

** VIA EMAIL **

September 23, 2021

Joel Paulson, Community Development Director
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
email: jpaulson@losgatosca.gov

**Request for Minor Exception to Height Pole and Netting Policy for Rebuild of Los Gatos
Meadows Planned Development Application PD-20-001**

Dear Mr. Paulson:

Pursuant to a letter dated November 13, 2020, the applicant previously requested a minor modification to the Los Gatos Height Pole and Netting Policy ("HPNP"). In this prior request, among other changes, the applicant was requesting that the number of poles be reduced. Primarily due to feedback from our neighbors, this request was withdrawn. Subsequently, we submitted a story pole plan prepared by an experienced story pole installer that was based on our interpretation of the requirements of the HPNP. This plan proposed installing poles at the corners of all building. In a review of our submitted story pole plan, Planning Department staff has directed us to add 45 poles increasing the number of poles to 138.

The feedback we are receiving from experienced story pole installers is that the based on the number of poles and spacing between poles, the weight associated with the use of wide woven plastic snow fencing material ("netting") would result in a safety hazard, causing a threat to public health and safety. Accordingly, we seek an exception to the requirements in Section II.D of the HPNP to utilize netting and propose to utilize flags in lieu of netting.

The project team does not believe that the use of rope flags will undermine, minimize or otherwise compromise the intent of the current HPNP.

Sincerely,



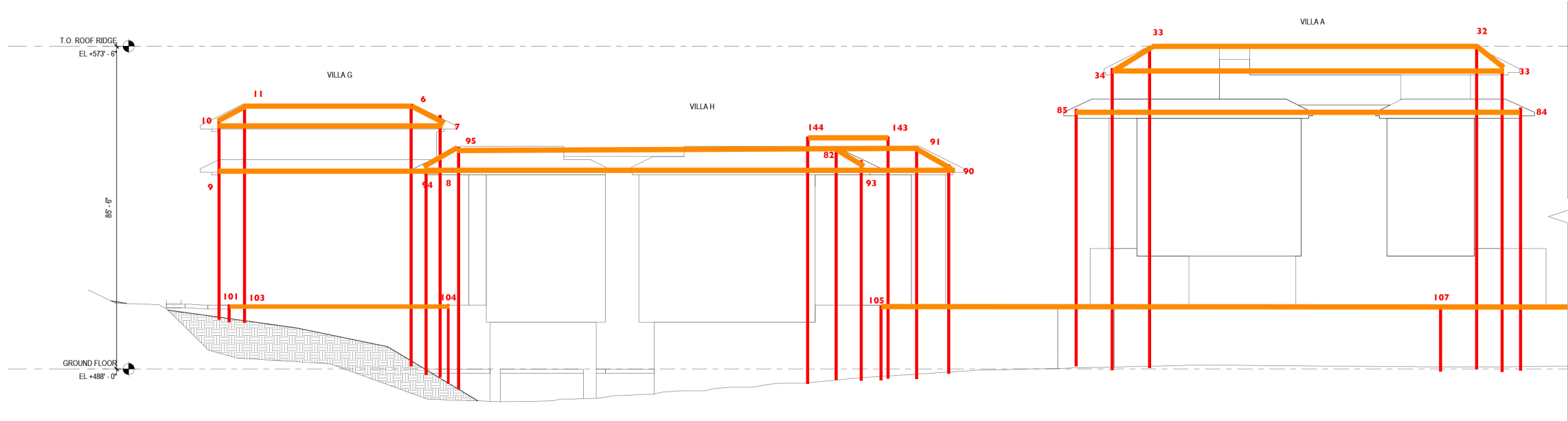
Frank J. Rockwood, President
Rockwood Pacific Inc. acting on behalf of Applicant

