



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 12/11/2024

ITEM NO: 3

DATE: December 6, 2024
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification of Planned Development Ordinance 1412, Subdivision of One Lot into Two Lots, Construction of a Single-Family Residence, and Site Work Requiring a Grading Permit on Property Zoned O:PD. **Located at 120 Oak Meadow Drive.** APN 529-10-131. Subdivision Application M-20-011, Planned Development Application PD-20-002, Architecture and Site Application S-22-021. Categorically Exempt Pursuant to CEQA Guidelines Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land. Property Owner: Marty and Penny McFarland. Applicants: Terence J. Szewczyk (M-20-011 and PD-20-002) and Jay Plett, Architect (S-22-021). Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on a request for modification of Planned Development Ordinance 1412, subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit on property zoned O:PD, located at 120 Oak Meadow Drive.

BACKGROUND:

On July 24, 2024, the Planning Commission received the staff report, applicant's presentation, and public comments on the proposed project (Exhibit 18). Included in the public comments was testimony from a neighbor and board member of the Regency Court Homeowners Association (HOA) who indicated that the HOA maintained architectural control over the subject property even though it had been removed from the HOA in 1985. Further, the HOA board member indicated that architectural review by the HOA had not been completed. After discussing the matter, the Planning Commission voted to continue consideration of this item to a date uncertain to allow the applicant sufficient time to coordinate with the HOA.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director

DISCUSSION:

In October 2024, the HOA provided a letter summarizing the coordination between the HOA, property owner, and architect (Exhibit 19). The letter also provided the HOA's conditional approval of the proposed project. The HOA's conditions include requiring that the second-story window on the west elevation is to utilize obscured glass, restricting the current and future owners from removing or modifying the existing brick wall along the west property line, and that this wall is to be extended to the north using the same vertical siding as is proposed on the second story of the residence. Additional conditions related to construction activities, garbage collection, access, road maintenance, and costs related to updating the CC&Rs are also included.

The applicant submitted a response letter (Exhibit 20) summarizing their agreement to the HOA conditions and the changes made to the revised development plans in response (Exhibit 21), which include obscured glass on the second-story window on the west elevation (Sheet A-5), extension of the wall along the west property line, and a construction access plan (Sheet A-1).

While the Town is not responsible for enforcing private-party agreements included in CC&Rs, the revised development plans included as Exhibit 21 incorporate the HOA's conditions, summarized above, that impact the proposed residence. With any approval of the project, the revised development plans will be included with the draft Planned Development Ordinance (Exhibit 3) and the requirement to obscure glass and extend the existing wall would be enforced by the Town. The Planning Commission may choose to incorporate all or some of the HOA conditions into the draft Planned Development Ordinance included as Exhibit 3 with their recommendation to the Town Council.

PUBLIC COMMENTS:

Notice cards for the Planning Commission meeting were mailed to all property owners and residents within 300 feet of the PD, a legal advertisement was published in the newspaper, and meeting agendas were posted at Town Hall and the Library. As of the publishing of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant is requesting approval for modification of Planned Development Ordinance 1412 to allow subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit. The applicant also requests modifications to the performance standards in the PD Ordinance to allow deviations from the underlying zoning and applicable sections of the HDS&G allowing the following:

Parcel A

- Lot coverage exceeding 40 percent; and
- Existing residence exceeding FAR standards.

Parcel B

- Lot size below what is required by the zone;
- Proposed residence exceeding FAR standards;
- Lot coverage exceeding 40 percent;
- Reduced setbacks;
- Portion of the residence located outside of the LRDA; and
- Driveway slope exceeding 15 percent.

No other exceptions are requested. Regarding consistency with the immediate neighborhood, the proposed single-family residence on Parcel B would not result in the largest residential structure in terms of floor area or FAR, would be the largest of the two single-family residences in terms of FAR, and would not be the first two-story residence. The applicant seeks a recommendation from the Planning Commission to the Town Council, who will render the final decision on the project.

