	Notes
Multiple dates	Malcom and Gayle Gordon	106 Robin Way	They seem to be on travel most of the time. We have tried multiple dates in Dec/Jan/Feb and have not been able to talk to them. Will try to reach out via email.

We will send you any update as soon as we hear from other neighbors.

Thanks,

Mehrdad Dehkordi and Leila Bahreinian  
146 Robin Way, Los Gatos



Mehrdad Dehkordi &lt;eslami@gmail.com&gt;

---

**146 Robin Way**

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Paul Reid <carmelitakp44@hotmail.com>  
To: Mehrdad Dehkordi <eslami@gmail.com>  
Cc: Leila Bahreinian <bahreinian@gmail.com>

Sat, Feb 15, 2020 at 1:35 PM

Mehrdad & Leila,  
Looks lovely, we have no objections and wish you the best in your project!  
Paul & Carol Reid

Get Outlook for Android

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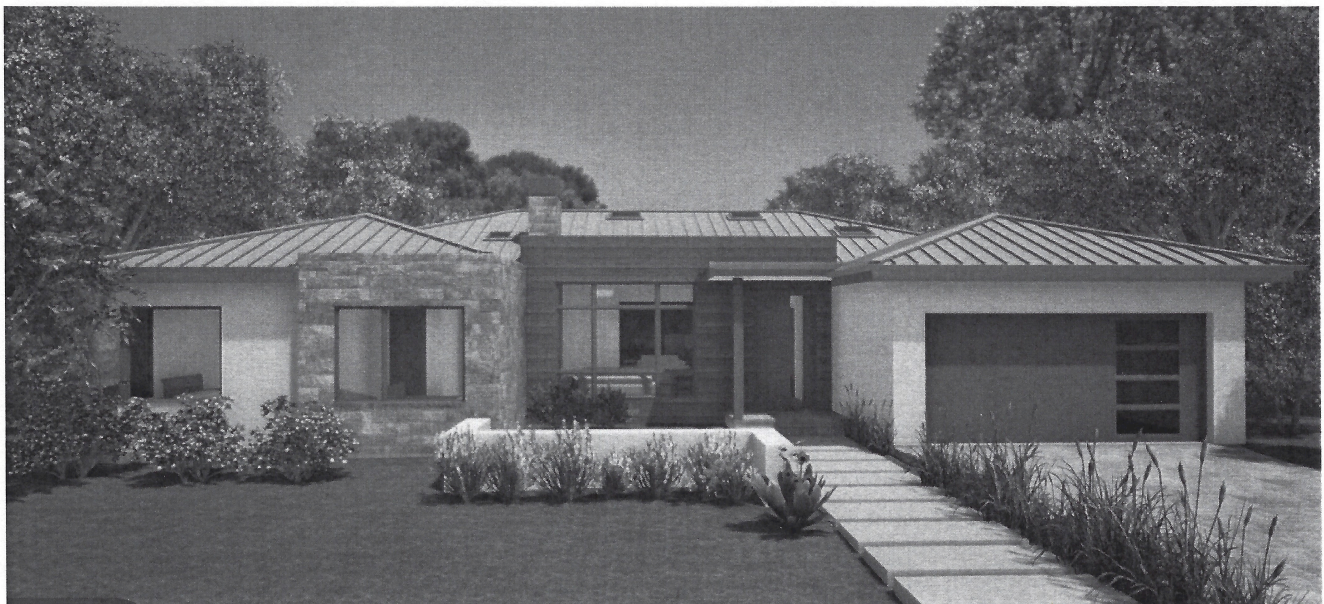
**From:** Mehrdad Dehkordi <eslami@gmail.com>  
**Sent:** Saturday, February 15, 2020 1:08:18 PM  
**To:** Paul Reid <carmelitakp44@hotmail.com>  
**Cc:** Leila Bahreinian <bahreinian@gmail.com>  
**Subject:** 146 Robin Way

Hi Paul,

Thanks for replying to my text and sending your email address.

As Jennifer informed you, we are planning to rebuild our house. Currently we have submitted the plans to the Town for initial review. We have been told the permits and other pre-building processes may take a few months so the earliest to start the project would be end of Spring to mid Summer.

Below you can find a picture of the front view of the proposed new house.



If you have any questions or comments please don't hesitate to contact us. Have a great long weekend.

Regards,  
Leila and Mehrdad

146 Robin Way

146 Robin Way  
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146 Robin Way  
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146 Robin Way

146 Robin Way

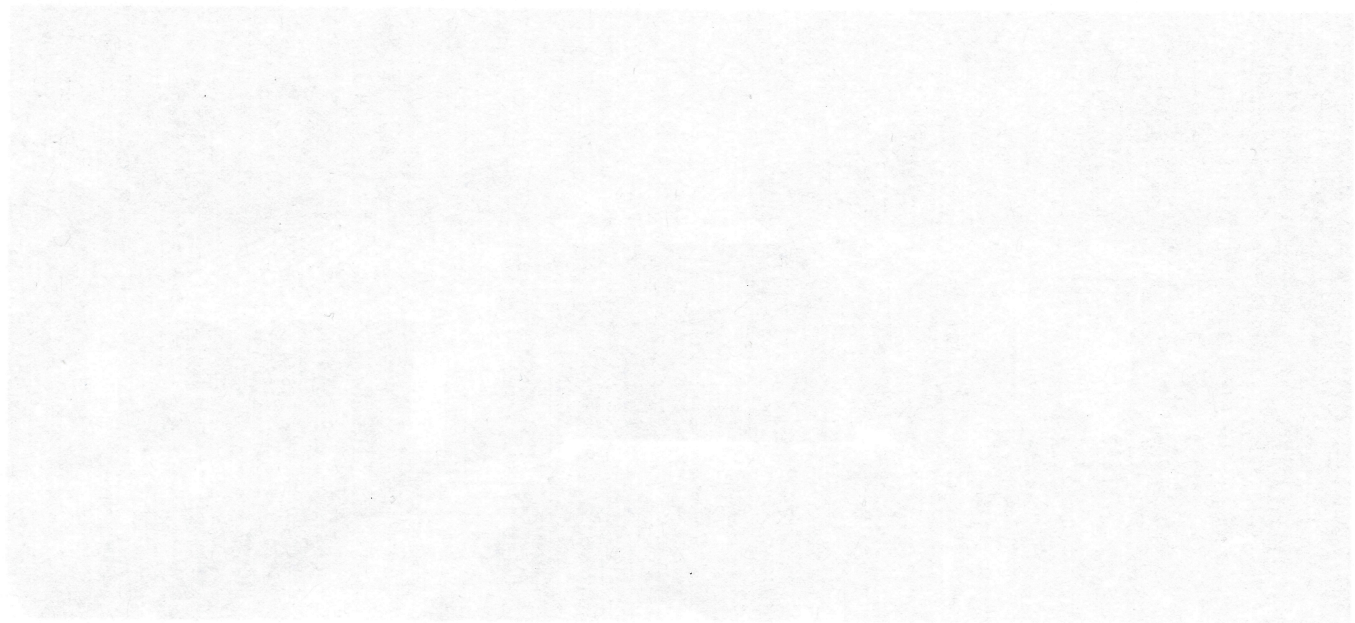
146 Robin Way  
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146 Robin Way

146 Robin Way



146 Robin Way

146 Robin Way



Mehrdad Dehkordi &lt;eslami@gmail.com&gt;

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## Neighbors planning to build a new house

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Lorin Hill <lorin.f.hill@gmail.com>  
To: Deborah Johnson <dejohns70@gmail.com>  
Cc: Mehrdad and Leila Dehkordi <eslami@gmail.com>

Thu, Dec 19, 2019 at 2:56 PM

Hi Deborah,

Thanks for letting us know and for putting us in contact.

Greetings, Mehrdad - nice to "meet" you via email. Your project sounds very exciting!

There haven't been too many tear-downs in the neighborhood, if any - mostly ambitious remodels due the single story restriction. I've seen your Design Review plans online, and it's a lovely design. Congratulations, and good luck with Design Review.

Happy holidays to all,  
Lorin

--

Lorin Hill | Principal

Lorin Hill, Architect  
6573 Shattuck Avenue | Oakland, CA 94609  
510.654.2552

lhill@hillarch.com | www.hillarch.com

On Thu, Dec 19, 2019 at 1:48 PM Deborah Johnson <dejohns70@gmail.com> wrote:

Hi Lorin-

our lovely neighbors the Dehkordis (Merhdad and Leila) at 146 Robin Way, came over at the weekend to show us their plans to tear down and re-build their house. They are in the process of applying for the necessary permits and hope to start construction next summer.

I told them I would inform you and provide you with their contact info should you, your brothers or Mum have any questions for them.

Merhdad is copied to this email :-)

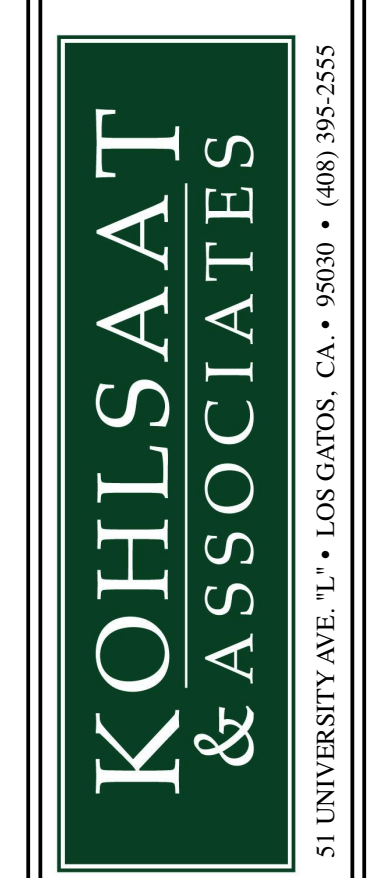
Btw, Leila asked after your mum and sends her warm wishes.

Happy Holidays to you all.

Deborah

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REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20



# The Dehkordi Residence

A NEW RESIDENCE:  
**THE DEHKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																																
	<p><b>ARCHITECT:</b>            KOHLSAAT &amp; ASSOCIATES            51 UNIVERSITY AVENUE, SUITE L            LOS GATOS, CA 95030            TEL: (408) 395-2555</p> <p><b>LANDSCAPE ARCHITECT:</b>            AMBIANCE GARDEN DESIGN            550 LAURENCE EXPWAY,            MAILBOX #377            SUNNYVALE, CA 94085            TEL: (408) 990-6999</p>	<p><b>CIVIL ENGINEER:</b>            NNR ENGINEERING            955 KEYEBRIDGE LANE            SAN JOSE, CA 95128            TEL: (408) 348-7813</p> <p><b>SOILS ENGINEER:</b>            WAYNE TING &amp; ASSOC.            42824 OSGOOD ROAD, UNIT A            FREMONT, CA 94599            TEL: (510) 623-7768</p>	<p><b>SURVEYOR:</b>            CARNES &amp; ASSOCIATES            9505 SUGAR BABE DRIVE            GILROY, CA 95020            TEL: (408) 847-2013</p>																																
	<p><b>NOTES</b></p> <p>* AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, AND COMPLETES PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. NOTE: THE OWNER(S), OCCUPANTS AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE.</p> <p>* 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 THE 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 CONSTRUCTION WILL NOT BE GRANTED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).</p> <p>* 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 IN ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE VIEWED FROM THE UBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.</p> <p>* CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFG CHAPTER 83 AND OUR STANDARD DETAILS AND SPECIFICATION 81-T. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.</p>																																		
		<p><b>PROJECT ADDRESS:</b> 146 ROBIN WAY LOS GATOS, CA 95032</p> <p><b>OWNER:</b> MEHRDAD &amp; LEILA DEHKORDI 146 ROBIN WAY LOS GATOS, CA 95032</p> <p><b>APN#:</b> 592-12-015  <b>ZONING:</b> R-1:10  <b>OCCUPANCY GROUP:</b> R-3; U  <b>CONSTRUCTION TYPE:</b> V-B</p> <p><b>GROSS &amp; NET SITE AREA:</b> 13,112 SF  <b>AVERAGE SLOPE:</b> &lt; 5%</p> <p><b>RESIDENCE F.A.R.</b>        = .35 - ((13,112-5) X .20)        = .2351        = 3,153 SF</p> <p><b>GARAGE F.A.R.</b>        = .10 - ((13,112-5) X .07)        = .0773        = 1,013 SF</p> <hr/> <p><b>PROPOSED FLOOR AREAS:</b> MAIN FLOOR 3,737 SF        TOTAL LIVING AREA 3,737 SF        GARAGE 503 SF</p> <p><b>EXISTING STRUCTURES TO BE REMOVED:</b> EXISTING RESIDENCE: 2,466 SF        GARAGE 542 SF</p> <hr/> <p><b>SITE AREAS:</b></p> <table border="0"> <tr> <td>RESIDENCE</td> <td>4,245 SF</td> <td>EXISTING</td> <td>3,008 SF</td> </tr> <tr> <td>COVERED PORCH</td> <td>51 SF</td> <td></td> <td>150 SF</td> </tr> <tr> <td>COVERED LOGGIA</td> <td>526 SF</td> <td></td> <td>0 SF</td> </tr> <tr> <td><b>TOTAL BUILDING COVERAGE</b></td> <td><b>4,822 SF = 36.8%</b></td> <td></td> <td><b>3,158 SF = 24.1%</b></td> </tr> <tr> <td colspan="4"><hr/></td> </tr> <tr> <td>PATIOS &amp; CONC. PATHS</td> <td>463 SF</td> <td></td> <td>1,796 SF</td> </tr> <tr> <td>DRIVEWAY</td> <td>762 SF</td> <td></td> <td>963 SF</td> </tr> <tr> <td><b>TOTAL IMPERVIOUS COVERAGE</b></td> <td><b>6,047 SF = 46.1%</b></td> <td></td> <td><b>5,317 SF = 45.1%</b></td> </tr> </table>	RESIDENCE	4,245 SF	EXISTING	3,008 SF	COVERED PORCH	51 SF		150 SF	COVERED LOGGIA	526 SF		0 SF	<b>TOTAL BUILDING COVERAGE</b>	<b>4,822 SF = 36.8%</b>		<b>3,158 SF = 24.1%</b>	<hr/>				PATIOS & CONC. PATHS	463 SF		1,796 SF	DRIVEWAY	762 SF		963 SF	<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>6,047 SF = 46.1%</b>		<b>5,317 SF = 45.1%</b>	<p>A-1 COVER SHEET</p> <p>A-2 NEIGHBORHOOD PLAN &amp; STREETScape</p> <p>A-3 STREETSCAPES</p> <p>A-4 SITE PLAN</p> <p>C-1 CIVIL COVER SHEET</p> <p>C-2 GRADING &amp; DRAINAGE PLAN</p> <p>C-3 CROSS SECTIONS &amp; MISC. DETAILS</p> <p>C-4 EROSION CONTROL/CONSTRUCTION MANAGEMENT</p> <p>L-1 PRELIMINARY LANDSCAPE PLAN</p> <p>A-5 PROPOSED FLOOR PLAN</p> <p>A-6 ROOF PLAN</p> <p>A-7 FRONT &amp; LEFT ELEVATIONS</p> <p>A-8 REAR &amp; RIGHT ELEVATIONS</p> <p>A-9 CROSS SECTIONS</p> <p>A-10 SHADOW STUDIES</p> <p>A-11 3D VIEWS</p> <hr/> <p style="text-align: center;"><b>SCOPE OF WORK</b></p> <p>A NEW 3,737 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 3 BEDROOMS, 5½ BATHS, AND OFFICE AND A COVERED LOGGIA</p>
RESIDENCE	4,245 SF	EXISTING	3,008 SF																																
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<p>DATE: 11/12/19</p> <p>SCALE: AS SHOWN</p> <p>SHEET</p> <p style="font-size: 2em;"><b>A-1</b></p> <p>1 OF -</p>																																			

COVER SHEET

DATE: 11/12/19  
 SCALE: AS SHOWN  
 SHEET  
**A-1**  
 1 OF -

REVISIONS	
A.	01/09/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

**KOHLSAAT & ASSOCIATES**  
 51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE:  
**THE DEHKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