Attachments: Story Pole Submittal Set as of September 23, 2021

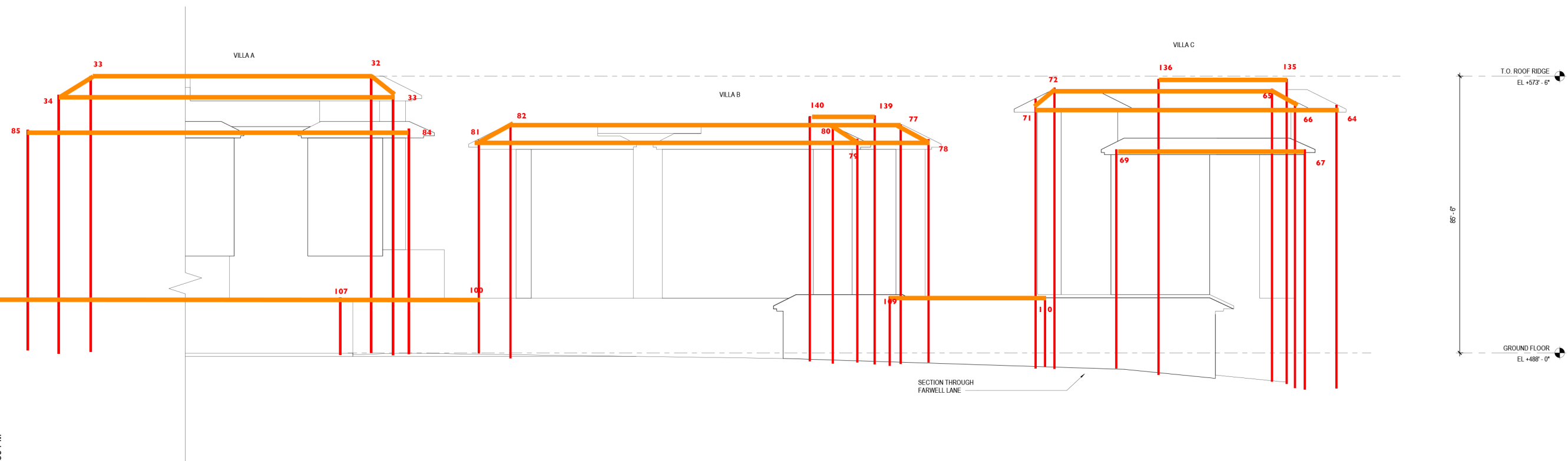
cc: Laurel Prevetti, Town of Los Gatos
Sean Mullin, Town of Los Gatos

NO.	DATE	ISSUE

LEGEND:
— STORY POLE
— STRINGLINES WITH ORANGE PENNANT FLAGS
 One pole on each elevation of each villa be marked at five foot increments



1 SOUTH-EAST ELEVATION
 1/16" = 1'-0"



2 SOUTH-EAST ELEVATION
 1/16" = 1'-0"

SEAL



PERKINS EASTMAN
 677 Washington Blvd.
 Suite 101
 Stamford, CT 06901
 T: +1 203 251 7400
 F: +1 203 251 7474

Owner:
COVIA
 2185 N CALIFORNIA BLVD, SUITE 215
 WALNUT CREEK, CA 94596
 (925) 956-7400
 Construction Manager:
CM NAME
 CM Address

Civil / Site:
KIMLEY-HORN
 4637 CHABOT DRIVE, SUITE 300
 PLEASANTON, CA 94588
 (925) 398-4840

Landscape:
GATES + ASSOCIATES
 2671 CROW CANYON RD
 SAN RAMON, CA 94583
 (925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
 45 FREMONT ST, 28TH FLOOR
 SAN FRANCISCO, CA 94105
 (415) 989-1004

Mechanical & Plumbing:
GLUMAC
 150 CALIFORNIA ST, 3RD FLOOR
 SAN FRANCISCO, CA 94111
 (415) 398-7667

PROJECT TITLE:
LOS GATOS MEADOWS

110 WOOD ROAD
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
STORYPOLE SE ELEVATION

SCALE: 1/16" = 1'-0"

