PLAN 21 3390

DEVELOPMENTAL REVIEW COMMENTS

3. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1]. Emergency response access to the residence has changed to Rogers Street. Please note on Sheet A-1 that an application has been filed for an address change to 56 Rogers Street. Posting the address on Kimble is not acceptable in lieu of an address change.

4. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

5. **Construction Site Fire Safety:** 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.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,
Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



### SANTA CLARA COUNTY FIRE DEPARTMENT

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:
This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Proposed new 1,298 SF Accessory Dwelling Unit (ADU) with attached garage on site of an existing 1,212 SF two-story single-family residence. ADU to be submitted under separate permit.

1,212 SF two-story single-family residence. ADU to be submitted under separate permit.

Plan Status:

Plans are NOT APPROVED. Revise and resubmit drawings and provide a response letter addressing comments on this plan review. (Specifically comment #3)

Plan Review Comments:

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

2. Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings and Detached Accessory Dwelling Units. Exceptions: Detached Accessory Dwelling Units, provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. Plans appear to show that the eave line between the garage and existing residence is now greater than 5 feet. Please note that if the eave line of the proposed garage/ADU and existing residence and garage/ADU. The structure exceeds the 400' maximum distance from the hydrant to the farthest exterior corner of the structure.

SFR - DETACHED GARAGE/ADU

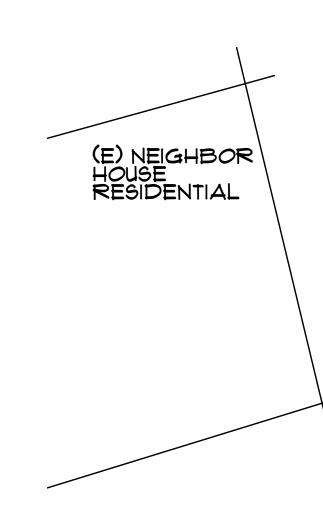
TABULAR FIRE FLOW

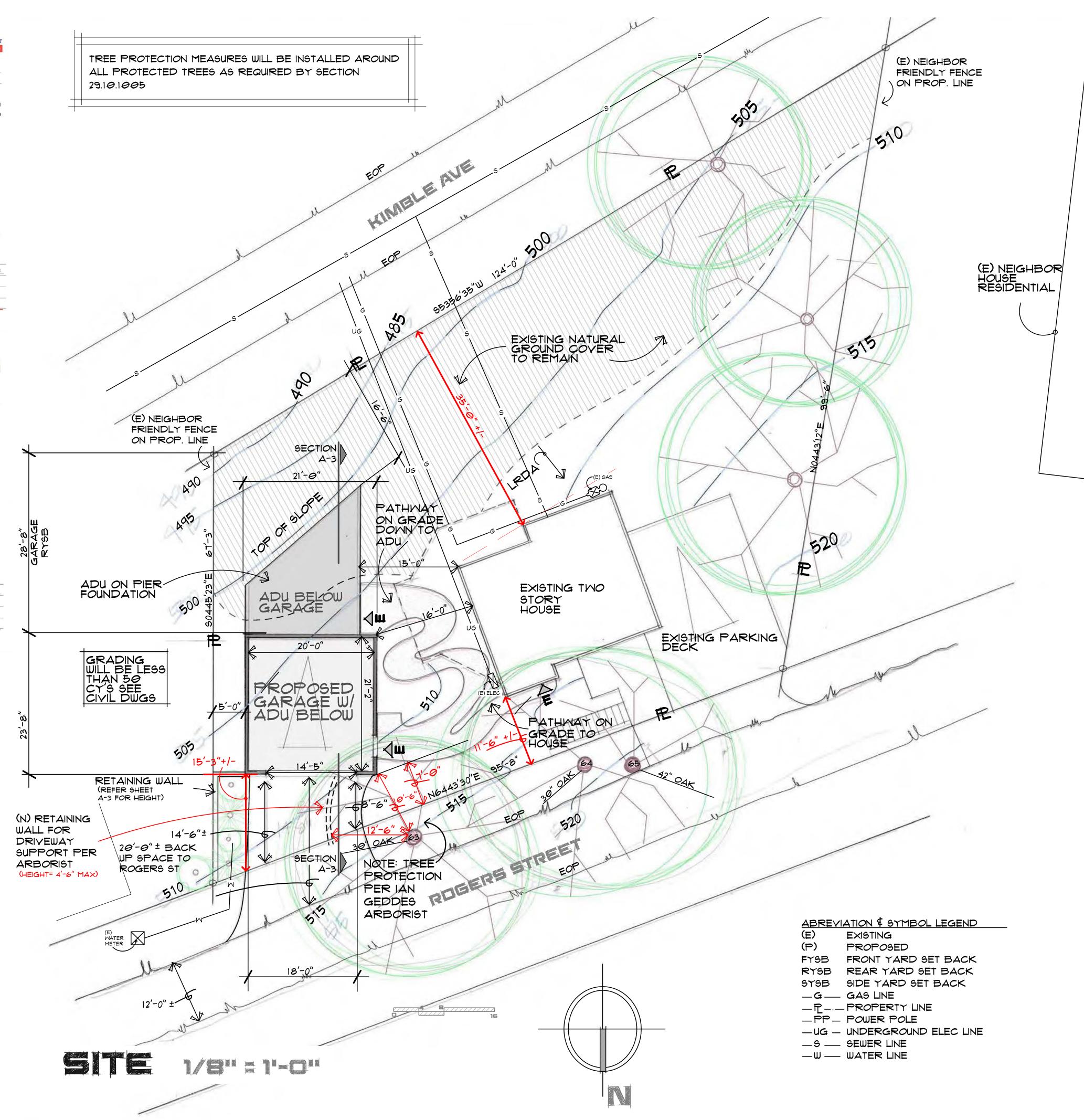
500

REDUCTION FOR FIRE SPRINKLERS

FLOW # 20 PSi

Source Sou





OWNERS

PETER LISHERNESS \$ KIM NGUYEN 56 KIMBLE AVENUE, LOS GATOS PHONE 805.617.5926