NEIGHBORHOOD PLAN & STREETSCAPE

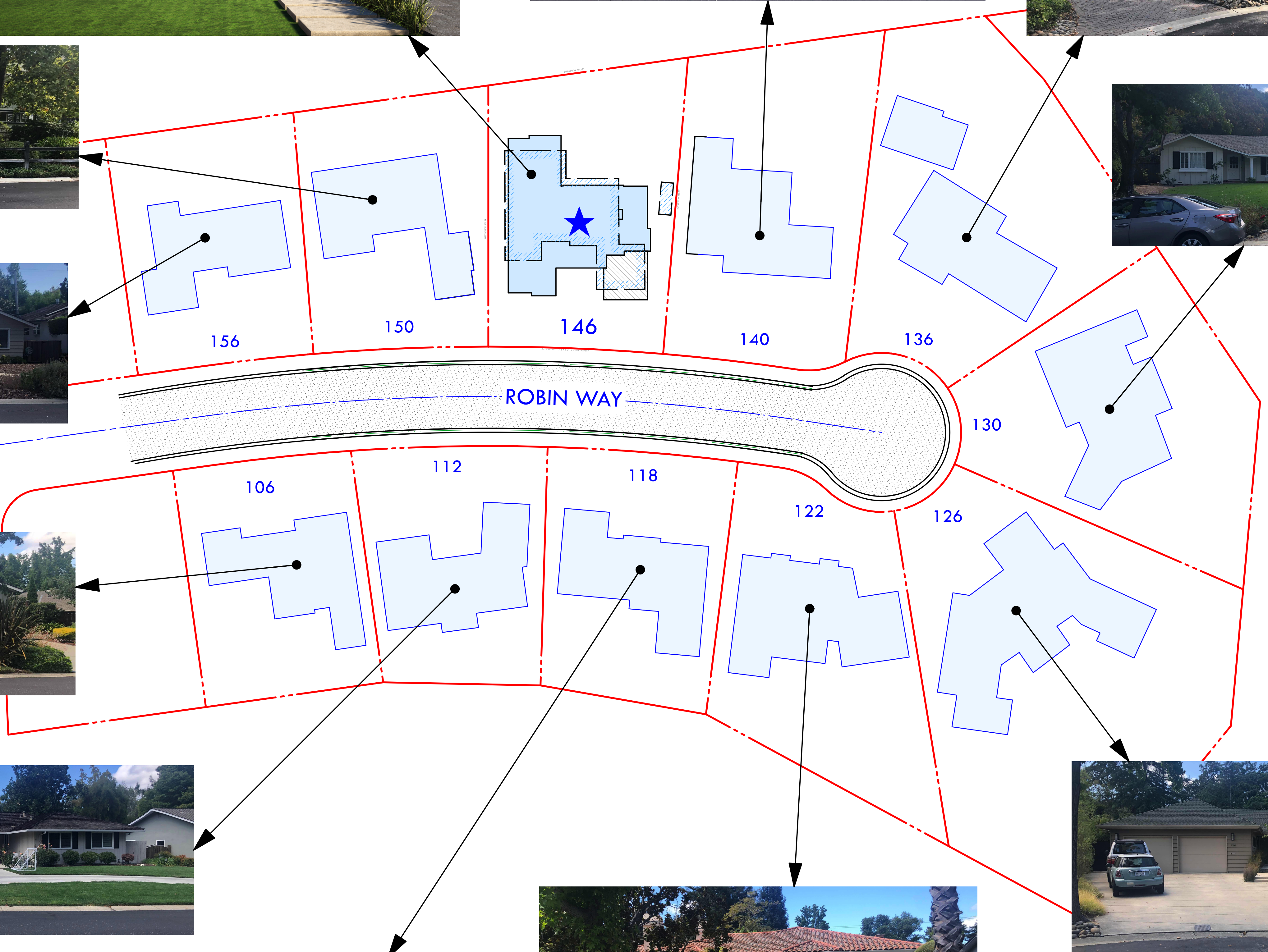
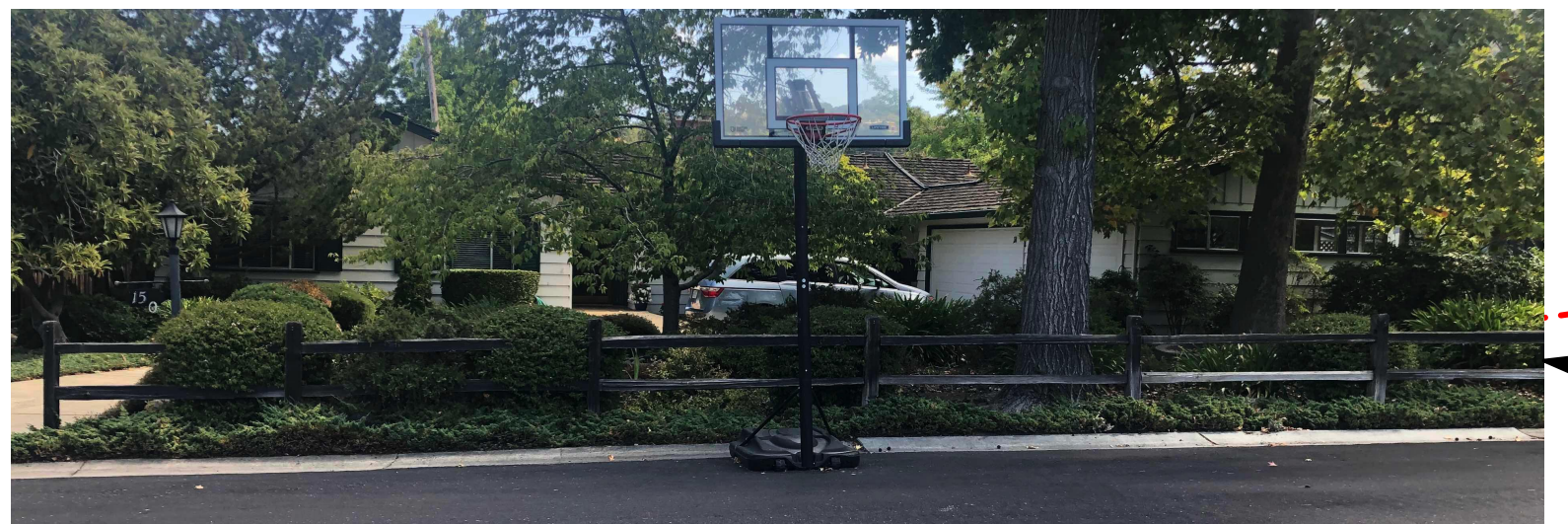
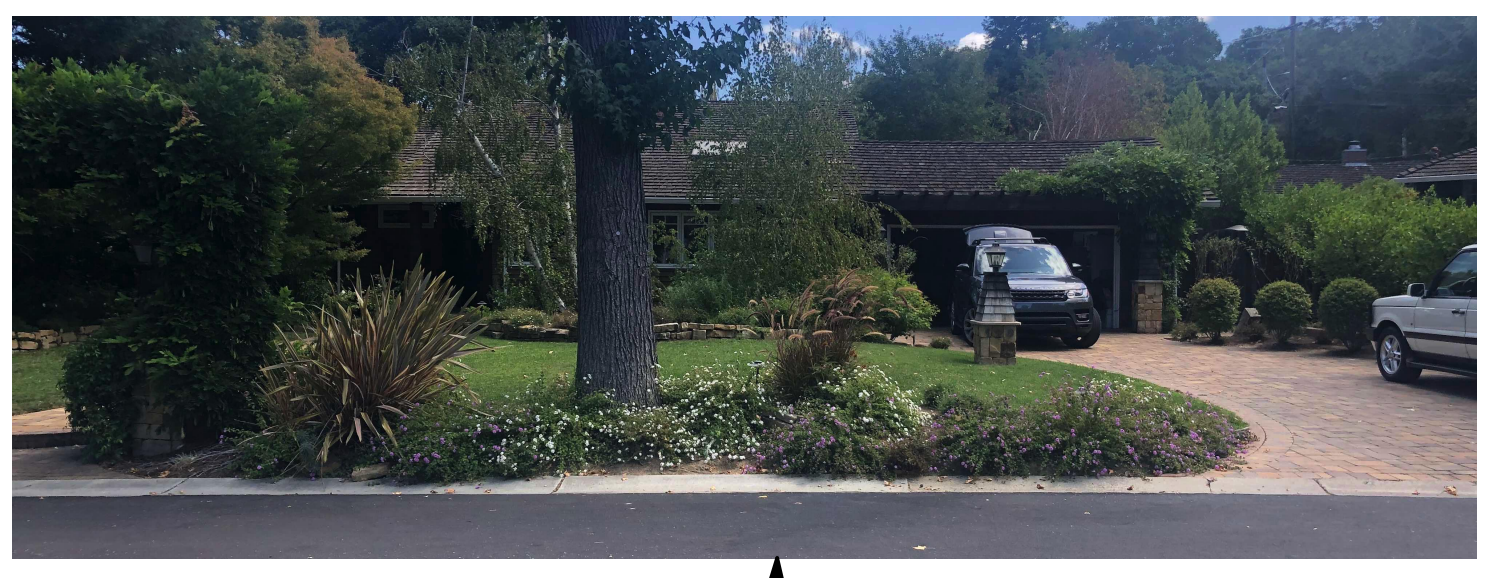
DATE: 11/12/19

SCALE: AS SHOWN

SHEET

A-2

2 OF -



**NEIGHBORHOOD PLAN**  
 SCALE: 1" = 30'



REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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 LOS GATOS, CA

STREETSCAPE  
S

DATE: 11/12/19

SCALE: AS SHOWN

SHEET

**A-3**

3 OF -



STREETSCAPE VIEW



STREETSCAPE VIEW - no landscaping

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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A NEW RESIDENCE:  
**THE DEHKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA



**IMPERVIOUS AREAS LEGEND & TABLE**

	PROPOSED	DEMO
PROPOSED RESIDENCE	3,737 SF	
PROPOSED GARAGE	508 SF	
EXISTING HOME TO BE DEMOLISHED		3,008 SF
PAVERS ON CONCRETE SLAB	825 SF	
PAVERS ON SAND BED (DRIVEWAY)	762 SF	
CONCRETE PAVING STONE PATH	215 SF	
EXISTING PAVED PATHS AND PATIOS TO BE REMOVED		2,909 SF
<b>TOTAL IMPERVIOUS (DISTURBED) AREA</b>	<b>6,052 SF</b>	<b>5,917 SF</b>

**SITE PLAN**  
 SCALE: 1" = 10'

**STANDARD GRADING NOTES**

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
  - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
  - ACKNOWLEDGMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
  - RETAINING WALL--TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
  - TOE AND TOP OF CUT AND FILL SLOPES

- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE-ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
- OWNER/APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_
- GENERAL CONTRACTOR (IF AVAILABLE): \_\_\_\_\_ PHONE: \_\_\_\_\_
- GRADING CONTRACTOR (IF AVAILABLE): \_\_\_\_\_ PHONE: \_\_\_\_\_
- A. CUT: 

35	CY EXPORT:	35
5	CY IMPORT:	0

 B. FILL: 

35	CY EXPORT:	35
5	CY IMPORT:	0
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
- A TOWN ENCRoACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCRoACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
- IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

**UTILITY NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
- CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

**GENERAL NOTES:**

- EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521.
- PRIOR TO REQUESTING A FOUNDATION INSPECTIONS BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT ( IN WRITING) WHICH SHALL STATE THE FOLLOWING:
  - THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
  - THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
- PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.

**STANDARD GRADING NOTES**

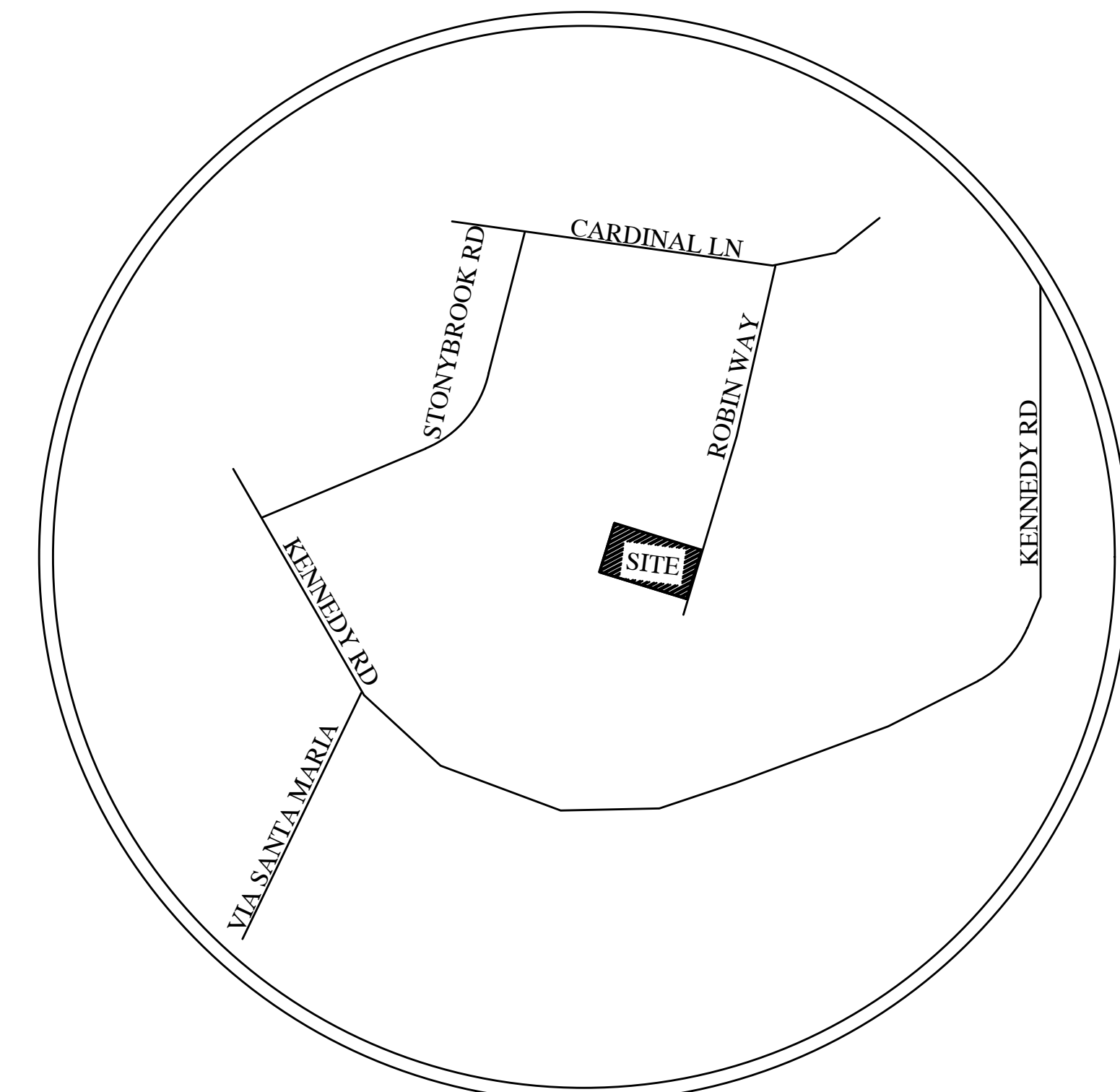
- GRADING SHALL CONFORM TO THE TOWN OF LOS GATOS GRADING REQUIREMENTS, TO THE ATTACHED SPECIFICATIONS AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY THE SOIL ENGINEER.
- DRIVEWAY SURFACING SHALL CONFORM TO THE PLAN AND DETAILS SHOWN HEREON AND AS REQUIRED BY THE TOWN OF LOS GATOS.
- DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE TO THE DRIVEWAY OR TO A CLOSE PIPE DRAINAGE SYSTEM. IT SHALL BE THE OWNERS RESPONSIBILITY TO INSURE THAT THE DRAINAGE FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES OR RE-BUILD AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE GRADING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 3 FEET. MINIMUM SLOPE IN ALL OTHERS CASES SHALL BE 1%.
- EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES ARE REQUIRED IN GRADED AREAS. SEE PLAN FOR DETAILS. EROSION CONTROL AND SILT RETENTION FACILITIES SHALL BE IN PLACE BY NOVEMBER 1st.
- GRADING SHALL BE PERMITTED ONLY FROM APRIL 1st TO NOVEMBER 1st.
- THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCPE PLANS FOR ADDITIONAL DETAILS AND DIMMENSIONS.

**SHEET INDEX**

<b>COVER SHEET</b>	<b>C-1</b>
<b>GRADING AND DRAINAGE PLAN</b>	<b>C-2</b>
<b>CROSS SECTIONS AND MISC. DETAILS</b>	<b>C-3</b>
<b>EROSION CONTROL/CONSTRUCTION MANAGEMENT PLAN</b>	<b>C-4</b>
<b>'BLUEPRINT FOR A CLEAN BAY' SHEET</b>	

**NOTICE TO CONTRACTORS**

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

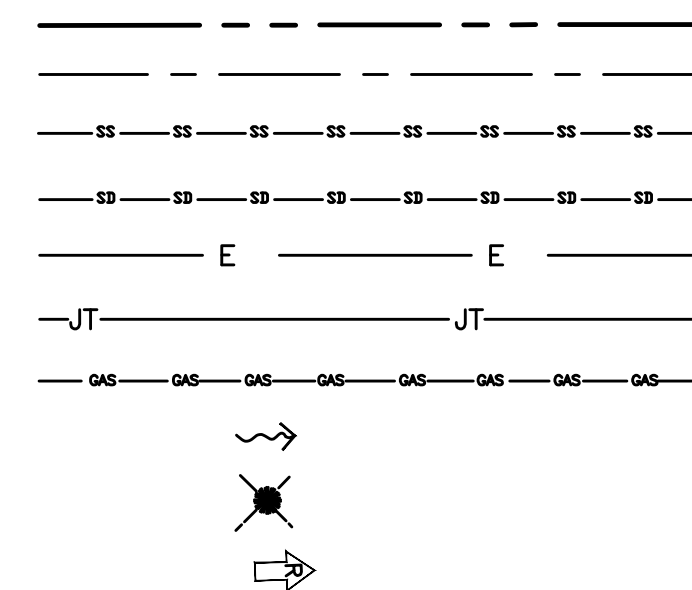


**VICINITY MAP**

**DESCRIPTION**

- PROPERTY LINE
- CENTERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- ELECTRICAL LINE
- JOINT TRENCH
- GAS LINE
- DRAINAGE FLOW
- REMOVE TREE
- OVERLAND RELEASE

**LEGEND**



**ABBREVIATION**

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

**EARTH WORK NOTE:**

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

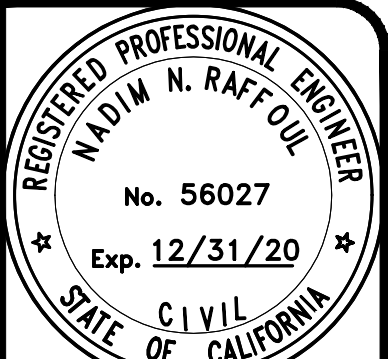
**NOTE:**

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE TOWN OF LOS GATOS PUBLIC WORKS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

NOTE: NO GRADING REQUIRED EXCEPT FOR CRAWLSPACE & FOUNDATION EXCAVATION & FOR SHAPING FINAL GRADES FOR PROPER DRAINAGE

APPROXIMATE GRADING QUANTITIES (cu. yds.)

LOCATION	CUT	DEPTH	FILL	DEPTH	TOTAL
HOUSE/	35	0.8'	0	0	
SITE	5	0.5'	5	0.5'	
<b>TOTAL</b>	<b>40</b>		<b>5</b>		<b>35</b>



**NNR ENGINEERING**  
CIVIL ENGINEER  
585 WETBERGE DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 948-7983

146 ROBIN WAY  
LOS GATOS, CA.

APN 582-12-015

SAN CLARA COUNTY

COVER SHEET

ADDRESS TOWN COMMENTS	1/21/20
-	-
-	-
-	-

REVISIONS	DATE
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JOB NO:

DATE: 9-16-2019

SCALE: N.T.S.