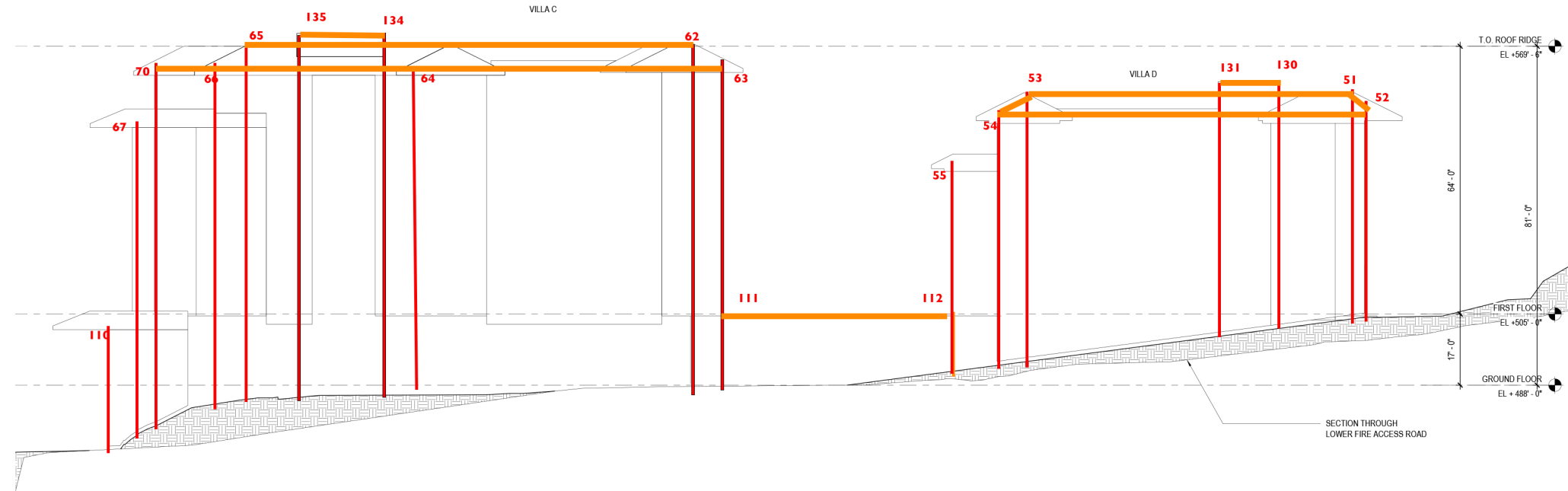
SK-A201

PLANNING SUBMITTAL

JANUARY 12, 2021

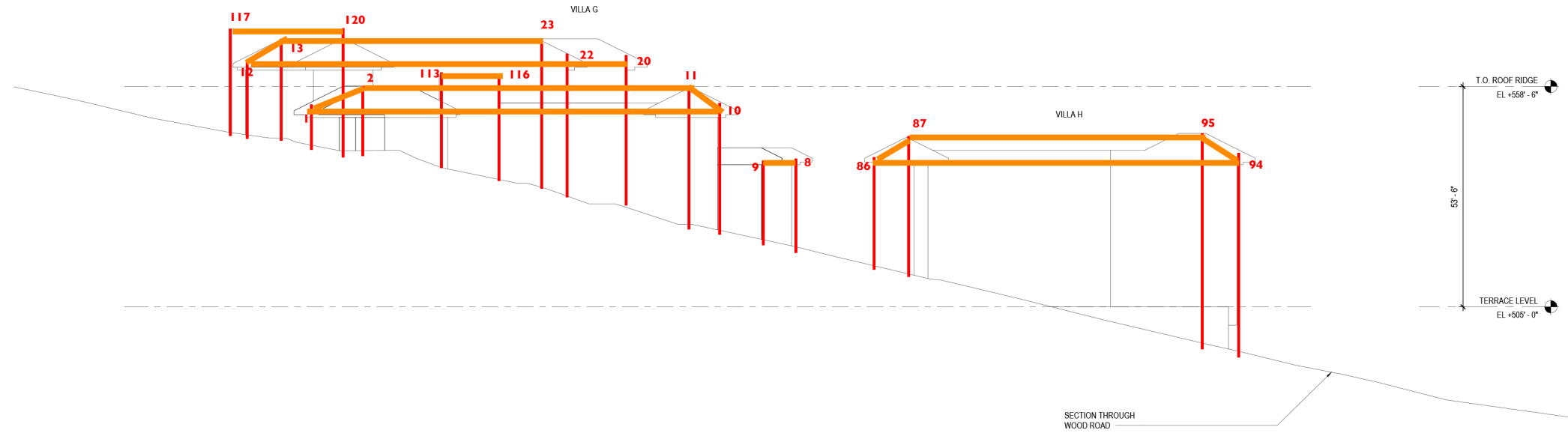
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NO.	DATE	ISSUE



1 NORTH-EAST ELEVATION
1/16" = 1'-0"

LEGEND:
 STORY POLE
 STRINGLINES WITH ORANGE PENNANT FLAGS
 One pole on each elevation of each villa be marked at five foot increments



2 SOUTH-WEST ELEVATION
1/16" = 1'-0"



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 Electrical:

PROJECT TITLE:
LOS GATOS MEADOWS

110 WOOD ROAD
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
STORYPOLE NE & SW ELEVATION

SCALE: 1/16" = 1'-0"