### SITE PARTICULARS

APN 410-15-019 ZONING R-10, NON-CONFORMING AVG. SLOPE 26.8%

### PROJECT DESCRIPTION

A NEW GARAGE AND ADU AT 56 KIMBLE AVENUE, LOS GATOS. THE DESIGN HAS BEEN DEVELOPED WITH THOROUGH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES, BLENDING AMICABLY WITH THE ECLECTIC FABRIC OF THE NEIGHBORHOOD. THE SITE IS NON-CONFORMING FOR IT'S ZONE - IT HAS SUBSTANDARD AREA \$ DEPTH - AVERAGE DEPTH IS 81'-0"

### PROPOSED FLOOR AREA

GROSS SITE AREA 1,865 SF
NET SITE AREA 3,901 SF
FARHOUSE .368
ALLOWED FLOOR AREA 1,431 SF

PORTION OF PROPOSED

GARAGE OVER 400 SF

TOTAL FLOOR AREA

1,310 SF

1,212 SF

PROPOSED GARAGE 498 SF PROPOSED ADU 800 SF(MAX)

### LOT COVERAGE

EXISTING HOUSE

 (E) HOUSE
 606 SF

 (P) GARAGE/ADU
 800 SF

 TOTAL COVERAGE
 1,406 SF /18%

ADU TO MEET TOWN ACCESSIBILITY STANDARDS

ADU AND GARAGE TO BE EQUIPPED WITH FIRE SPRINKLERS

AN APPLICATION HAS BEEN FILED FOR AN ADDRESS CHANGE TO 56 ROGERS STREET

SEE FLOOR PLAN SHEET A2 FOR ADDITIONAL TREE CLEARANCE NOTES

### CONTENTS

A-1 SITE PLAN / GRADING
A-1.1 NEIGHBORHOOD CHARACTERISTICS
A-2 GARAGE FLOOR PLAN
A-3 N / E ELEVATIONS AND SECTION

4-4 S/WELEYATIONS

TP-1/2 TREE PROTECTION MEASURES

-1/2 CIVIL GRADING \$ DRAINAGE PLANS

08.30.21 07.28.21 06.30.21 05.24.21 08.10.20

Print date:

C23455

OF CALIFORNIA

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

copyright (a) JAY PLET

This document constitutes original copyrighted material as an instrument of service by the architect JAY PLETT. These documents shall no be utilized and/or duplicated without the permission of the designed in writing. The design

Revisions :

property of JAY PLET

remains the sole

PRELIM PLAN CK

PRICING SET
CONST. SET
Scale:

Date: Sheet

**EXHIBIT 8** 



60 KIMBLE AVENUE (VIEW FROM ROGERS ST.)



50 KIMBLE AVENUE (VIEW FROM ROGERS ST.)



38 KIMBLE AVENUE (VIEW FROM ROGERS ST.)



38 KIMBLE AVENUE (VIEW FROM ROGERS ST.)





34 KIMBLE AVENUE (VIEW FROM ROGERS ST.)



80 CLELAND AVENUE (E)



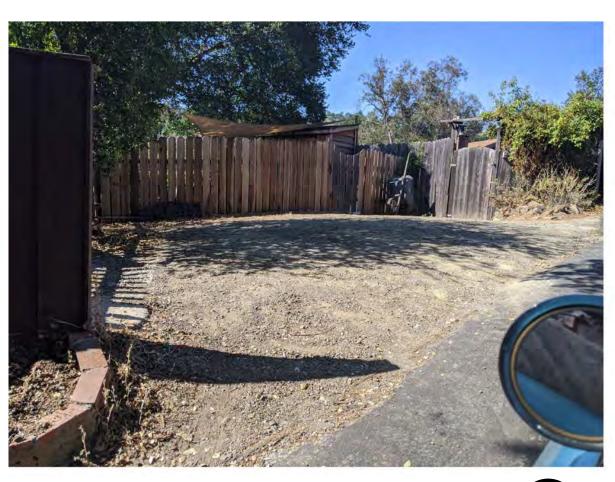
90 CLELAND AVENUE (F)



114 CLELAND AVENUE (G)



120 CLELAND AVENUE (H)



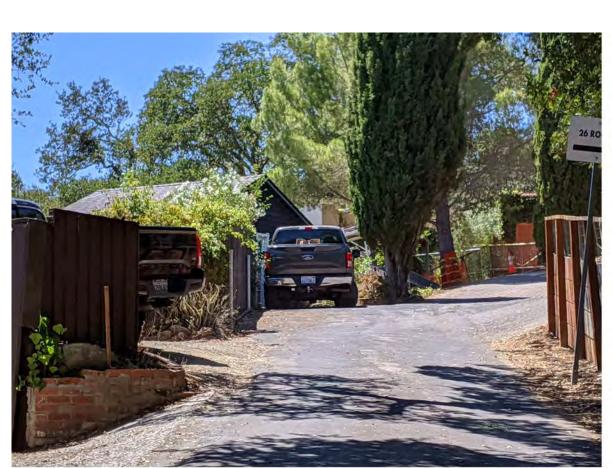
126 CLELAND AVENUE (I)