DRAWN BY: NR

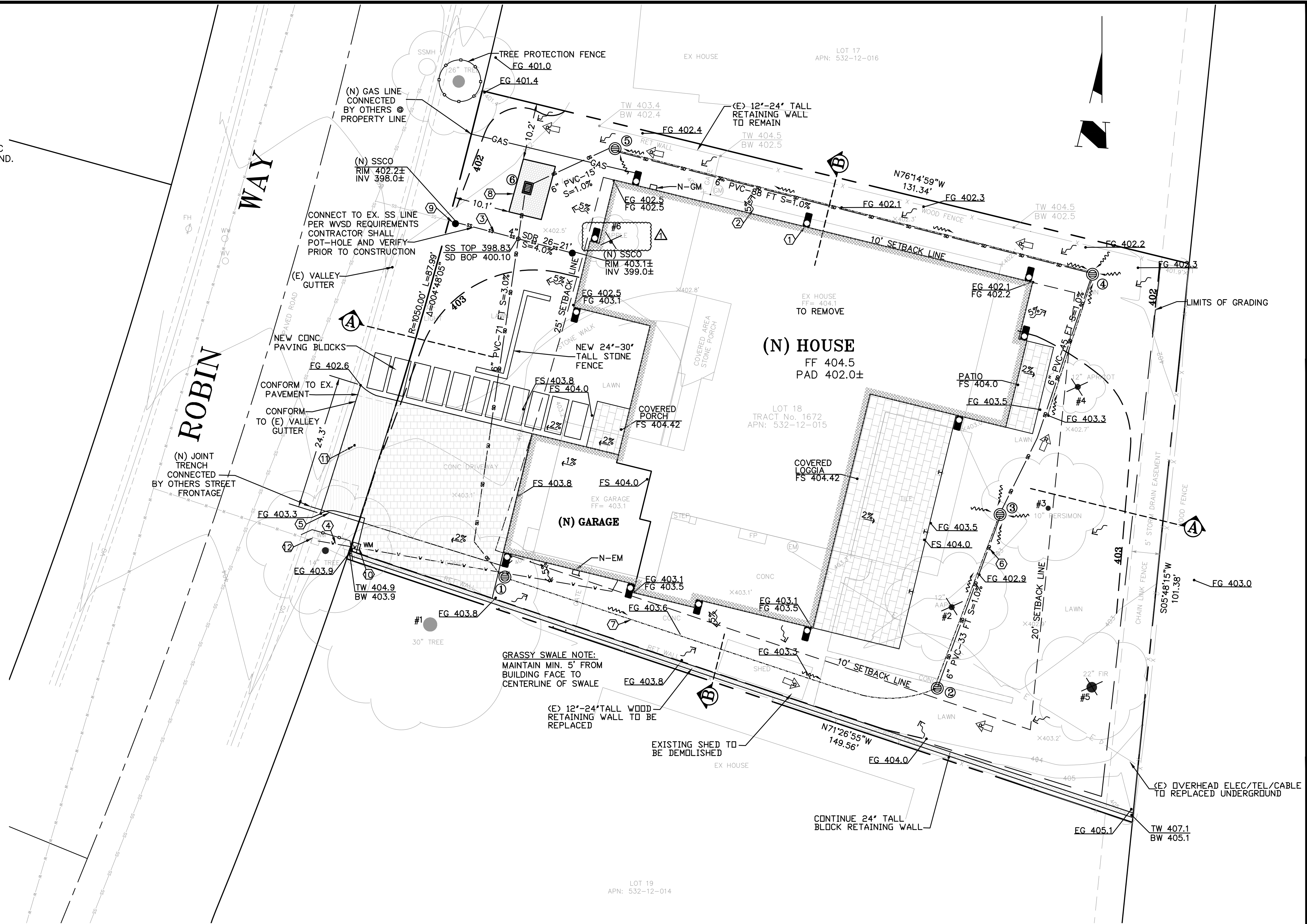
SHEET NO:

C-1

OF 5 SHEETS

**GRADING AND DRAINAGE CONSTRUCTION NOTES:**

- 1 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.), DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE - TYP. (SEE DETAIL)
- 2 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 3 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 (N) WATER LINE DESIGN BY OTHERS.
- 5 APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
- 6 GRASSY SWALE @ S=0.7%.
- 7 6" PVC (SDR-35) @ S=1% MIN.
- 8 10'X6'X4.5' GRAVEL BASIN, SEE DETAIL.
- 9 INSTALL (N) SANITARY SEWER CLEANOUT PER TOWN STANDARD.
- 10 INSTALL (N) WATER METER W/ TRAFFIC RATED COVER.
- 11 REMOVE EXISTING DRIVEWAY AND CONSTRUCT (N) CONC. PAVERS DRIVEWAY PER TOWN STANDARD DETAIL.
- 12 REMOVE EXISTING WATER METER



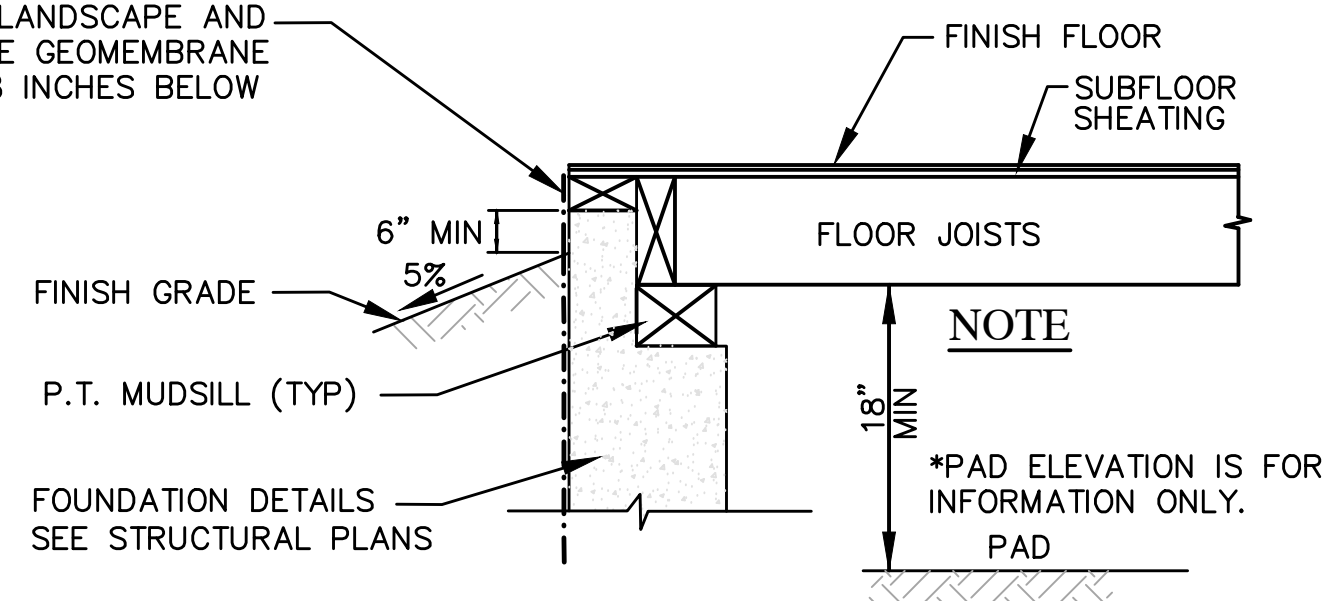
**LEGEND:**

- ⊕ AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- ▣ CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

**DRAINAGE NOTE**

- 1 AD RIM 403.8± INV 402.3±
- 2 AD RIM 403.1± INV 401.6±
- 3 AD RIM 402.9± INV 401.3±
- 4 AD RIM 401.9± INV 400.8±
- 5 AD RIM 401.8± INV 400.0±
- 6 CB RIM 401.6± INV 399.6±

INSTALL IMPERMEABLE GEOMEMBRANE BETWEEN FOOTING AND LANDSCAPE (DESIGNATED AS LAWN) AND LANDSCAPE AND IMPERMEABLE PAVEMENT. THE GEOMEMBRANE SHOULD EXTEND AT LEAST 8 INCHES BELOW BOTTOM OF FOOTING.



**EXTERIOR GRADING DETAIL (TYP.)**  
N.T.S.

**DRAINAGE NOTE**

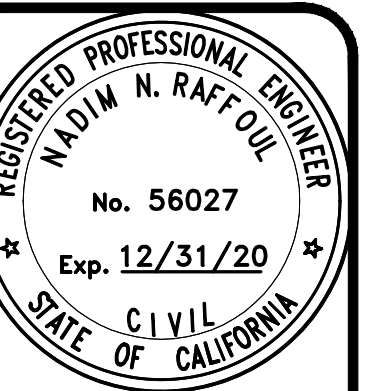
A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."

**TREE FENCING NOTE**

SEE ARCHITECTURAL PLANS FOR TREE FENCING LOCATIONS AND T1, INCLUDING ARBORIST REPORT RECOMMENDATIONS.

**NOTE**

TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION SHOWN HEREON WAS SUPPLIED BY THE OWNER. NNR ENGINEERING NOT RESPONSIBLE FOR ITS ACCURACY.



**NNR ENGINEERING**  
CIVIL ENGINEERS  
635 HERBERT DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 948-7883

146 ROBIN WAY  
LOS GATOS, CA.

APN 532-12-015

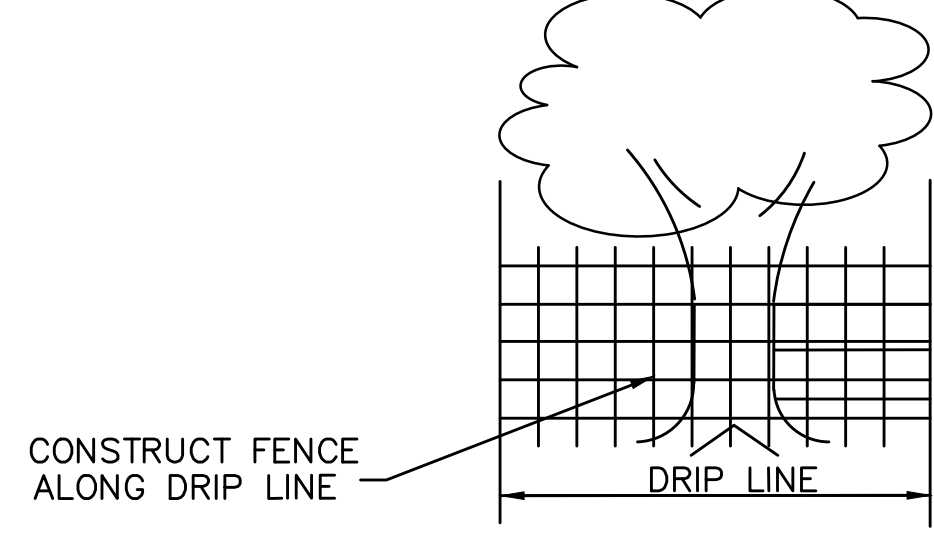
**GRADING AND DRAINAGE PLAN**

ADDRESS TOWN COMMENTS	1/21/20
REVISIONS	DATE
JOB NO:	
DATE:	9-16-2019
SCALE:	1"=10'
DRAWN BY:	NR
SHEET NO:	

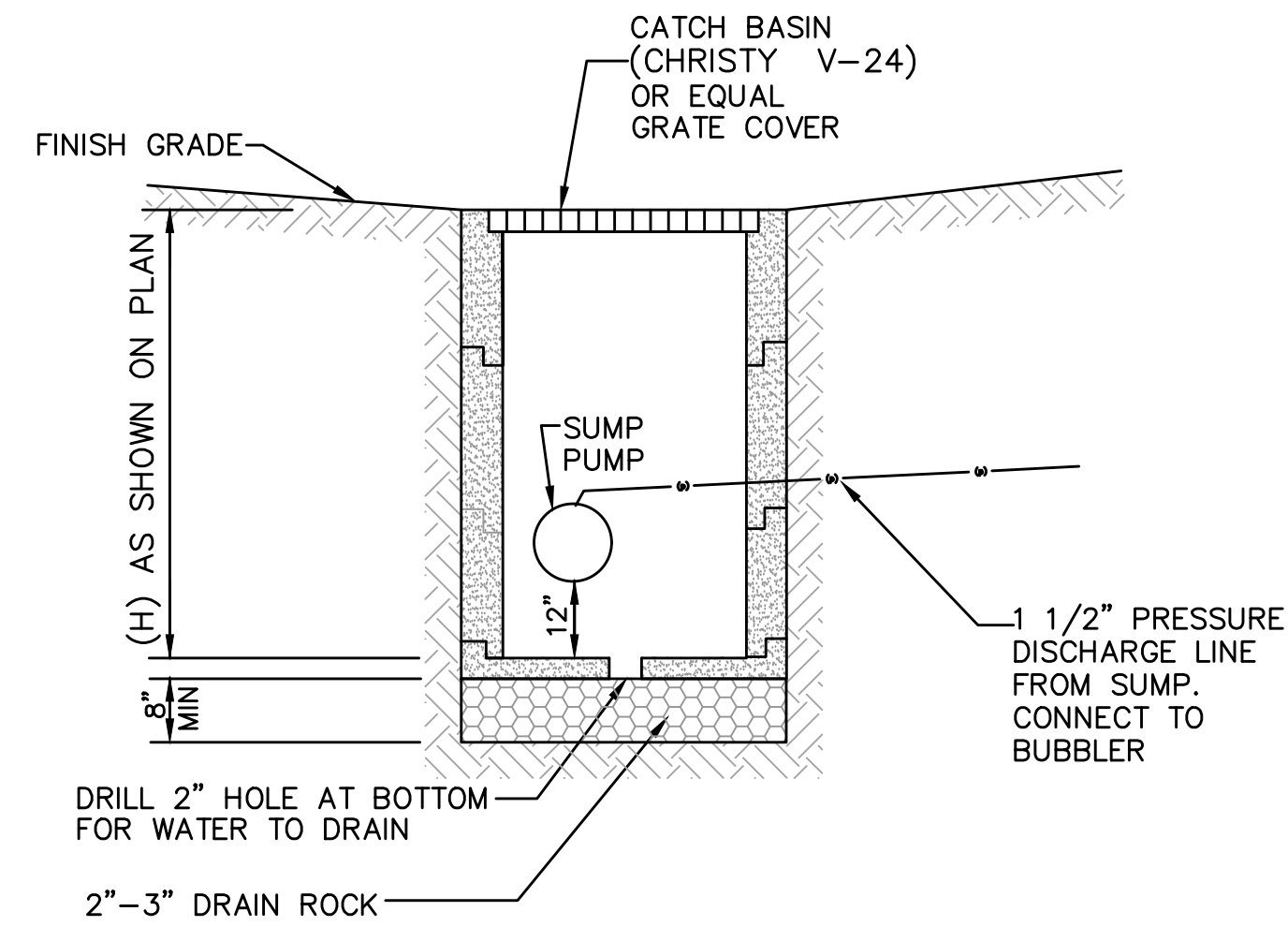
C-2

**NOTES:**

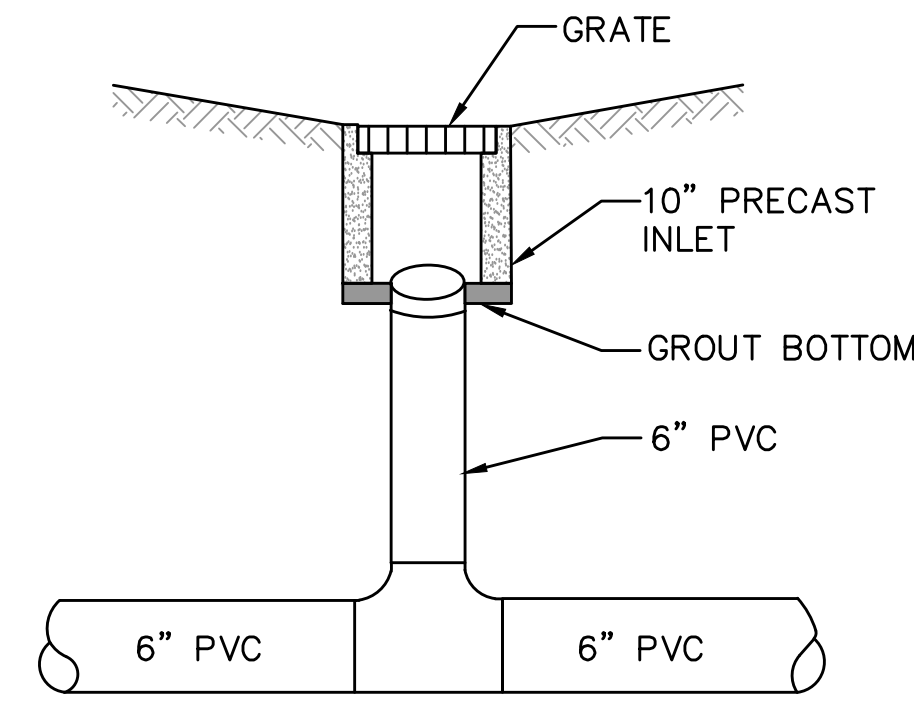
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



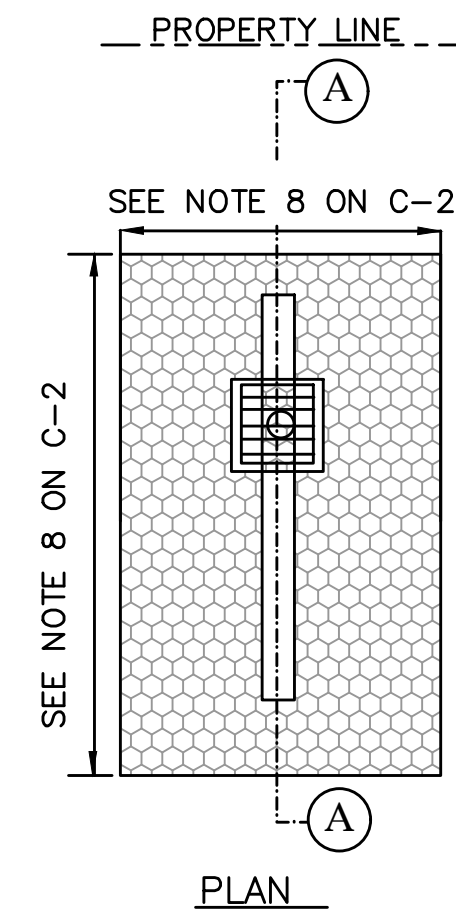
**TREE PROTECTION DETAIL**  
N.T.S.