SK-A202

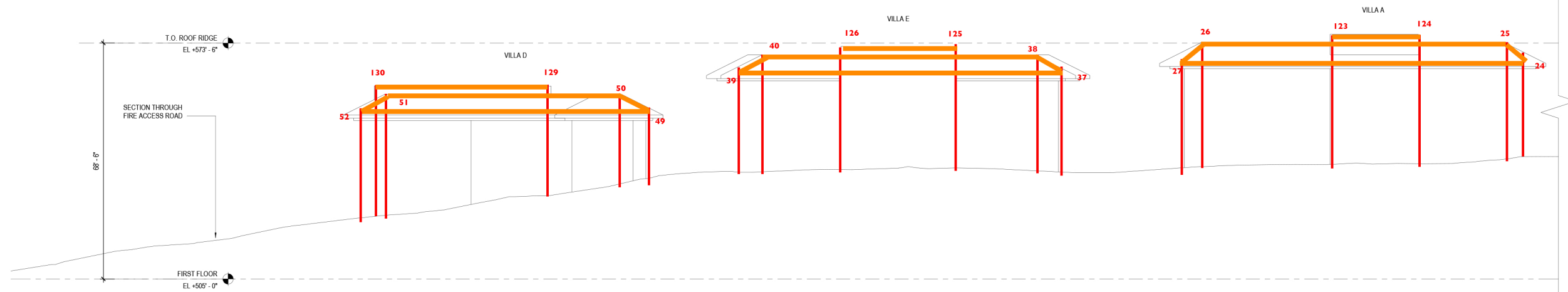
PLANNING SUBMITTAL

JANUARY 12, 2021

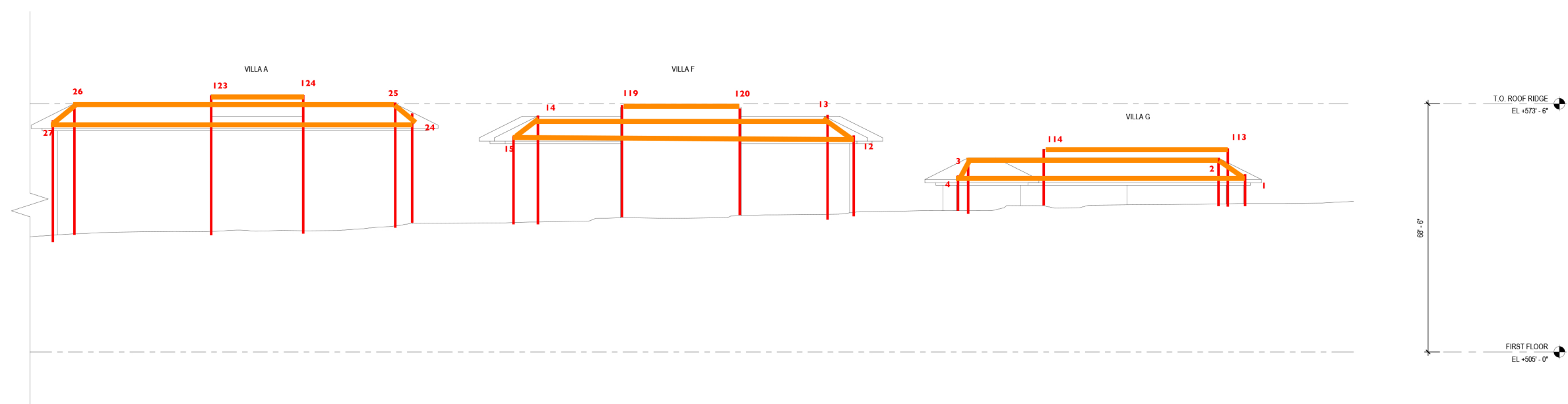
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NO.	DATE	ISSUE

LEGEND:
 **STORY POLE**
 **STRINGLINES WITH ORANGE PENNANT FLAGS**
One pole on each elevation of each villa be marked at five foot increments



1 NORTH-WEST ELEVATION
 1/16" = 1'-0"



2 NORTH-WEST ELEVATION
 1/16" = 1'-0"



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PROJECT TITLE:
LOS GATOS MEADOWS

110 WOOD ROAD
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
STORYPOLE NW ELEVATION

SCALE: 1/16" = 1'-0"

SK-A203

PLANNING SUBMITTAL

JANUARY 12, 2021

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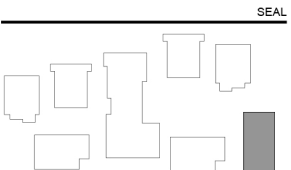
LEGEND:
 — STORY POLE
 — STRINGLINES WITH ORANGE PENNANT FLAGS
 One pole on each elevation of each villa be marked at five foot increments

MATERIAL LEGEND

RF-1		ROOF - STANDING SEAM
ST-1		STONE TILE
MC-1		BRUSHED STAINLESS STEEL
EX-1		CONCRETE PANEL SIDING
EX-2		BALCONY FINISH
MP-1		METAL PANEL SIDING
MP-2		VERTICAL STANDING SEAM
MP-3		CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION



PERKINS EASTMAN
 100 Montgomery St., Suite 2300
 San Francisco, CA 94104
 T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
 36 SOUTHWOOD DRIVE
 ORINDA, CA 94563
 (415) 816-7944

Owner:
COVIA
 2185 N CALIFORNIA BLVD, SUITE 215
 WALNUT CREEK, CA 94596
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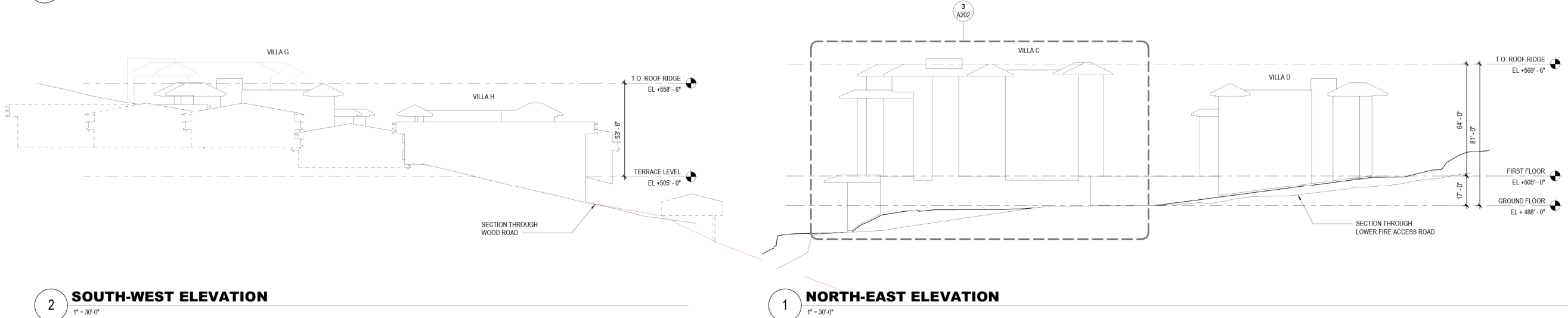
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General Contractor:
DEVCON CONSTRUCTION INC
 650 GIBRALTAR DRIVE
 MILPITAS, CA 95035
 (408) 942-8200



3 VILLA C NORTH-EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH-WEST ELEVATION
 1" = 30'-0"

1 NORTH-EAST ELEVATION
 1" = 30'-0"

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LOS GATOS MEADOWS

110 WOOD ROAD
 LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:
EXTERIOR ELEVATIONS NE & SW

SCALE: As Indicated

A202

PLANNING SUBMITTAL

MARCH 24, 2021

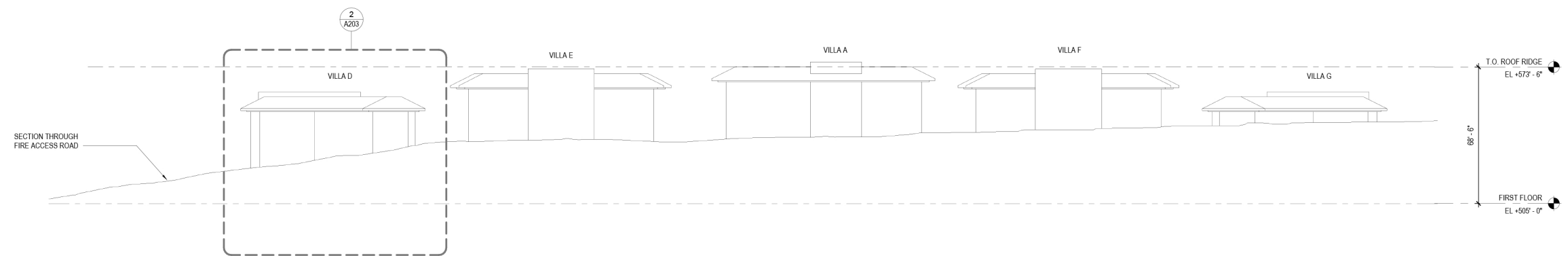
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LEGEND:
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 One pole on each elevation of each villa be marked at five foot increments



NOTE: SEE SHEET A204 FOR MATERIAL BOARD

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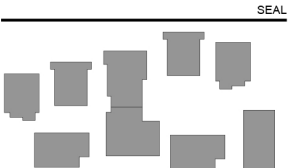
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PROJECT No: 70581.00
 DRAWING TITLE:
EXTERIOR ELEVATIONS NW

SCALE: As Indicated
A203

PLANNING SUBMITTAL

MARCH 24, 2021

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