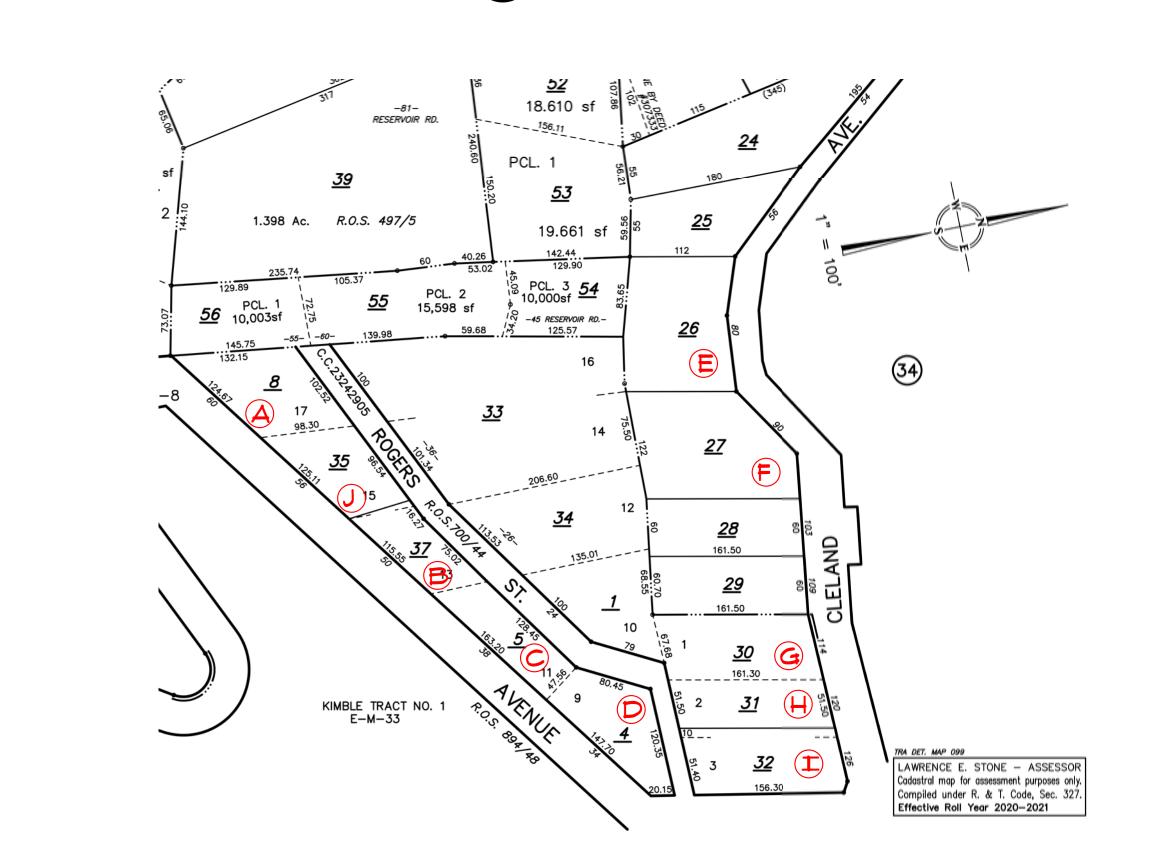
PROPOSED STRUCTURE LOCATION (VIEW FROM ROGERS ST.)



EXISTING HOUSE (VIEW FROM ROGERS ST. LOOKING EAST)



LOOKING UP ROGERS J FROM PROJECT SITE



PROJECT SITE

# NEGHBORHOOD CHARACTERISTICS

NOT TO SCALE

LOCATION KEY

08.30.21 07.28.21 06.30.21 05.24.21 08.10.20

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

copyright (c) JAY PLET of service by the orchitect JAY PLETT. These documents shall no be utilized and/or

Revisions:

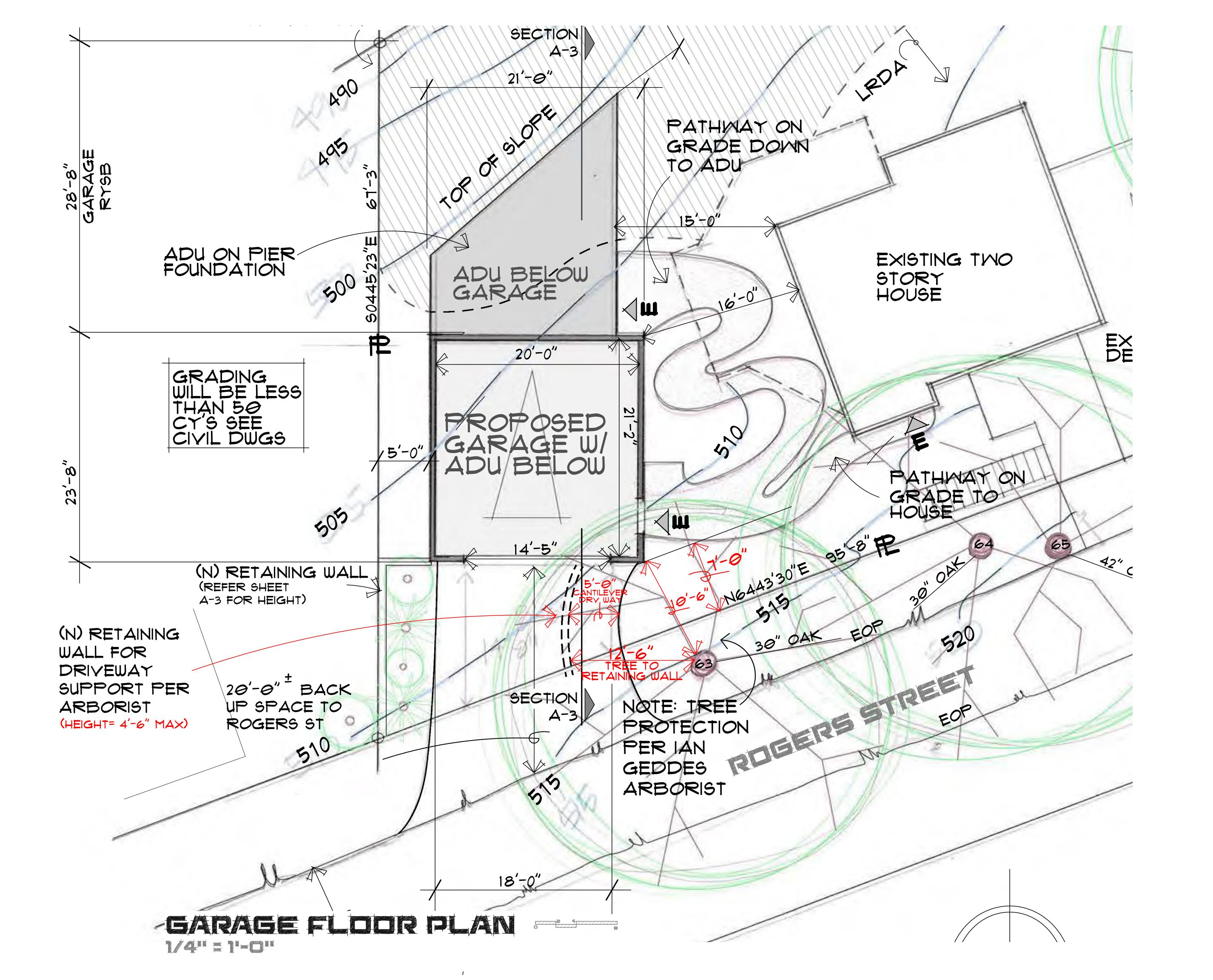
duplicated without the permission of the designe n writing. The design

PLAN CK PRICING SET CONST. SET

Scale: Date:

A=1.1

Sheet



08.30.21 07.28.21 06.30.21 05.24.21 08.10.20

C23455

O6-30

RENEWAL DATE

OF ON 150 RENEWAL

OF

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

copyright (a) JAY PLET

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

Revisions :