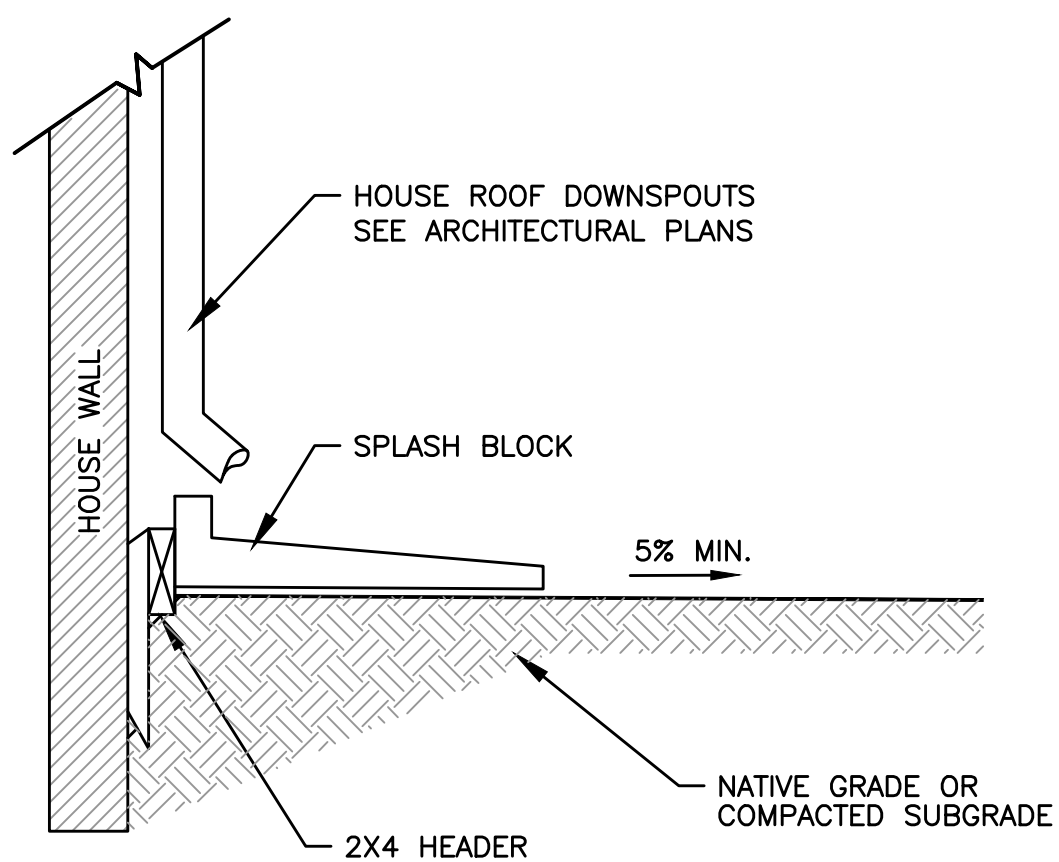
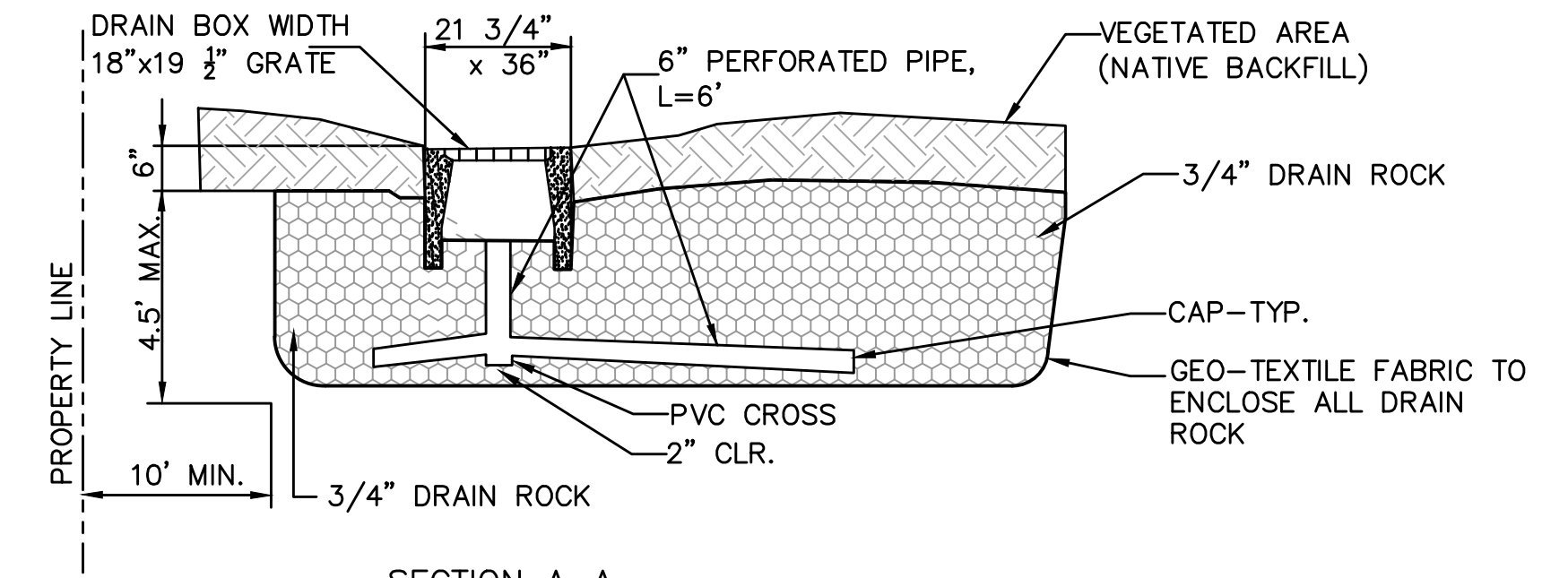
**CATCH BASIN DETAIL**  
N.T.S.



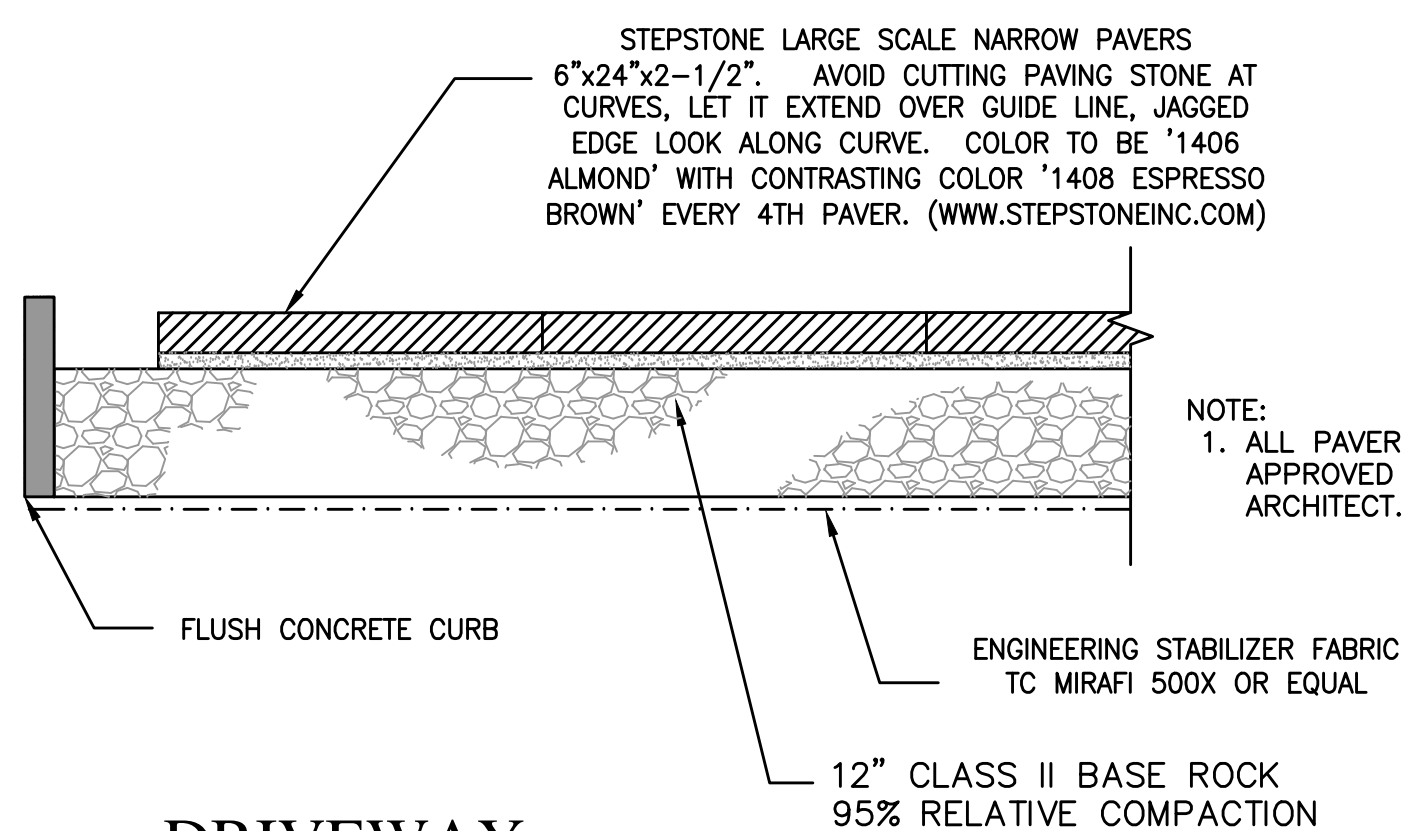
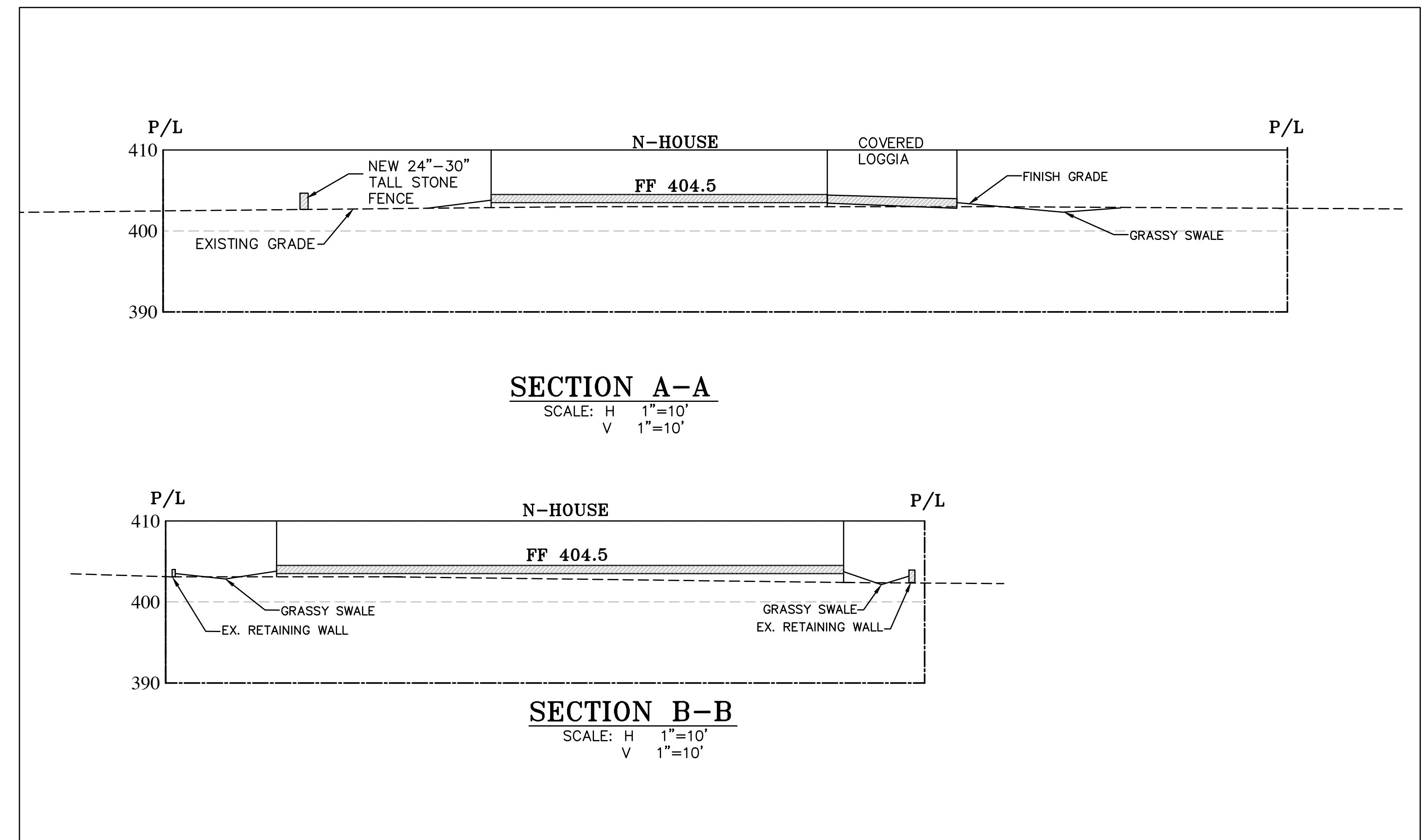
**AREA DRAIN DETAIL**  
N.T.S.



**GRAVEL BASIN DETAIL**  
N.T.S.

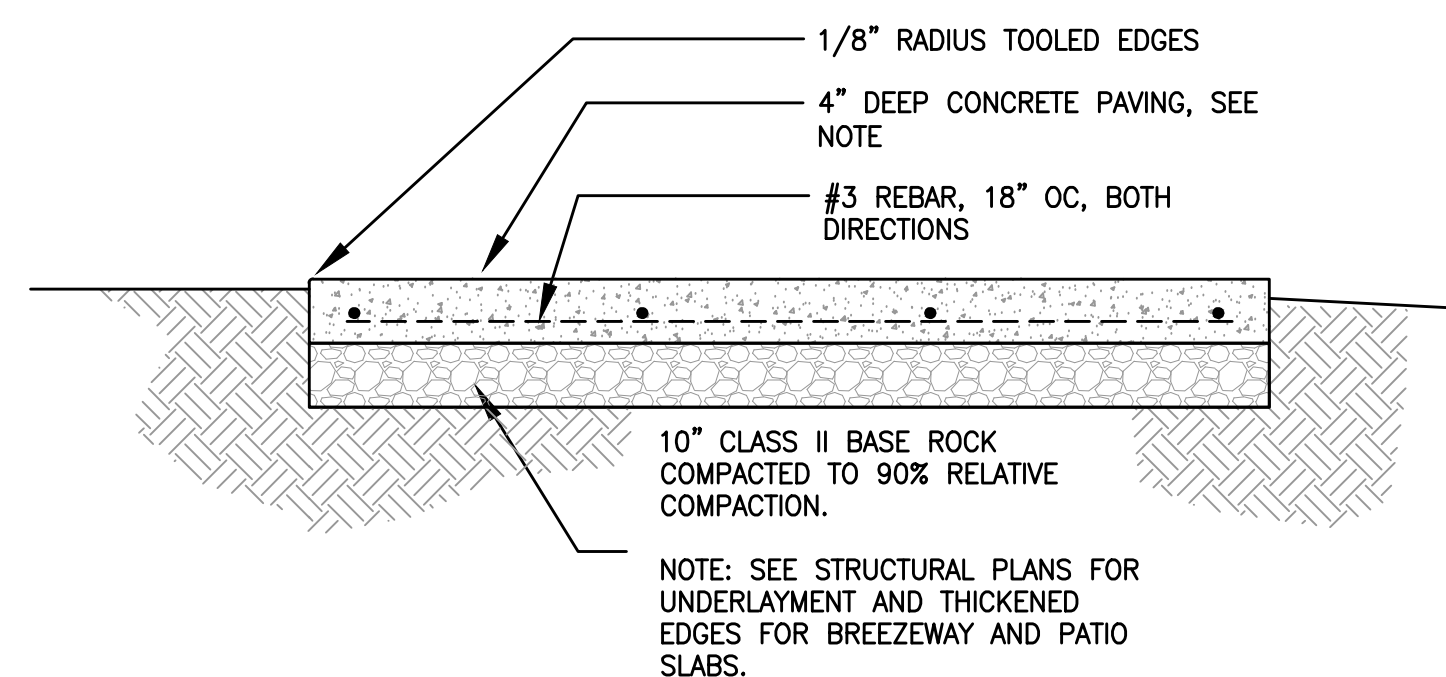


**ROOF DOWNSPOUT/SPLASH BLOCK**  
N.T.S.

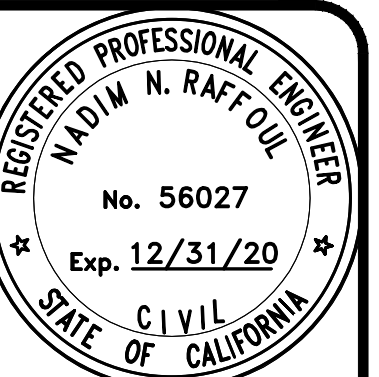


**DRIVEWAY PAVERS DETAIL**  
N.T.S.

**NOTE:**  
DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO INSPECT THE CONSTRUCTION OF THE DRIVEWAY.



**CONCRETE WALKWAY-TYPICAL SECTION**  
N.T.S.



**NMR ENGINEERING**  
CIVIL ENGINEERS  
685 WETMORE DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 348-7485

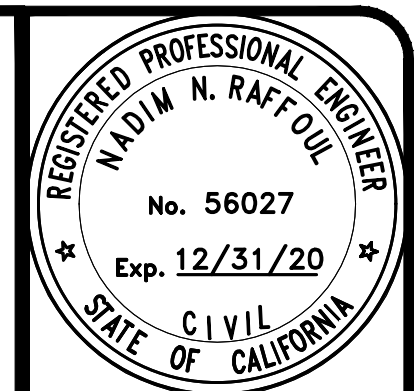
146 ROBIN WAY  
LOS GATOS, CA.

CROSS SECTIONS  
MISC. DETAILS

APN 532-12-015

REVISIONS	BY

JOB NO:  
DATE: 9-16-2019  
SCALE: AS SHOWN  
DRAWN BY: NR  
SHEET NO:

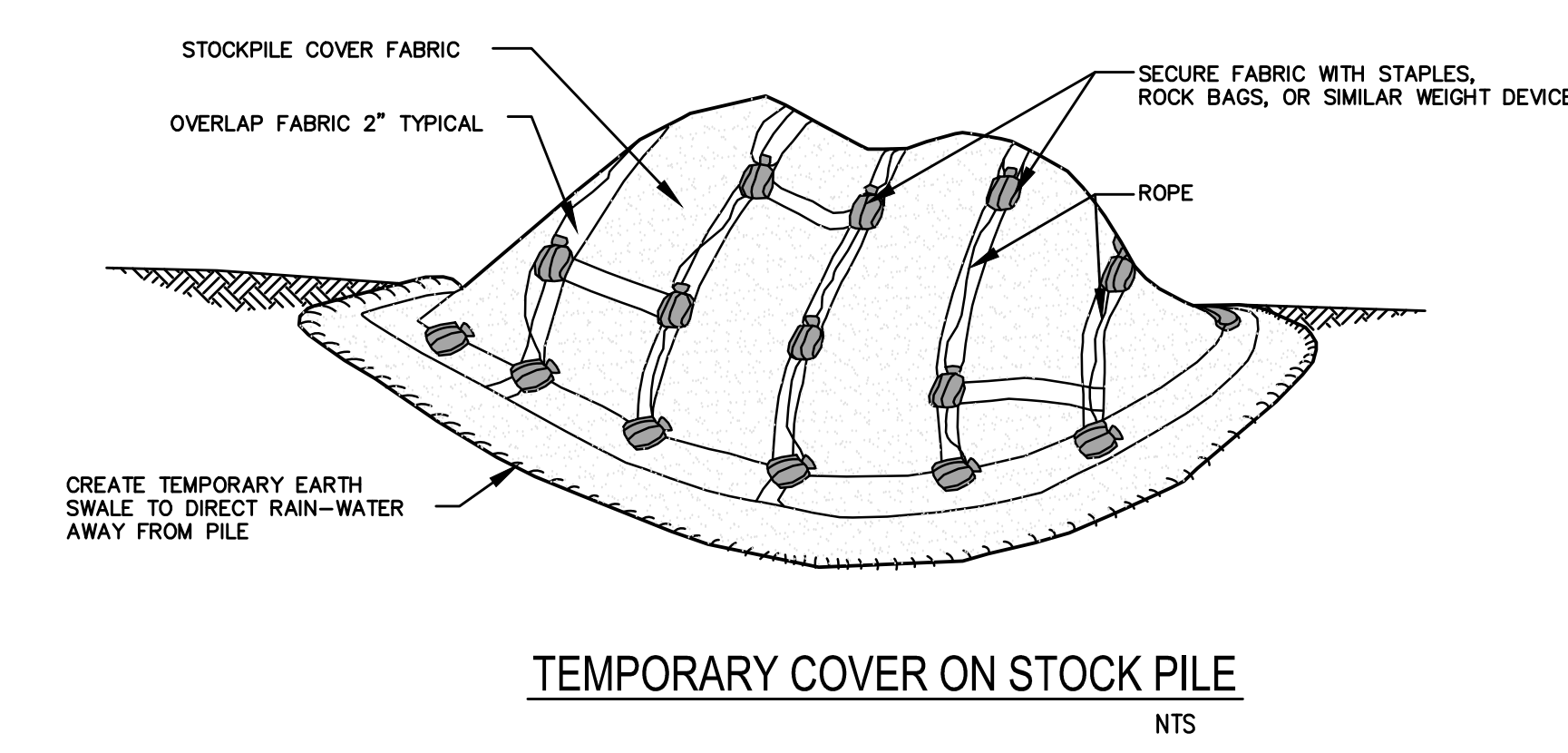


**NNR ENGINEERING**  
 CIVIL ENGINEERS  
 535 WEBSTER DRIVE  
 SAN JOSE, CALIFORNIA 95128  
 (408) 348-7883

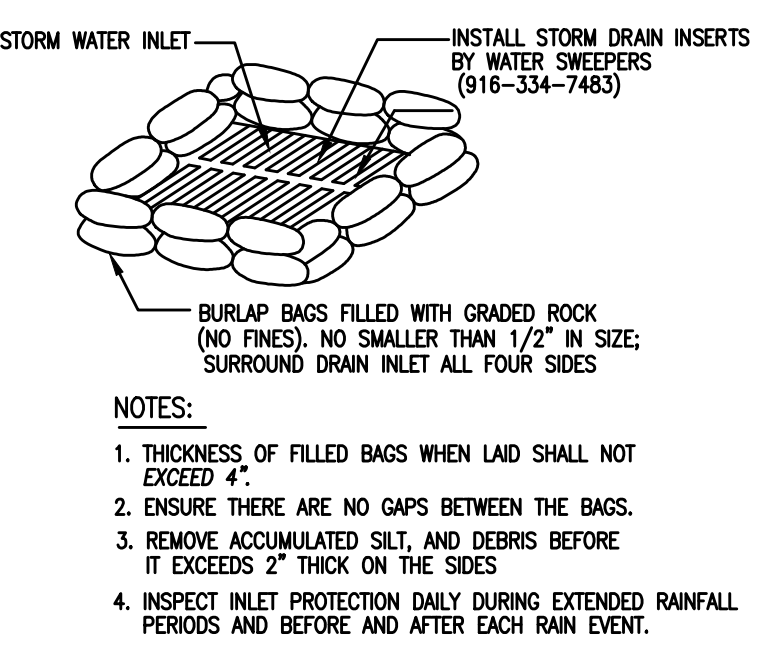
146 ROBIN WAY  
 LOS GATOS, CA.

**EROSION CONTROL/  
 CONSTRUCTION MANAGEMENT  
 PLAN**

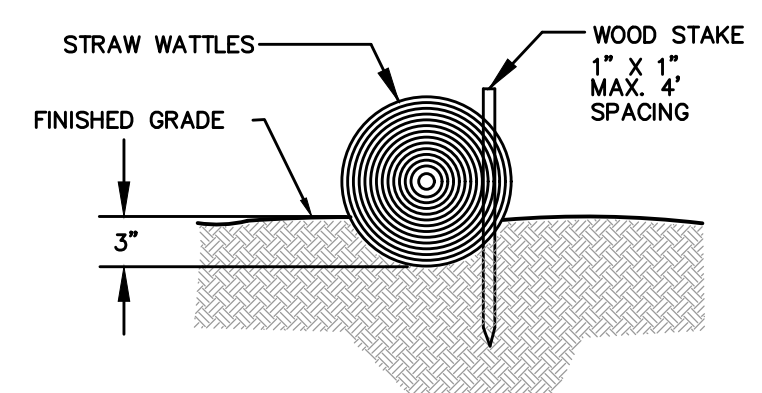
ADDRESS	TOWN	1/21/20
COMMENTS		
REVISIONS	DATE	
JOB NO:		
DATE:	9-16-2019	
SCALE:	1" = 10'	
DRAWN BY:	NR	
SHEET NO:	C-4	
OF 5 SHEETS		



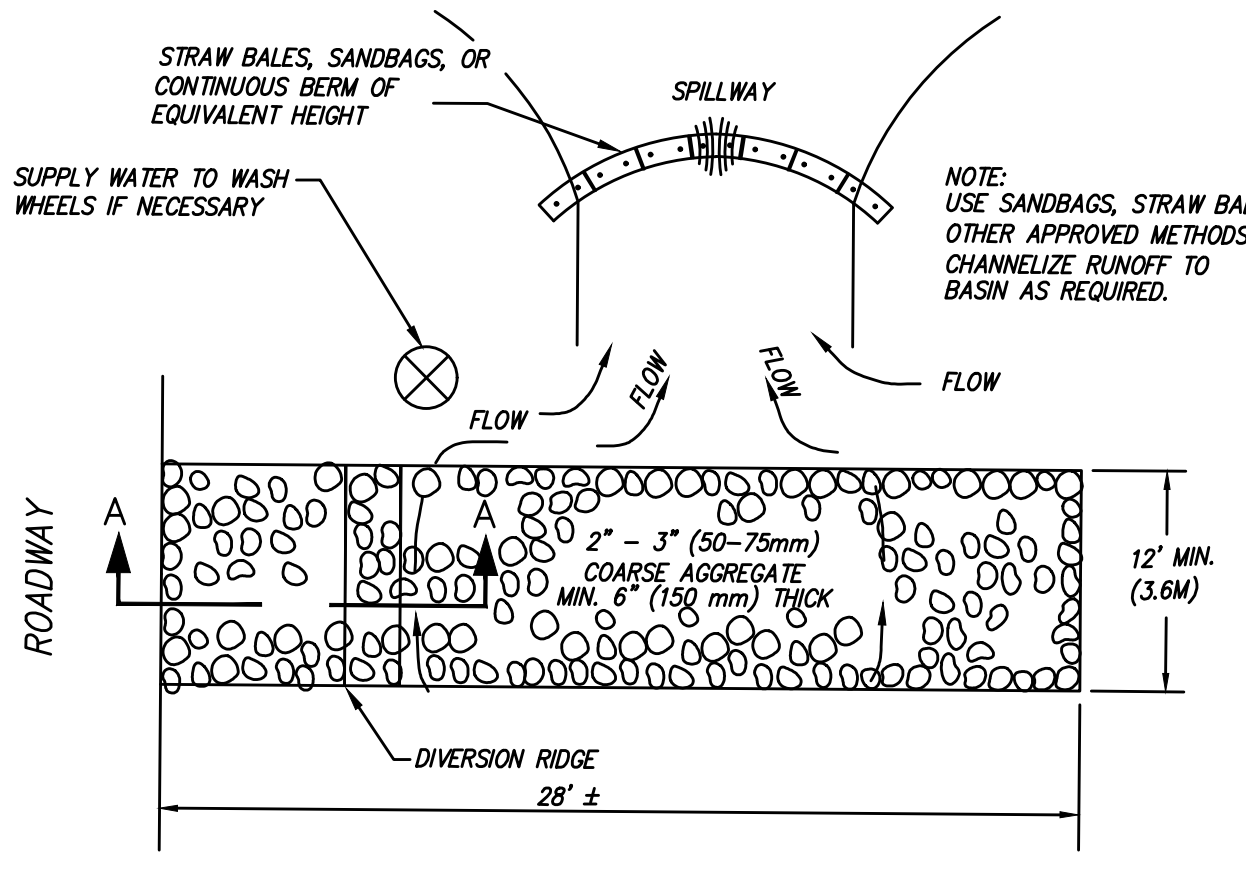
**TEMPORARY COVER ON STOCK PILE**  
 NTS



**BURLAP SACK DRAIN INLET (D.I.)  
 SEDIMENT FILTER DETAIL**  
 NTS



**ENTRENCHMENT  
 DETAIL IN FLAT AREA  
 STRAW WATTLES**  
 NTS



**STABILIZED CONSTRUCTION ENTRANCE**  
 NTS

**STABILIZED CONSTRUCTION ENTRANCE NOTES:**

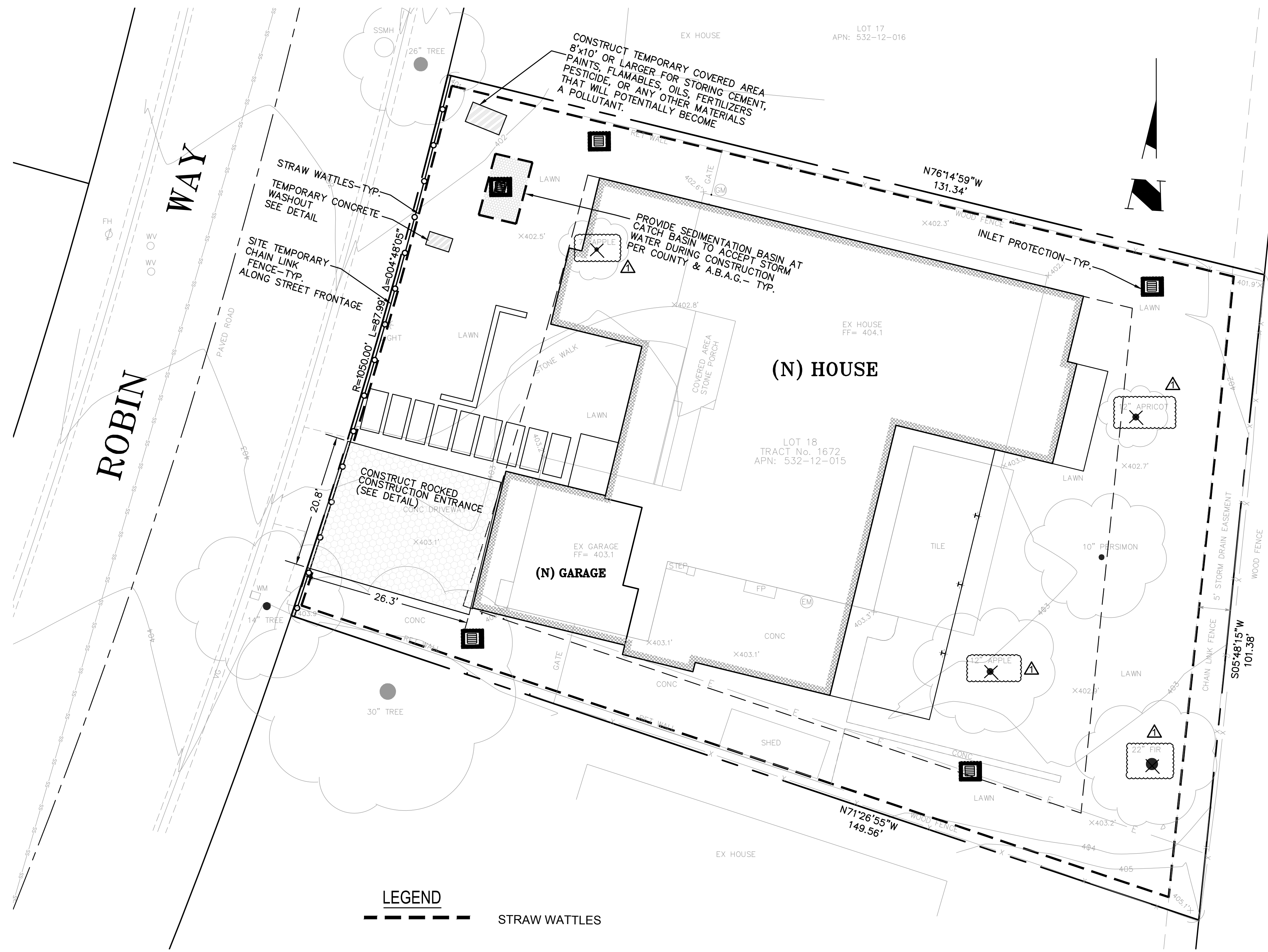
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**SEQUENCE OF CONSTRUCTION**

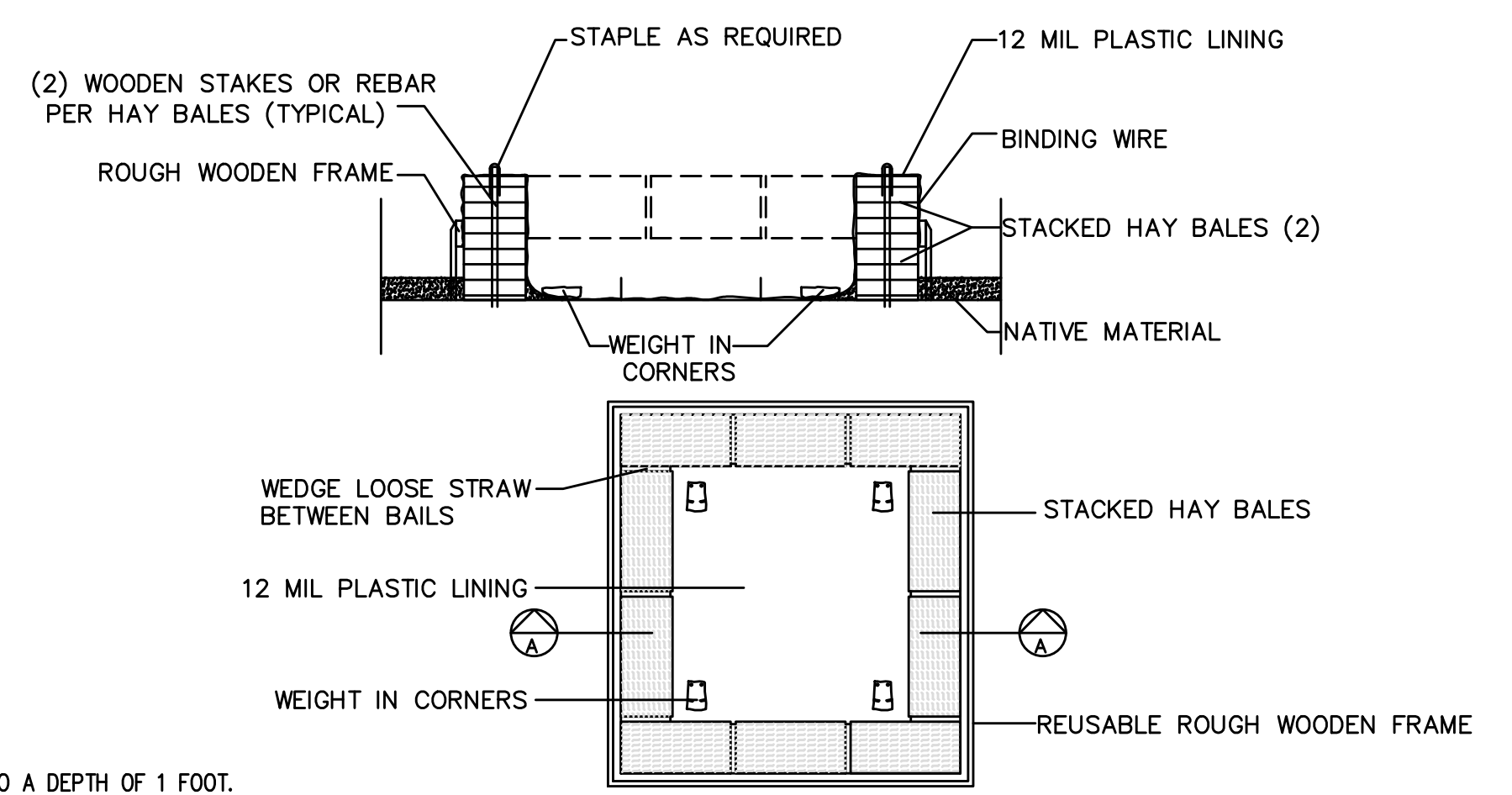
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT AND MAINTAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
3. CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
4. PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