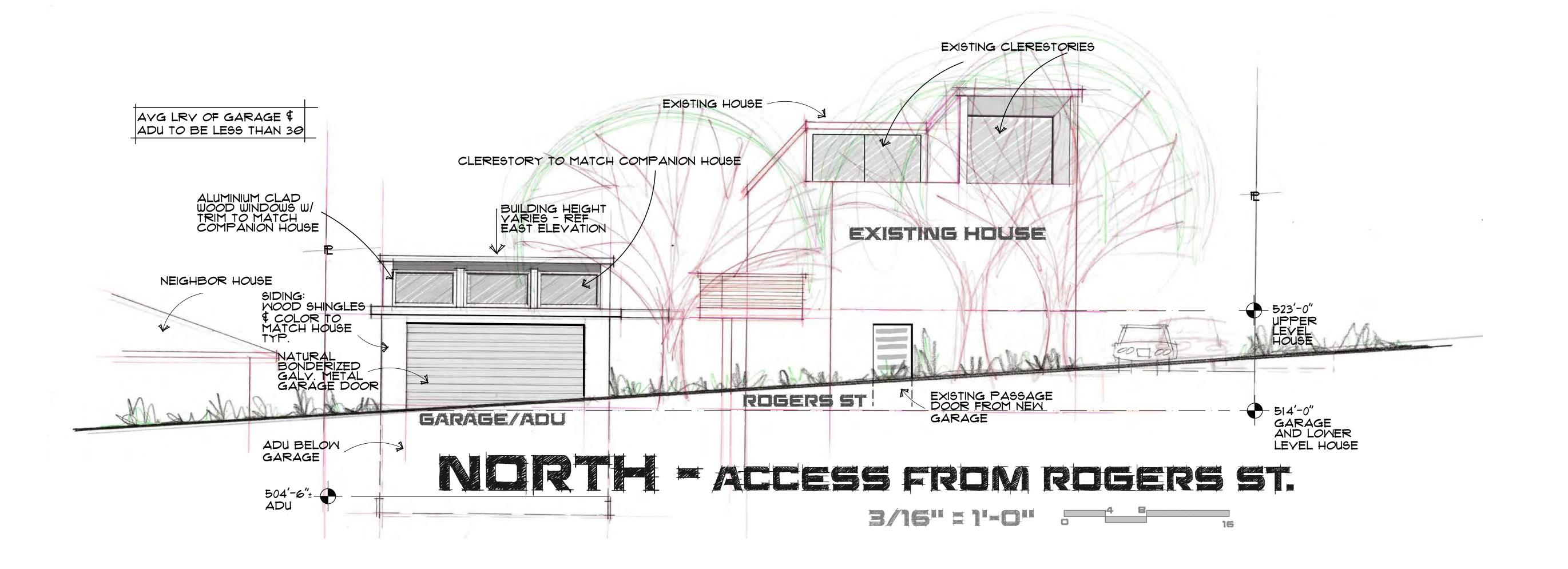
property of JAY PLET

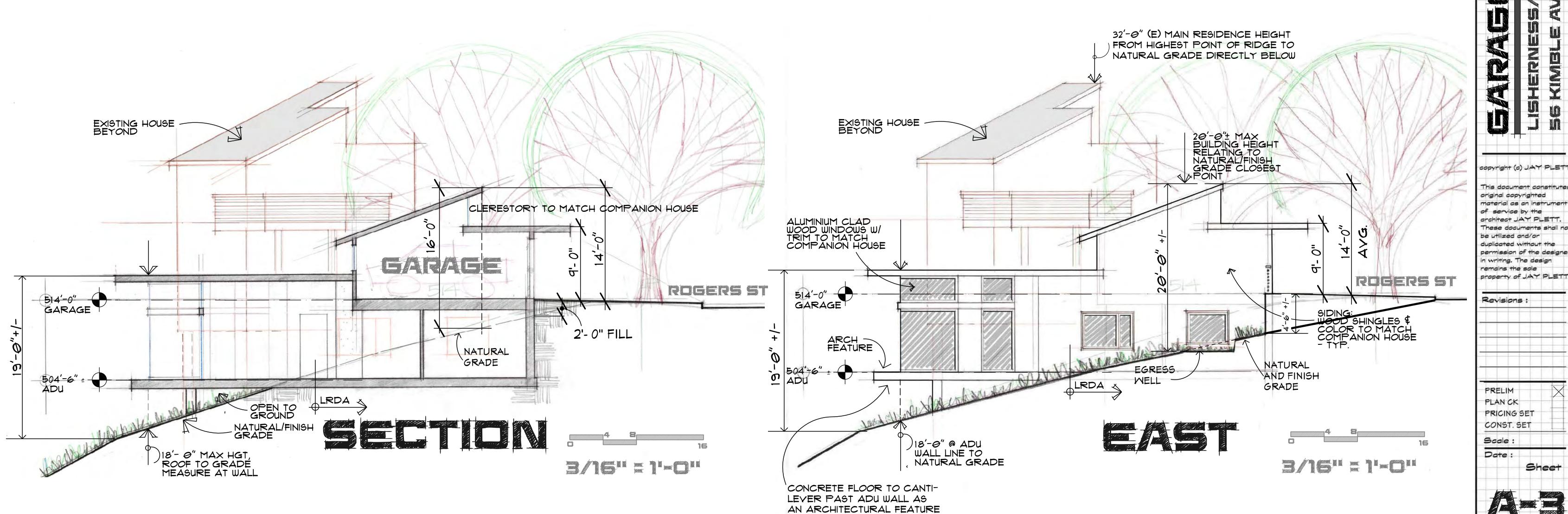
PRELIM
PLAN CK
PRICING SET
CONST. SET

Scale :

Date:

Sheet





Print date: 08.30.21 07.28.21 06.30.21 05.24.21 08.10.20 C23455 06-30 RENEWAL DATE 408.354.4551 jay@plett-arc.com www.plett-arc.com 213 Bean Avenue Los Gatos, CA 95030

copyright (a) JAY PLET

original copyrighted material as an instrumenof service by the architect JAY PLETT. These documents shall no be utilized and/or