**MAINTENANCE NOTES**

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



**LEGEND**  
 STRAW WATTLES

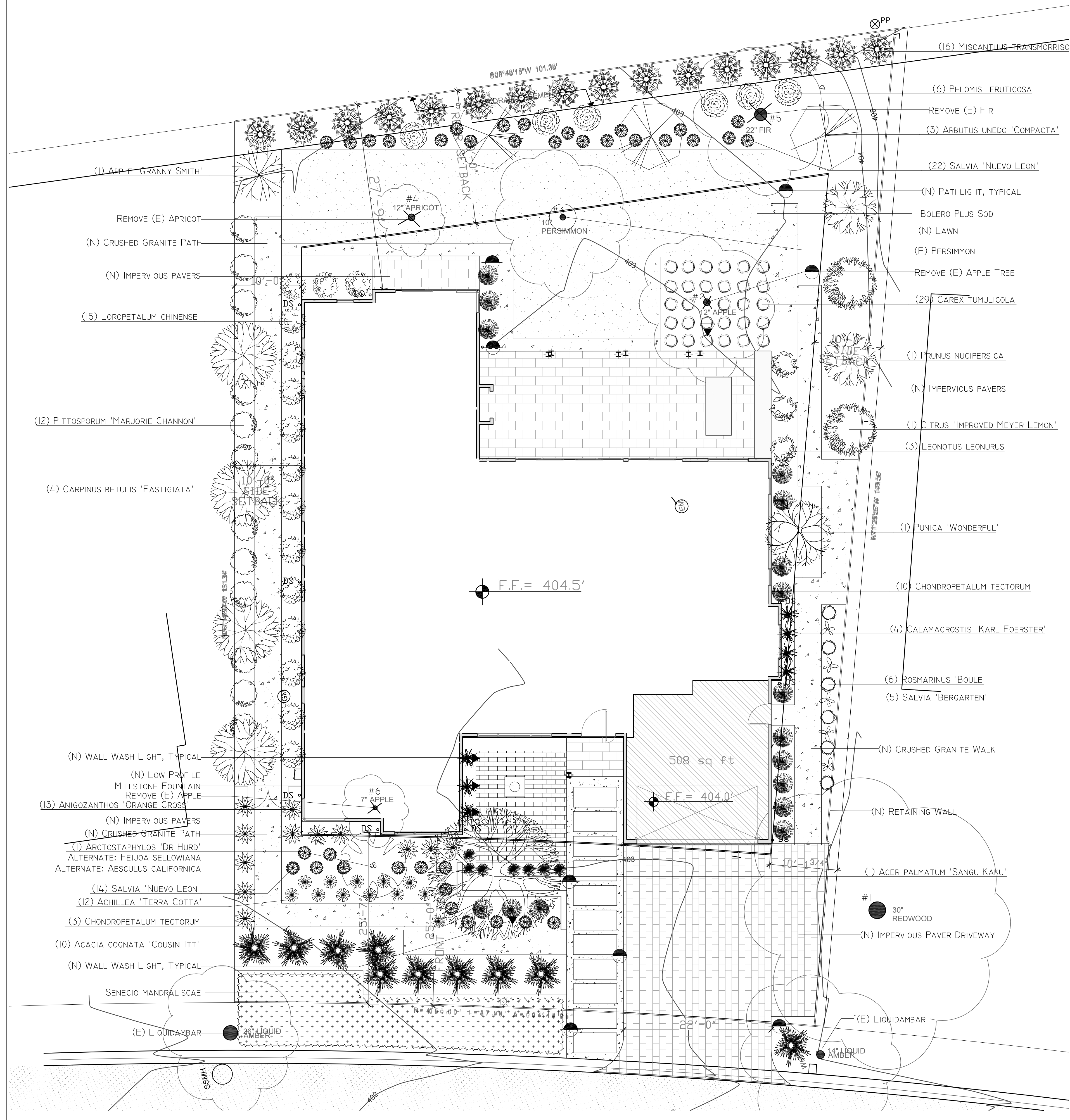


**TEMPORARY CONCRETE WASHOUT FACILITY ( ABOVE GRADE)**  
 NTS

**NPDES NOTES**

1. Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
2. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
3. Appropriate BMPs for construction-related materials, wastes, spill or residues shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
4. Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
5. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
6. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
7. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater (nonstormwater discharges) are prohibited except as authorized by an individual NPDES permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
8. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

Last updated: 8/18/2011



PLANTING NOTES

**SOIL PREP**  
 USE 3 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUNDCOVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

**PLANT MATERIAL**  
 A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.  
 B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.  
 C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.  
 D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.  
 E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

**PLANTING**  
 DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.  
 1 GAL PLANT = 1 TABLET  
 5 GAL PLANT = 3 TABLETS  
 15 GAL PLANT = 5 TABLETS  
 BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

**BARK MULCH**  
 INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

**IRRIGATION**  
 ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY APPROPRIATE IRRIGATION MEASURES MEETING THE MWEL0 REQUIREMENTS.

PLANT LEGEND

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
10	[Symbol]	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5-GAL	LOW
1	[Symbol]	ACER PALMATUM 'SANGU KAKU'	CORAL BARK MAPLE	24"-BOX	MODERATE
12	[Symbol]	ACHILLEA 'TERRA COTTA'	YARROW	1 GAL	LOW
13	[Symbol]	ANIGOZANTHOS 'ORANGE CROSS'	KANGAROO'S PAW	5-GAL	MODERATE
1	[Symbol]	APPLE 'GRANNY SMITH'	GRANNY SMITH APPLE	TRANSPLANT	MODERATE
3	[Symbol]	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY MADRONE	24"-BOX	LOW
1	[Symbol]	ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	15 GAL NLB	LOW
7	[Symbol]	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER GRASS	1 GAL	MODERATE
7	[Symbol]	CALAMAGROSTIS FOLIOSA	LEAFY REED GRASS	1 GAL	MODERATE
29	[Symbol]	CAREX TUMULICOLA	BERKELEY SEDGE	1-GAL	LOW
4	[Symbol]	CARPINUS BETULIS 'FASTIGIATA'	HORNBEAM	15 GAL STD	LOW
16	[Symbol]	CHONDRPETALUM TECTORUM	CAPE REED	5-GAL	LOW
2	[Symbol]	CITRUS 'IMPROVED MEYER LEMON'	MEYER LEMON	15-GAL	MODERATE
3	[Symbol]	LEONOTUS LEONURUS	LION'S TAIL	1-GAL	LOW
15	[Symbol]	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5-GAL	LOW
16	[Symbol]	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN EULALIA	1 GAL	MODERATE
6	[Symbol]	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5-GAL	LOW
12	[Symbol]	PITTIOSPORUM 'MARJORIE CHANNON'	VARIEGATED KOHUUHU	5-GAL	MODERATE
2	[Symbol]	PRUNUS NUCIFERSICA 'DOUBLE DELIGHT'	YELLOW NECTARINE	15-GAL	MODERATE
1	[Symbol]	PUNICA 'WONDERFUL'	POMEGRANATE	15-GAL	LOW
6	[Symbol]	ROSMARINUS 'BOULE'	DWARF ROSEMARY	1 GAL	LOW
36	[Symbol]	SALVIA 'NUEVO LEON'	NUEVO LEON SALVIA	1 GAL	LOW
5	[Symbol]	SALVIA 'BERGARTEN'	BERGARTEN SAGE	1 GAL	LOW

PLANT MIXES

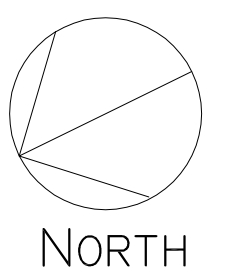
QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
1570	[Symbol]	FESTUCA CALIFORNICA 'BOLERO PLUS'	CALIFORNIA FESCUE	SOD	MODERATE
61	[Symbol]	SENECIO MANDRALISCAE	BLUE CHALK STICKS	4" POT	LOW

Revisions	Date	By
Rev#1	12/9/19	TAJ
Rev#2	2/6/20	TAJ

Plans By:  
 Ambience Garden Design  
 530 Lawrence Expwy  
 Mailbox #377  
 Sunnyvale, CA 94085  
 C-27 Lic #1003318  
 LA Lic #6251

Phone: (408) 990-6999  
 (By Appointment Only)  
 www.gardendezine.com

Landscape Plan



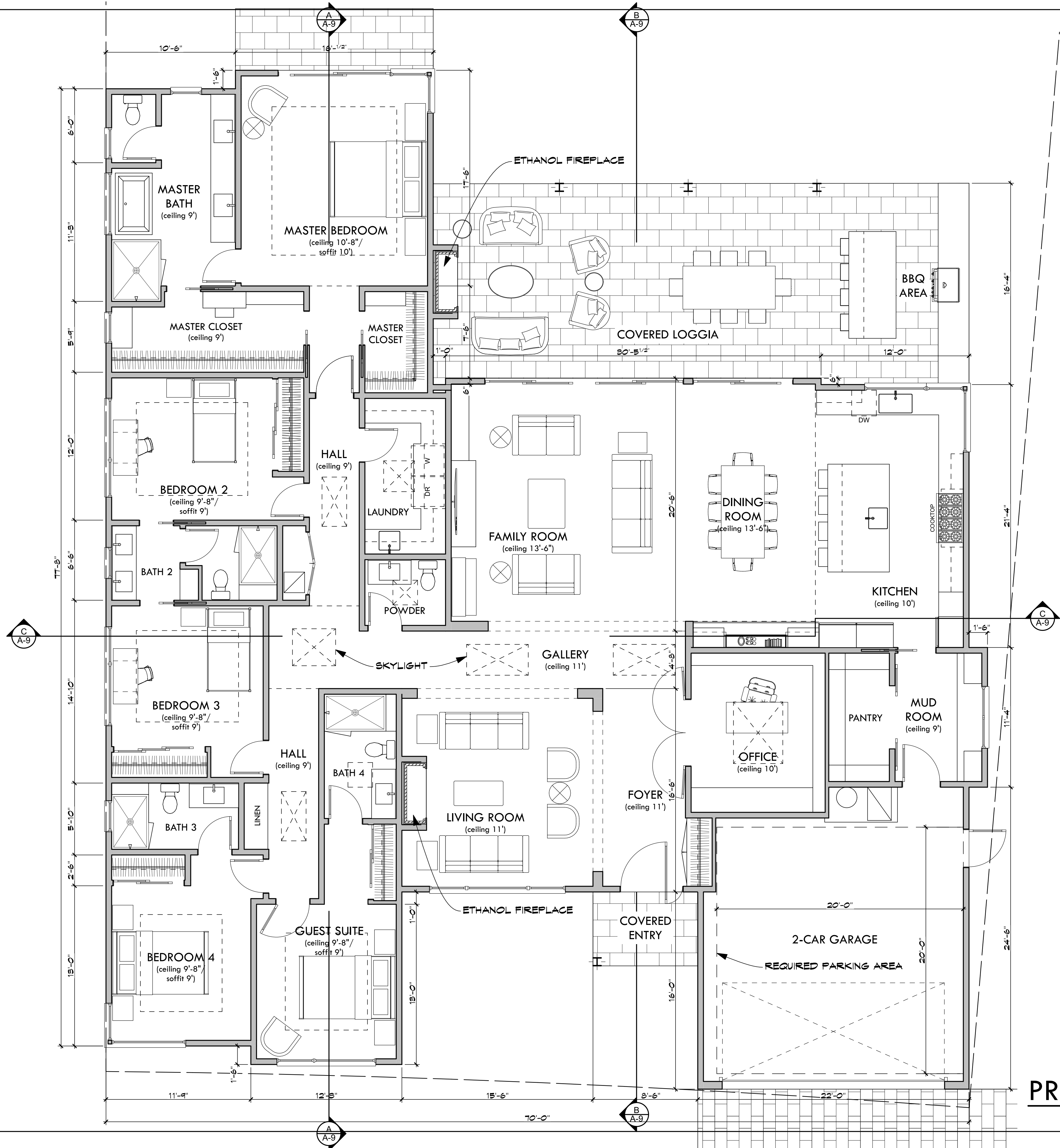
Dehkordi Residence  
 146 Robin Way  
 Los Gatos, CA

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

Date: 11/8/2019

Drawn By: TAJ

Job No.



**PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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A NEW RESIDENCE:  
**THE DEHKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

PROPOSED FLOOR PLAN

DATE: 11/12/19

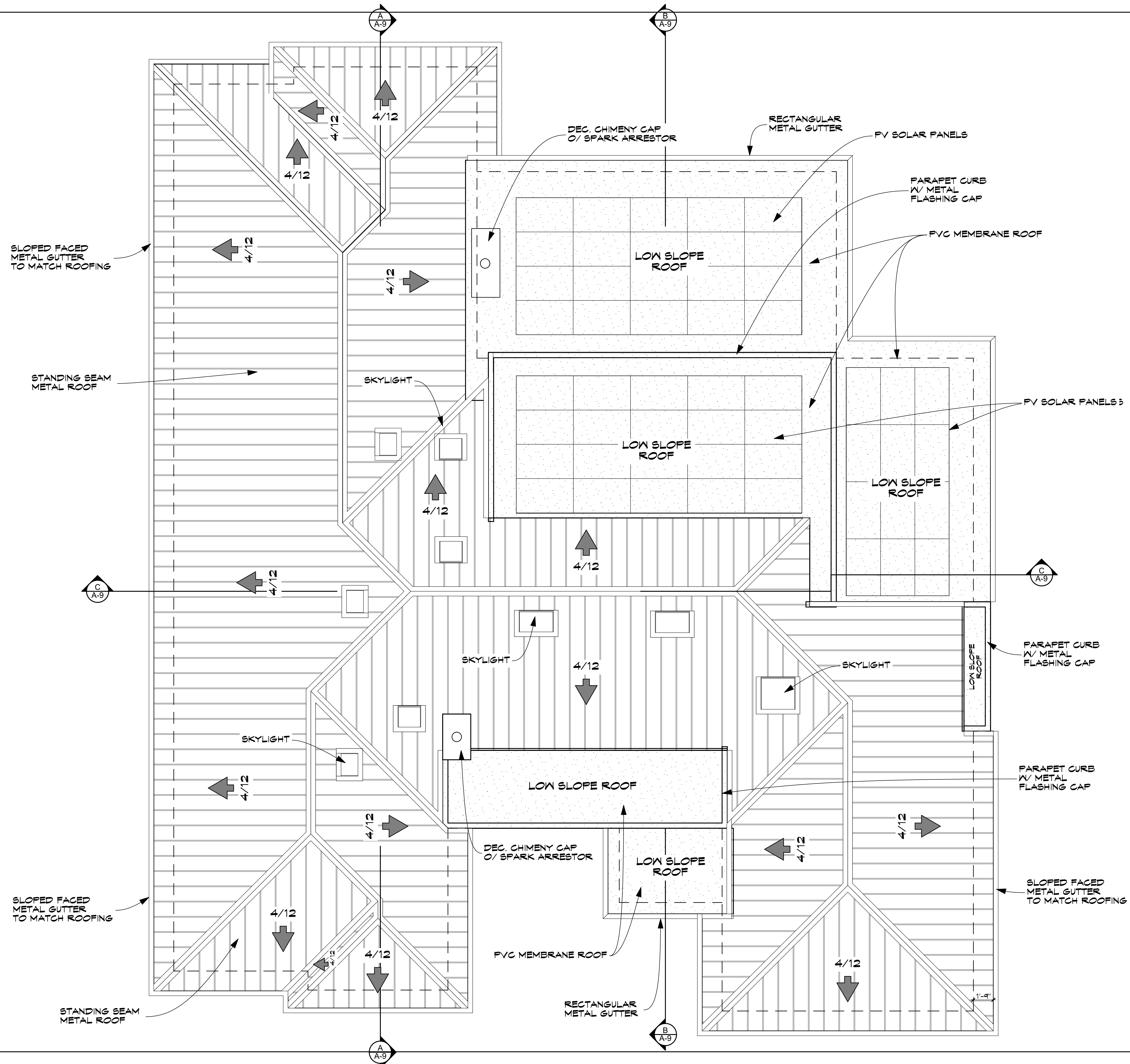
SCALE: AS SHOWN

SHEET

**A-5**

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REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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ROOF PLAN