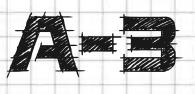
remains the sole property of JAY PLET

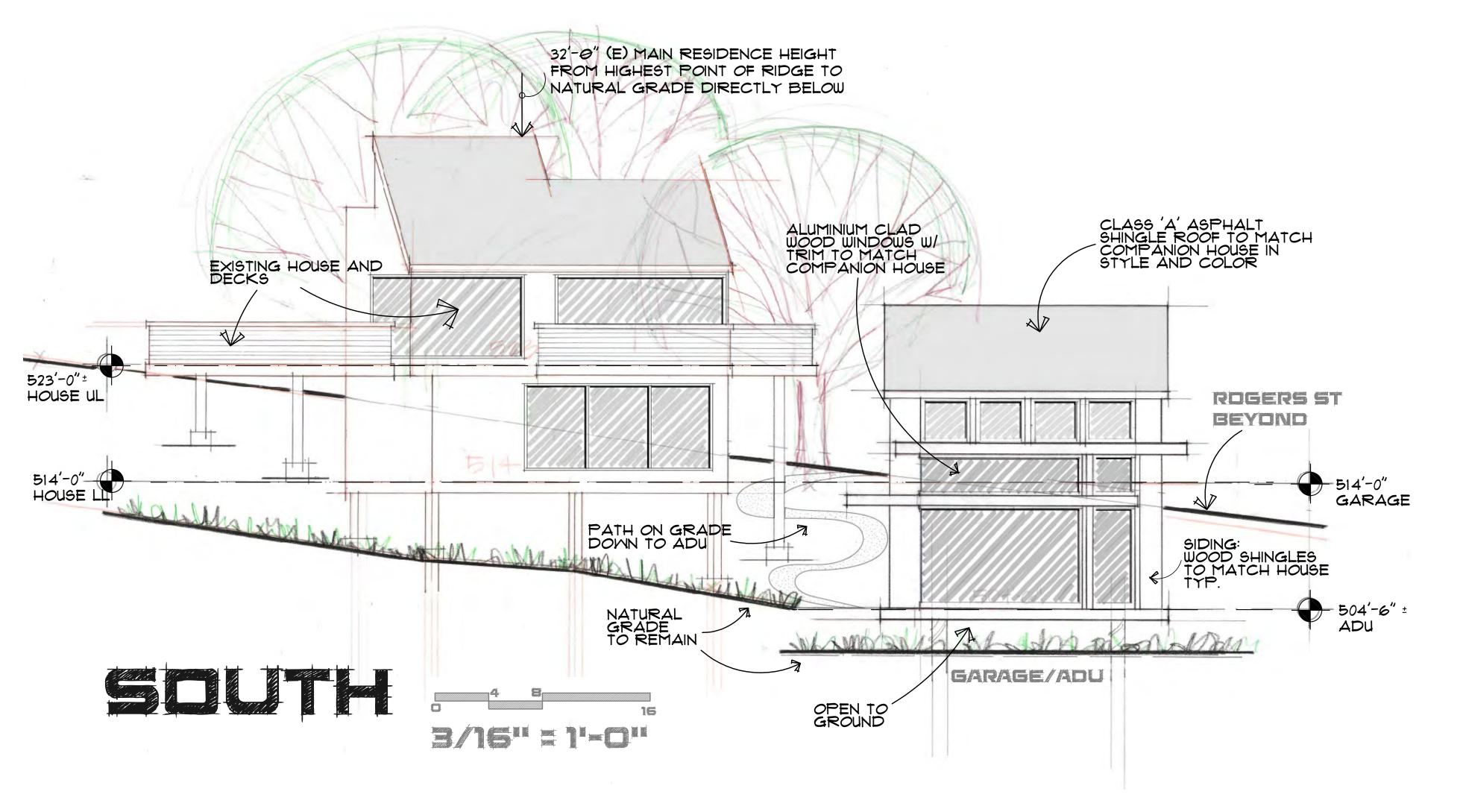
PRELIM

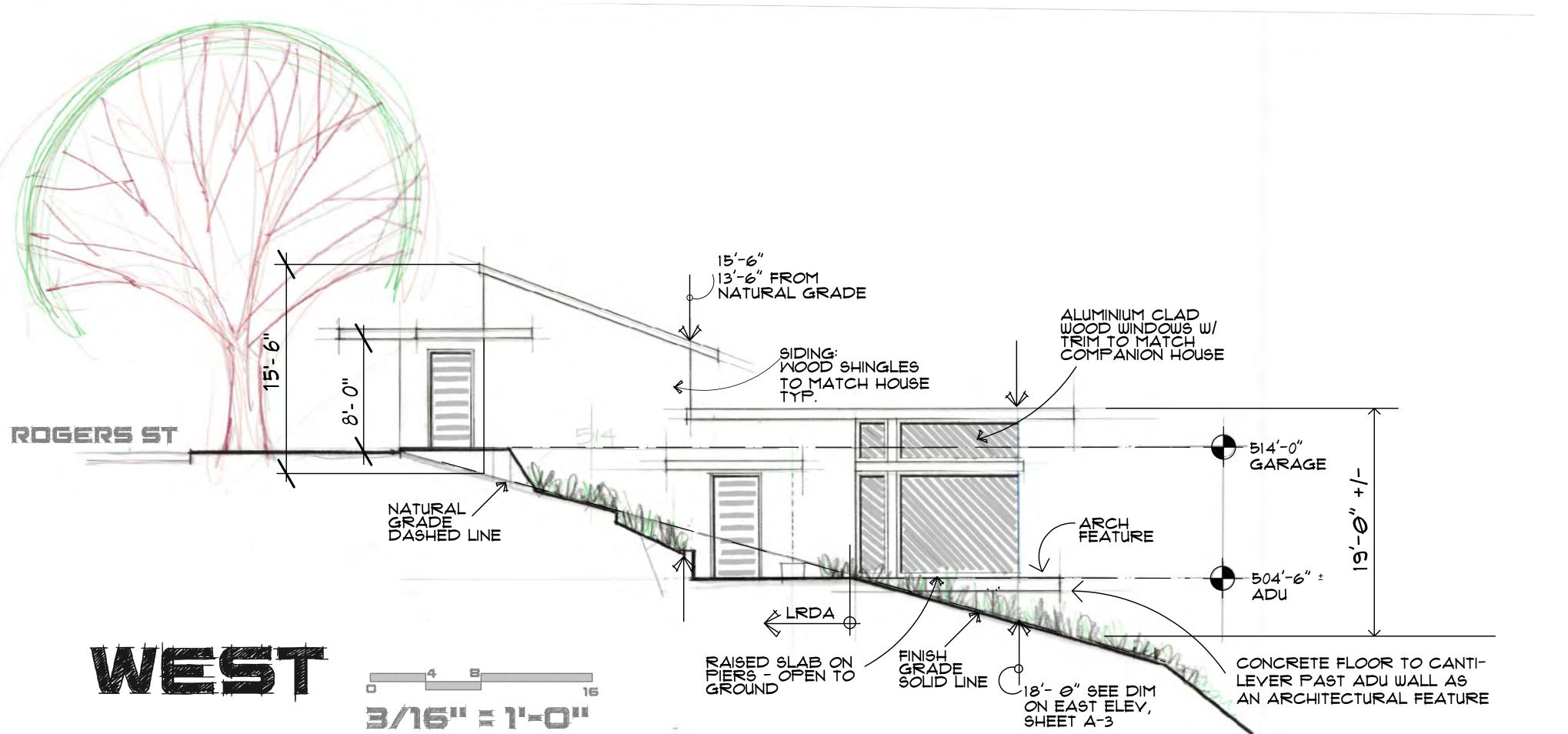
PLAN CK PRICING SET CONST. SET

Scale :