DATE: 11/12/19

SCALE: AS SHOWN

SHEET  
**A-6**

11 OF -

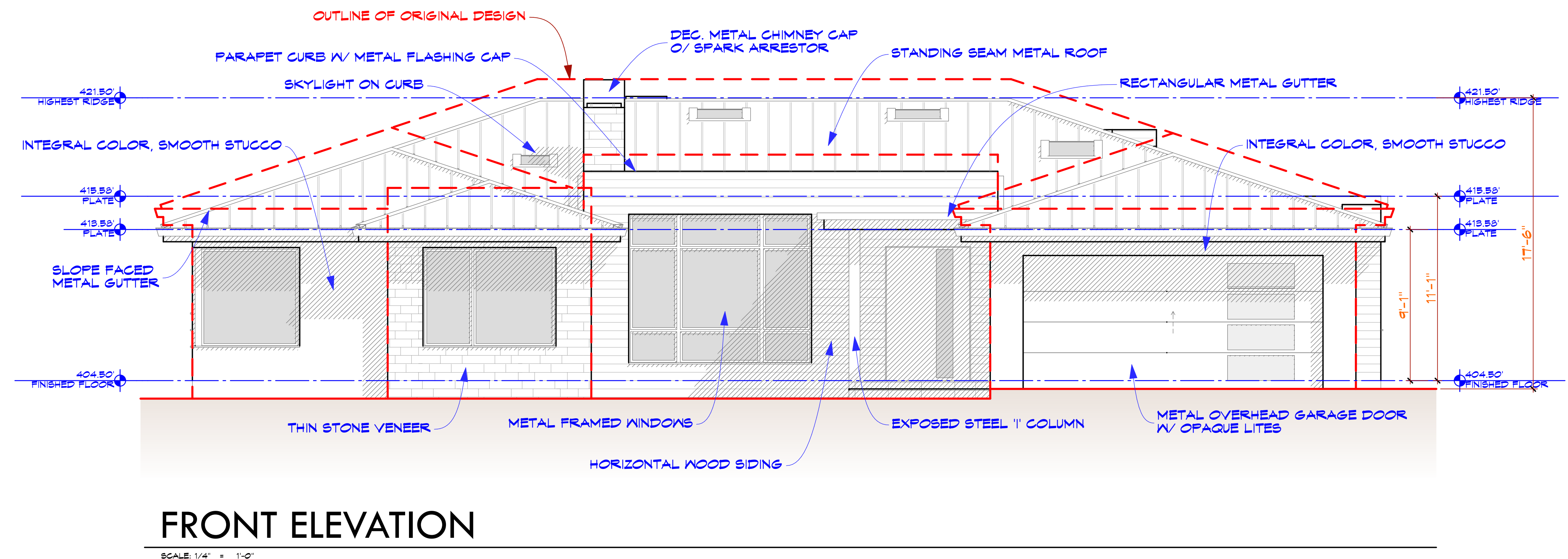
**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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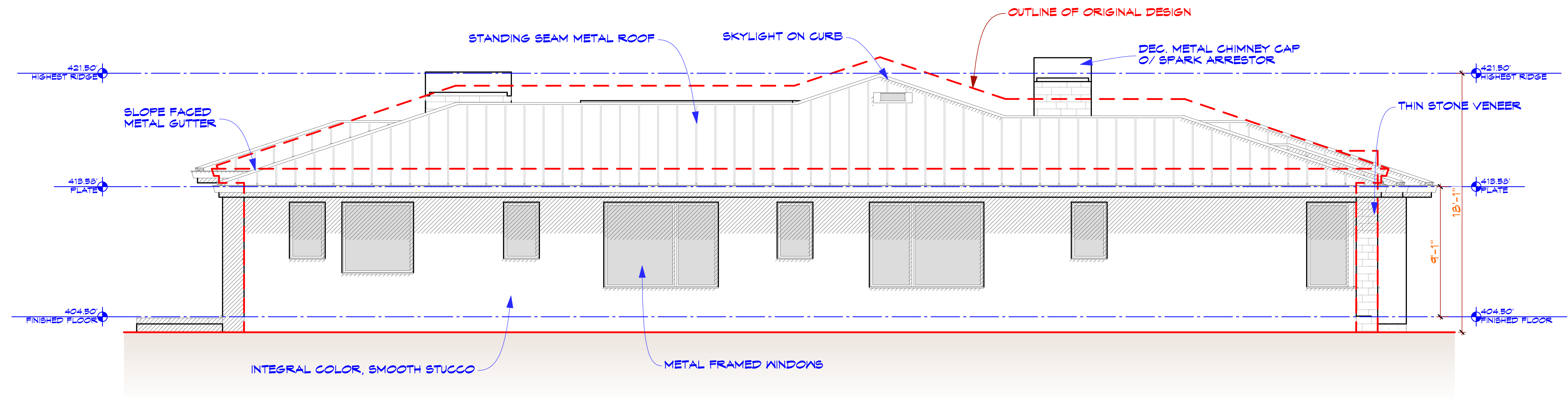
A NEW RESIDENCE:  
**THE DEHKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

FRONT & LEFT ELEVATIONS  
 DATE: 11/12/19  
 SCALE: AS SHOWN  
 SHEET  
**A-7**  
 12 OF -



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



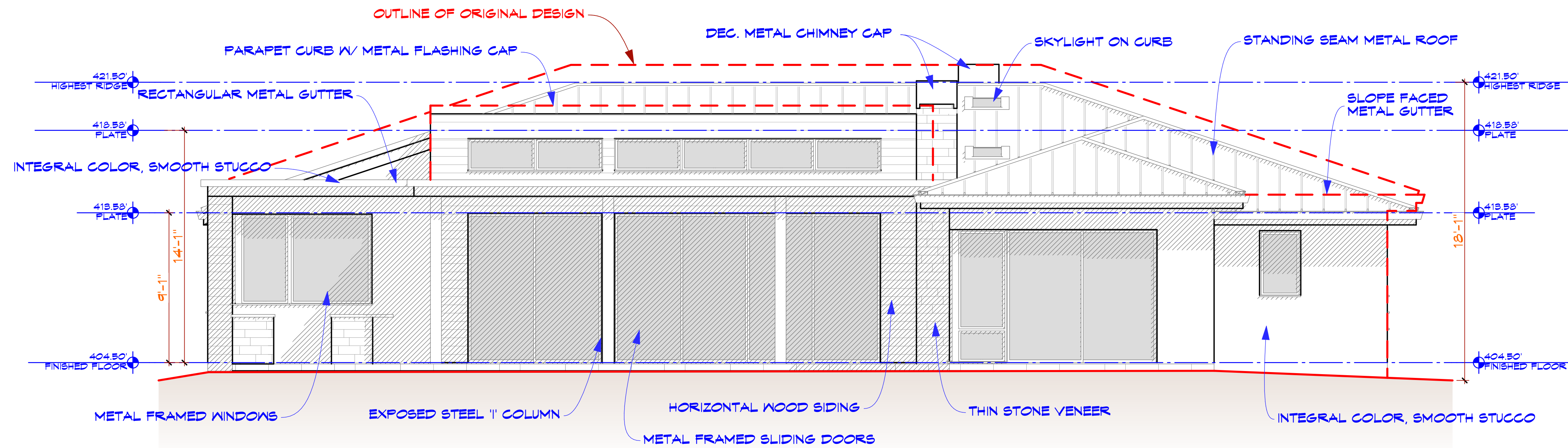
**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"

REVISIONS

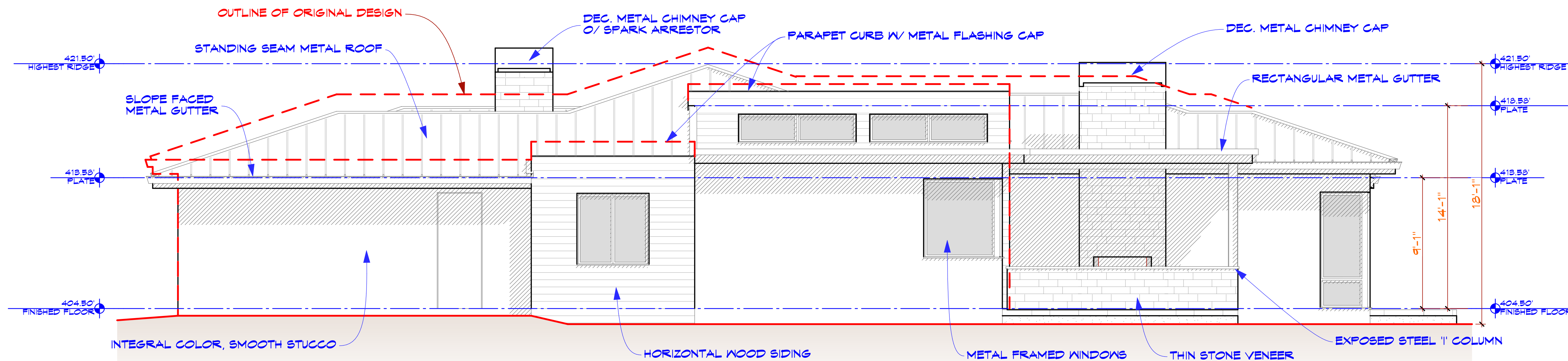
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"

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**THE DEKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

REAR &  
 RIGHT  
 ELEVATIONS

DATE: 11/12/19

SCALE: AS SHOWN

SHEET

**A-8**

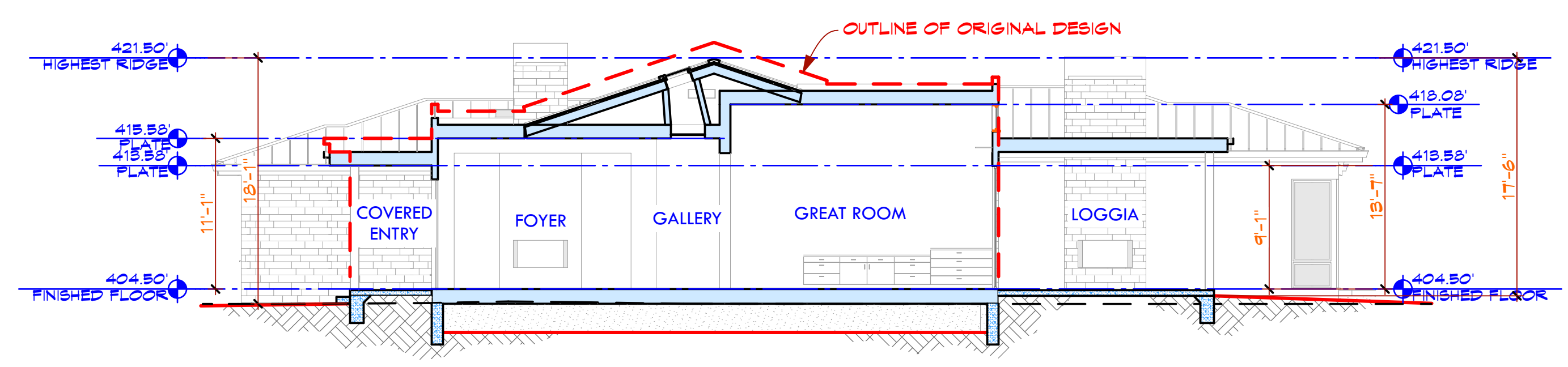
13 OF -

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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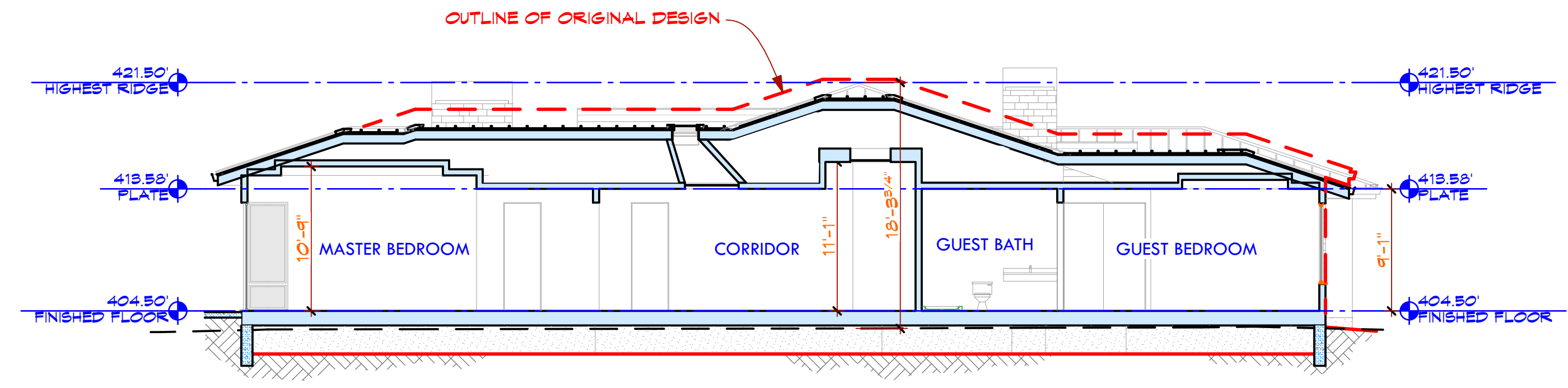
A NEW RESIDENCE:  
**THE DEKORDI RESIDENCE**  
 146 ROBIN WAY  
 LOS GATOS, CA

CROSS SECTIONS  
 DATE: 11/12/19  
 SCALE: AS SHOWN  
 SHEET  
**A-9**  
 14 OF -



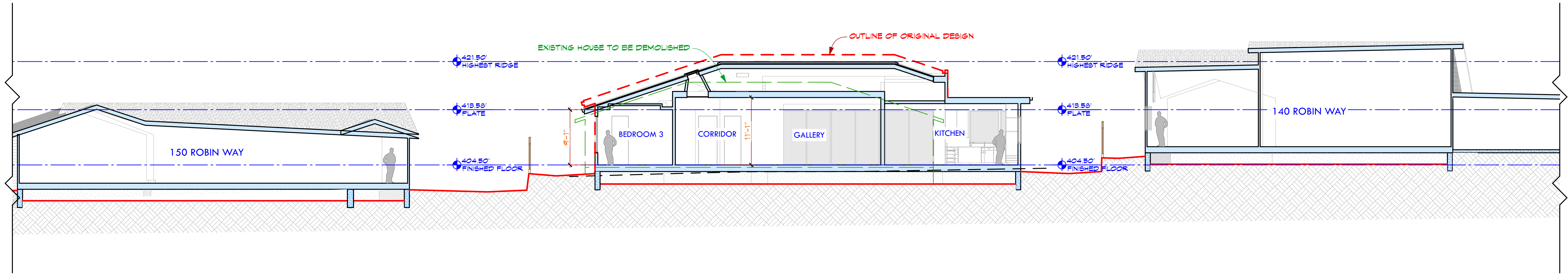
**SECTION B-B**

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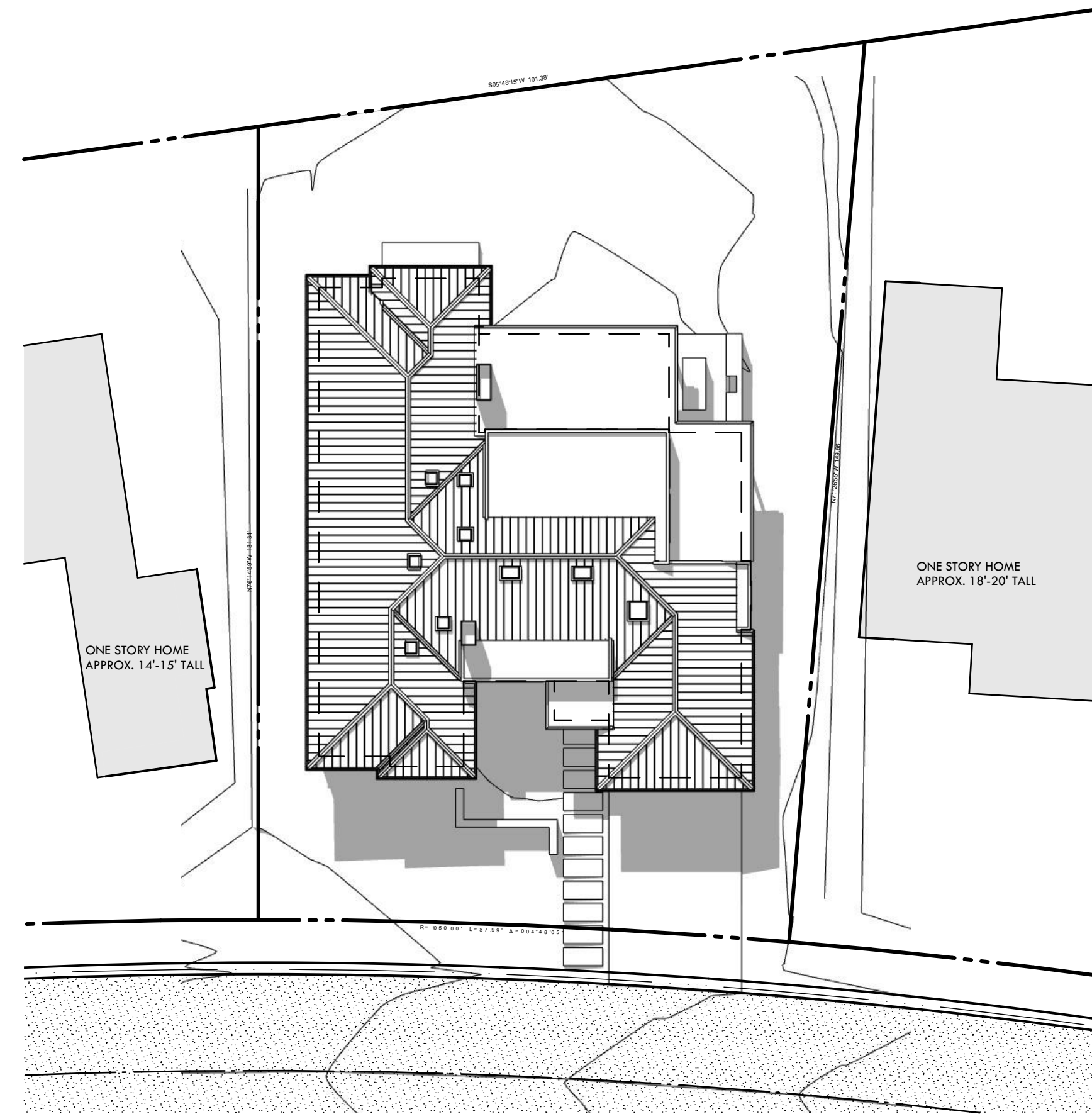
**SECTION A-A**

SCALE: 1/8" = 1'-0"