Sheet







08.30.21 07.28.21 06.30.21 05.24.21 08.10.20



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

copyright (c) JAY PLETT

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

Revisions:

PRELIM PLAN CK PRICING SET

PRICING SET CONST. SET

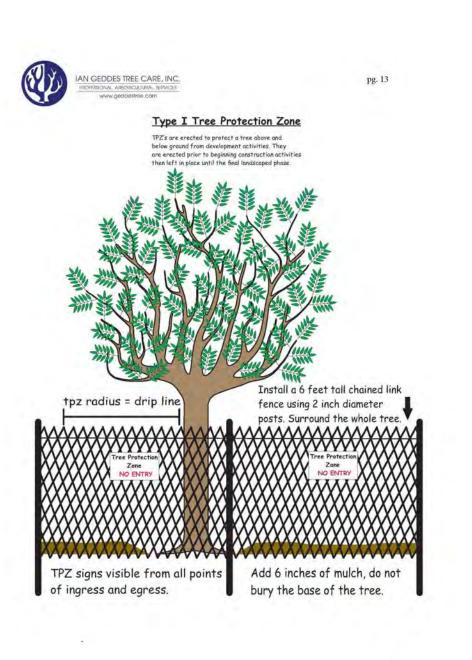
Scale :

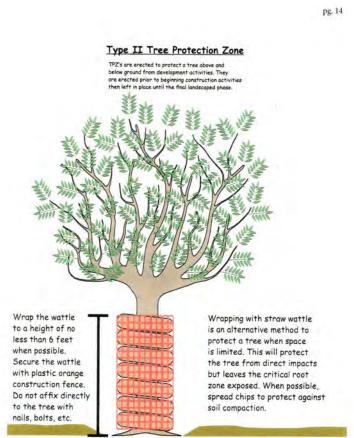
Date : Sheet

### TPZ MAP LEGEND:



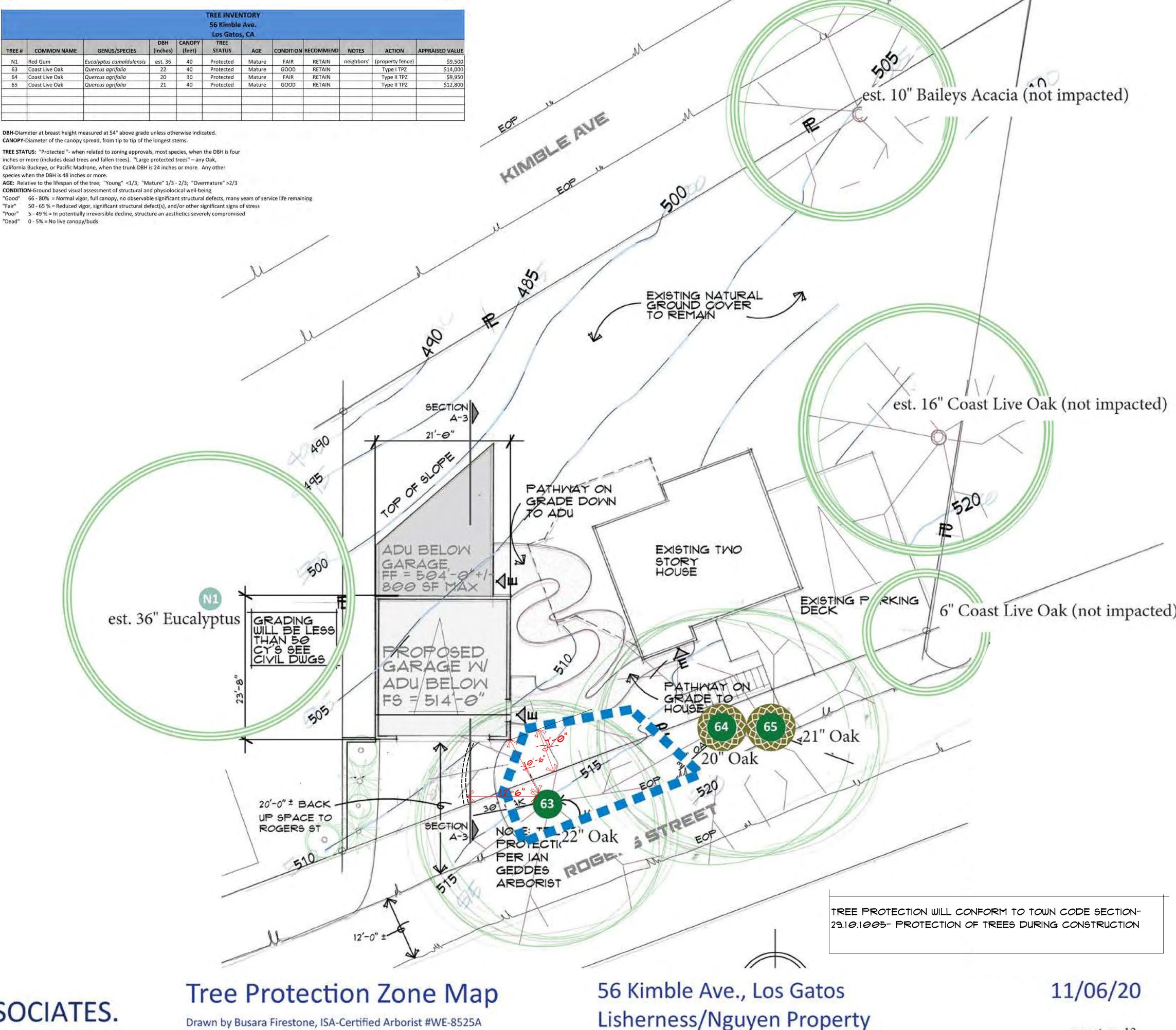
See tree inventory for detailed species information. Location of Neighboring trees are approximate.