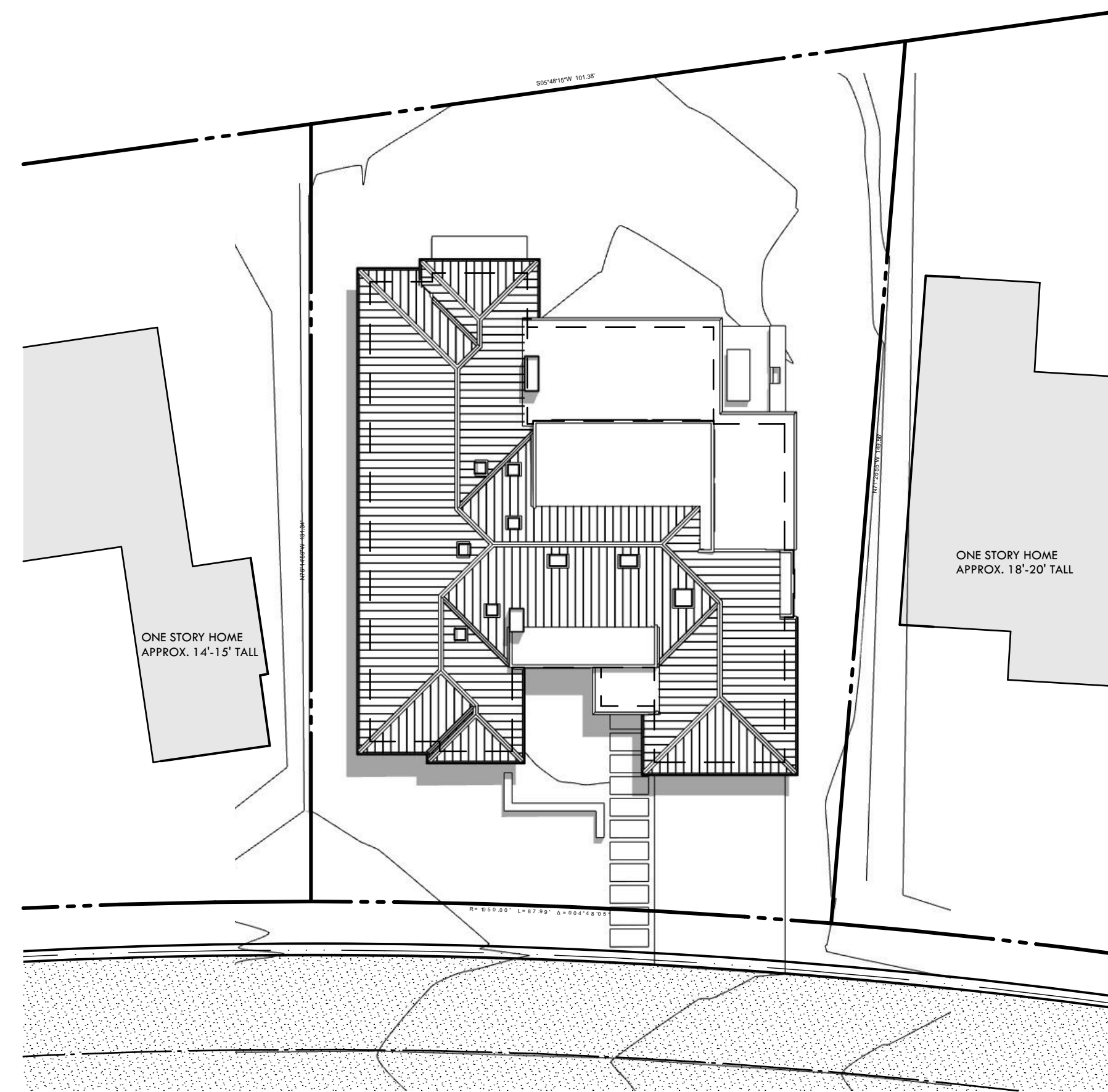


**SECTION C-C**

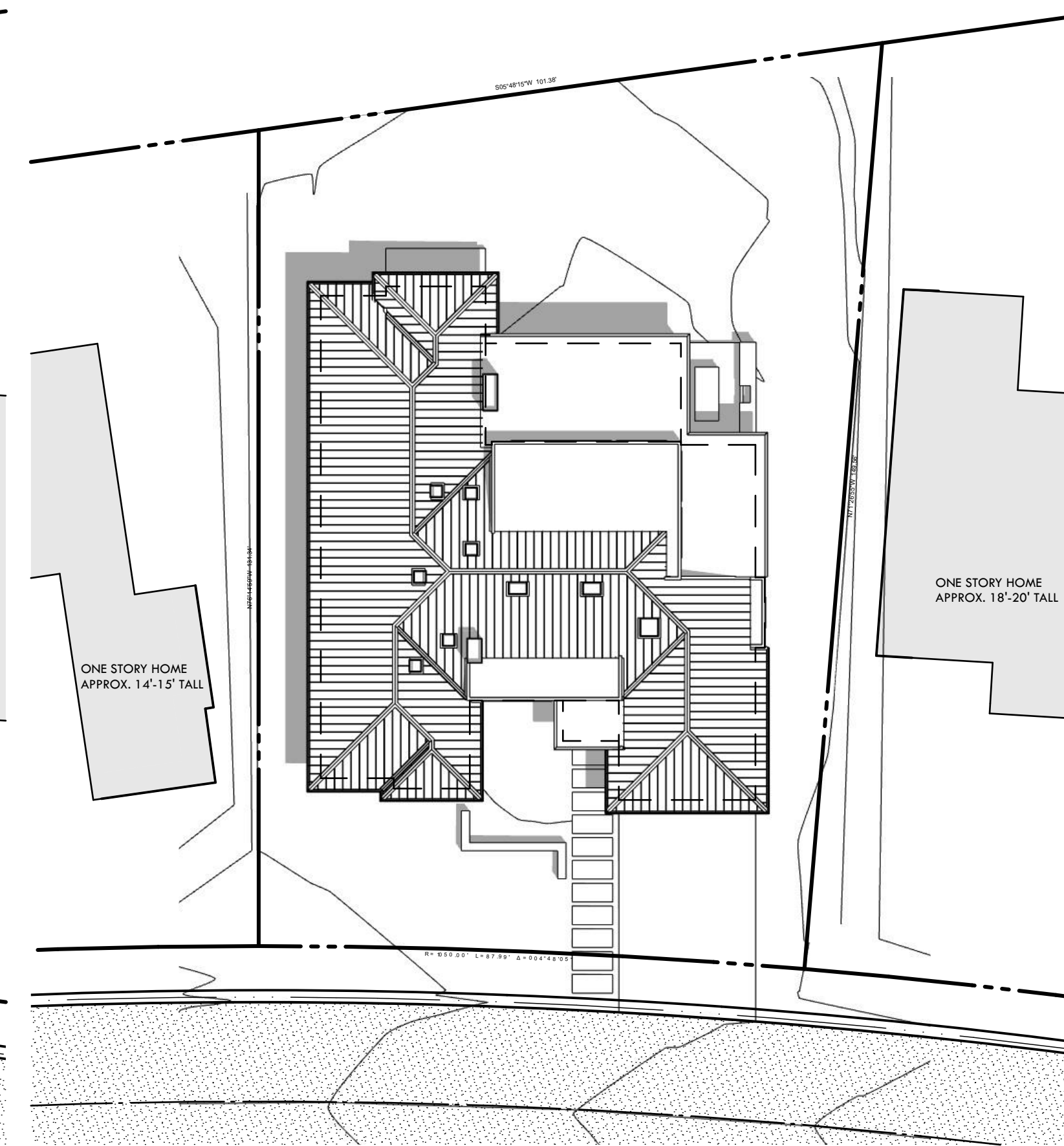
SCALE: 1/8" = 1'-0"



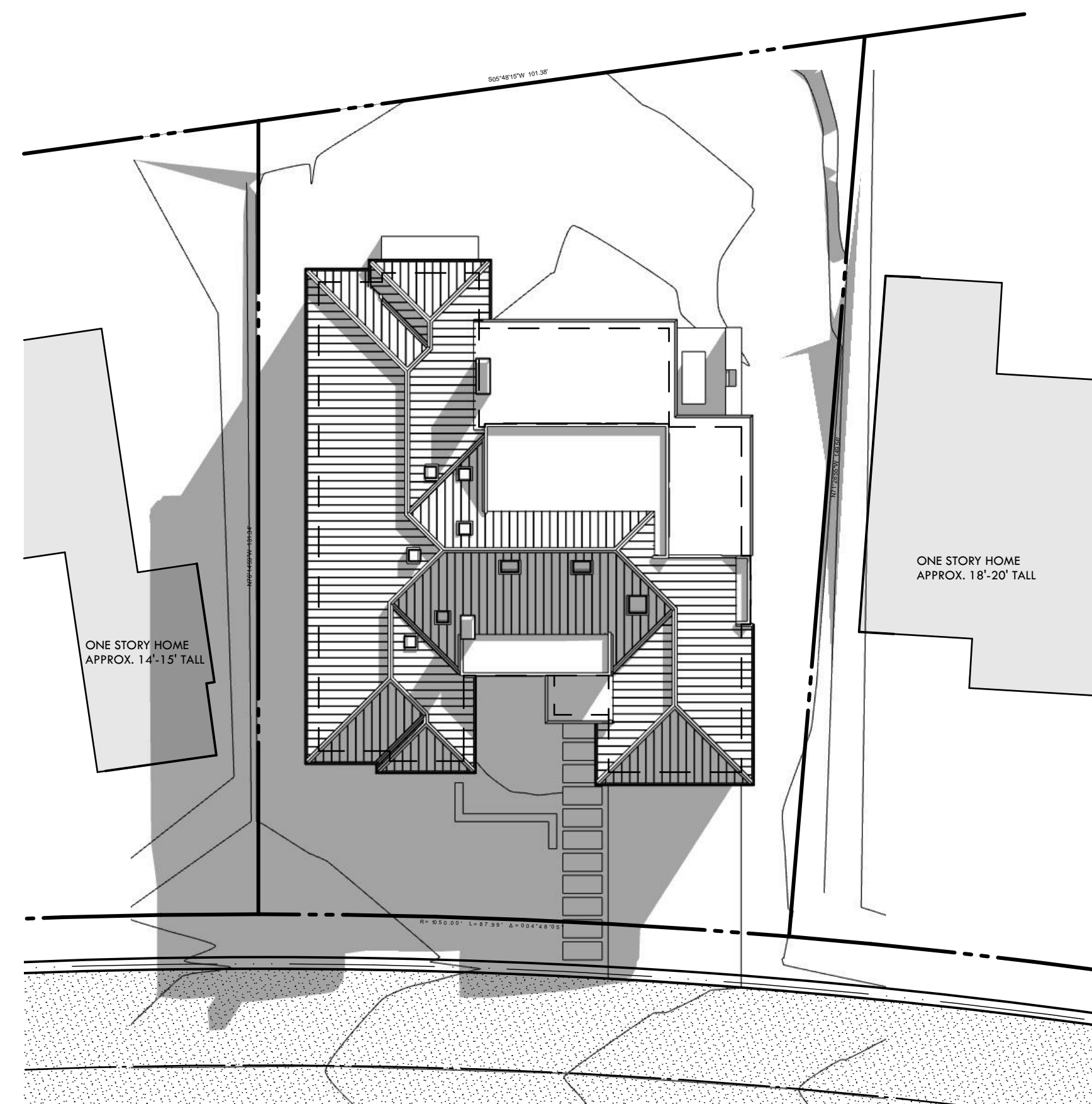
June 21, 9am



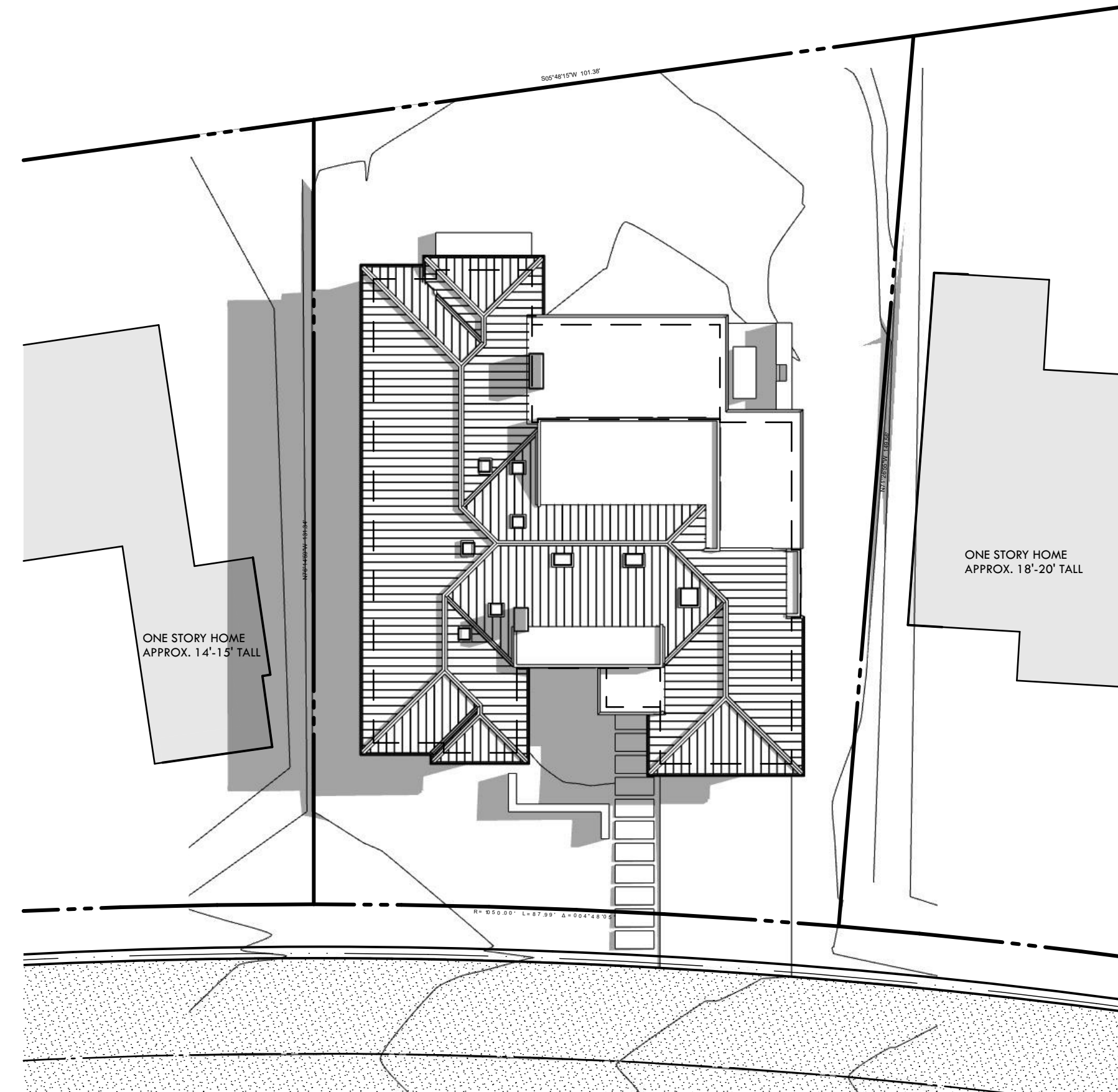
June 21, 12pm



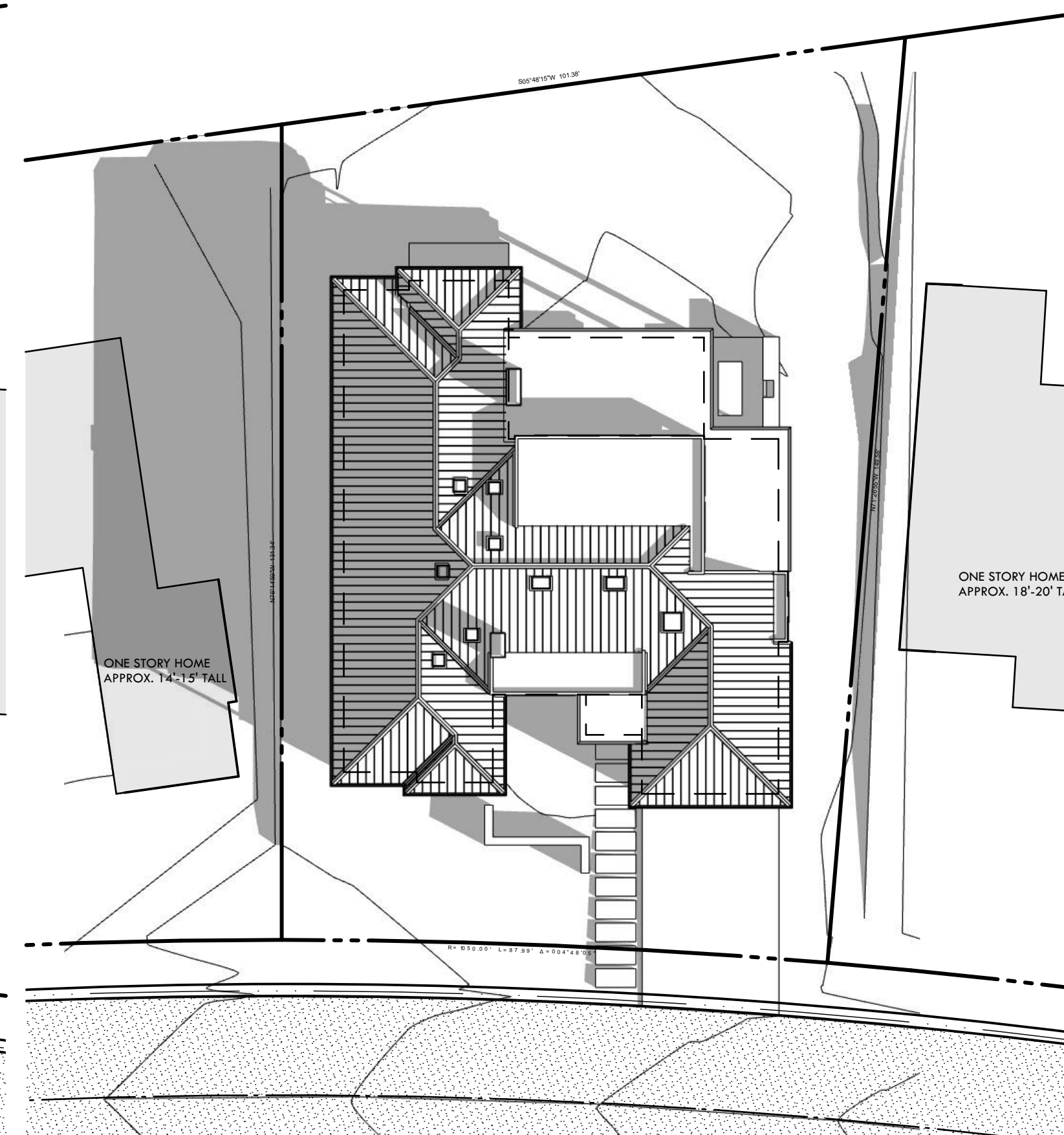
June 21, 3pm



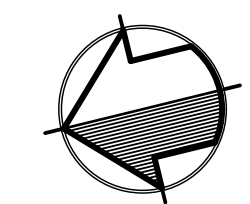
December 21, 9am



December 21, 12pm



December 21, 3pm



**SHADOW STUDIES**  
SCALE: 1" = 20'

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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LOS GATOS, CA

SHADOW STUDIES  
DATE: 11/12/19  
SCALE: AS SHOWN  
SHEET  
**A-10**  
15 OF -

REVISIONS	
A.	01/08/20
B.	01/21/20
C.	02/10/20
D.	03/28/20

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 LOS GATOS, CA



**STREET VIEW 1**



**STREET VIEW 2**



**REAR VIEW 1**



**REAR VIEW 2**

3D VIEWS

DATE: 11/12/19  
 SCALE: AS SHOWN  
 SHEET

**A-11**  
 16 OF -