Base map: sheet A-1 by Jay Plett



Print date:

08.30.21

07.28.21

06.30.21

05.24.21

08.10.20

C23455

408.354.4551

jay@plett-arc.com

213 Bean Avenue

www.plett-arc.com

Los Gatos, CA 95030

copyright (c) JAY PLET

This document constitute

original copyrighted material as an instrumen

of service by the architect JAY PLETT. These documents shall no

be utilized and/or duplicated without the permission of the design in writing. The design remains the sole

Revisions:

PRELIM

Scale :

Date:

report pg. 12

PLAN CK

PRICING SET CONST. SET

property of JAY PLET

August 18, 2021

110 E. Main Street

Summary

Los Gatos CA 95030

Community Development Department

Diego Mora

1 831 331 8982

The arborist's report provided contains the information typical for a pre development

assignment and the judgments regarding condition are believed to be true and accurate.

The report is complete and contains the required components as indicated in ordinance section

There is no T-1 Sheet as required by the ordinance as in section 29.10.1000 - New property

referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree

development section (c) (1) "...Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be

The report is complete and contains the information required by the ordinance. The expected

The T-1 sheet should indicate the exact locations of the tree protection fence and any other

relevant information regarding the recommendations form the report and ordinance requirements

56 Kimble Avenue

Plan Set

**Discussion** 

Plan Set

**Arborist's Report** 

**Observations** 

**Arborist's Report** 

29.10.1000 - New property development.<sup>1</sup>

impacts from improvements may be shown to occur;".

impacts are discussed and added to the table in the addendum.

stated in Section 29.10.1005. - Protection of Trees During Construction.

Print date:

08.30.21

Sheet

## Recommendations

addendum. The plan set does not contain the required T-1 sheet.

56 Kimble Avenue

Conclusion

1. Place tree numbers and tree protection fence locations, guidelines, and specifications on the plans including the grading, drainage, and utility plans. Create a separate plan sheet including all protection measures labeled "T-1 Tree Protection Plan."

The report contains the typical information required for a predevelopment assessment and

conforms with the Town ordinance section 29.10.1000 - New property development. The one

conflict around coast live oak #63 has been satisfactorily addressed on the plans and in the report

- 2. Wrap the trunk of coast live oak #63 with straw wattle or provide a barrier to prevent mechanical damage. Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade®, Air Knife®, or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T.. 2017).
- 3. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.



Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com

Page 3 of 6

56 Kimble Avenue Arborist's Peer Review August 18, 2021

## **Certification of Performance**

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of

ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B





© Copyright 2021, Monarch Consulting Arborists LLC. Other than specific exception granted for copies made by the client for the express uses stated in this report, no parts of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, recording, or otherwise without the express, written permission of the author.



Copyright

trees since 1998.

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018

**Monarch Consulting Arborists** Richard Gessner P.O. Box 1010 – Felton, CA 95018 www.monarcharborists.com

This is the second letter of review for Variance Application V-20-002 56 Kimble Avenue. The arborist's report contains the information required by the ordinance. There was one difference in professional judgement regarding the proximity of construction and a proposed retaining wall adjacent to coast live oak (Quercus agrifolia) #63. The applicant and arborist provided an addendum to address this issue and the revision is satisfactory while providing adequate space and protection of the tree. The plan set still does not contain a T-1 sheet indicating tree protection measures and fence locations and the data table.

### Introduction

### Background

I was asked by the Town of Los Gatos to review the plan set and arborist's report for Variance Application V-20-002.

### Assignment, Limits, Purpose and Use

- 1. Provide a peer review of the Arborist Report prepared by Ian Geddes and Associates authored by arborist Bo Firestone.
- 2. Assess the tree and site conditions for consistency in the report and plan set regarding numbers, species, size, location, condition, and suitability for preservation. Site visit performed on July 16, 2021.
- 3. The following plan set was reviewed for this assignment: A-1, A-1.1, A-2, A-3, A-4 provided by Jay Plett dated 5/24/2021 and C-1 and C-2 provided by TS Civil Engineering.

This report is to help provide information regarding the provided arborist's report and plans with reference to the trees. The report is to be used by Town of Los Gatos, the Town's agents, and the property owners and owner's agents to help determine deficiencies within the documents regarding the trees.



56 Kimble Avenue

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com

Arborist's Peer Review

**Appendix A: Additional Photographs** 

Oak adjacent to proposed retaining wall

Page 1 of 6

August 18, 2021

Page 4 of 6

<sup>1</sup> The appraisals in the report were performed using the 9th Edition of the *Guide for Plant* Appraisal, 2000. This publication is outdated and future appraisals should be performed using the 10th edition.



Page 2 of 6

August 18, 2021

831.331.8982 - rick@monarcharborist.com

56 Kimble Avenue Arborist's Peer Review

## **Qualifications, Assumptions, and Limiting Conditions**

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com

Monarch Consulting Arborists LLC - P.O Box 1010, Felton, CA 95018 831.331.8982 - rick@monarcharborist.com

Page 5 of 6

831.331.8982 - rick@monarcharborist.com

Page 6 of 6

This Page Intentionally Left Blank