B. Recommendation

If the Planning Commission finds merit with the proposed project, staff recommends the Commission take the following actions to forward the PD, Subdivision, and Architecture and Site applications to the Town Council with a recommendation for approval of the proposed project, by recommending that the Town Council:

1. Make the finding that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land (Exhibit 2);
2. Make the finding that the amendment to the Planned Development Overlay is consistent Town Code Section 29.80.095 (Exhibit 2);
3. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except for the requested modifications to the lot coverage limitations for Parcels A and B; and the minimum lot size and setbacks for Parcel B, which are appropriate due to the constraints of the site (Exhibit 2);
4. Make the finding that the amendment to the Planned Development Overlay is consistent with the General Plan (Exhibit 2);
5. Make the findings as required by Section 66474 of the Subdivision Map Act (Exhibit 2);

6. Make the finding that the project complies with the applicable sections of the Hillside Development Standards and Guidelines for a property with an average slope of 10 percent or greater, except for the requested modification to allow a maximum driveway slope greater than 15 percent and for a portion of the residence located outside of the LRDA, which are appropriate due to the constraints of the site (Exhibit 2);
7. Make the finding that the project is consistent with the Residential Design Guidelines (Exhibit 2);
8. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
9. Approve Planned Development application PD-20-002 to adopt the Planned Development Ordinance (Exhibit 3); approve Subdivision application M-20-011; and Architecture and Site Application S-22-021 inclusive of the recommended conditions of approval included as Exhibit 4 and the revised development plans included as Exhibit 21.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Recommend approval of the applications with additional and/or modified conditions; or
3. Recommend denial of the applications and make the required findings for denial

EXHIBITS:

Exhibits previously received with the July 24, 2024, Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Draft Planned Development Ordinance
4. Recommended Conditions of Approval
5. Planned Development Ordinance 1412
6. Letter of Justification
7. Project Description
8. Color and Materials Board
9. Letter of Justification for Garage Terrace
10. Town's Consulting Architect Report
11. Response to Consulting Architect's Recommendations
12. Arborist Report
13. Summary of Neighbor Outreach
14. Building Envelope Study by Applicant
15. Development Plans
16. Public Comments received by 11:00 a.m., Friday, July 19, 2024

PAGE 5 OF 5

SUBJECT: 120 Oak Meadow Drive/M-20-011, PD-20-002, S-22-021

DATE: December 6, 2024

Exhibits previously received with the July 24, 2024, Desk Item:

17. Public Comments received between 11:01 a.m., Friday, July 19, 2024, and 11:00 a.m., Wednesday, July 24, 2024

Exhibits Received with this Staff Report:

18. July 24, 2024 Planning Commission Minutes

19. HOA Approval Letter

20. Applicant Response Letter

21. Revised Development Plans

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
JULY 24, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 24, 2024, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Steve Raspe, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, and Commissioner Adam Mayer
Absent: Vice Chair Emily Thomas

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – June 26, 2024
2. **Approval of Minutes** – July 10, 2024

MOTION: **Motion by Commissioner Barnett** to approve adoption of the Consent Calendar. **Seconded by Commissioner Mayer.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 120 Oak Meadow Drive

Subdivision Application M-20-011

Planned Development Application PD-20-002

Architecture and Site Application S-22-021

APN 529-10-131

Applicant: Terence J. Szewczyk (M-20-011 and PD-20-002) and
Jay Plett, Architect (S-22-021)

Property Owner: Marty and Penny McFarland

Project Planner: Sean Mullin

Requesting approval for Modification of Planned Development Ordinance 1412, subdivision of one lot into two lots, construction of a single-family residence, and site work requiring a Grading Permit on property zoned O:PD. Categorically exempt pursuant to CEQA Guidelines Section 15315: Minor Land Divisions; 15303: New Construction; and 15304: Minor Alterations to Land.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Terence J. Szewczyk, Applicant

- This project represents the ideal creation of generational housing on one parcel, which is the intent of SB 9. We would have changed this to an SB 9 application, but the underlying zoning is Office, so we are unable to use SB 9. We ask the Planning Commission to recommend to the Town Council modification of the PD zoning to allow for this additional house. The McFarlands want to build a house for their two daughters. We have carefully sited this house for tree protection, safety, and the least impact from the driveway. We have to increase the driveway slope to get up higher to avoid damaging the base of some spectacular oak trees. Oak Meadow Drive is a private road and it would not be unreasonable for the applicants to agree to a condition to participate in road maintenance.

Marty McFarland, Property Owner

- We have lived on this property for over 32 years and are excited about this project and the opportunity to provide a lot to our two daughters to build a house. Our youngest daughter is a local special education teacher, and teachers don't make a lot of money.

Paul Vieth

- My wife and I live across from the McFarlands and I am one of the board members of Regency Court HOA. In 1985 the McFarland's lot was removed from the HOA except for the purposes of contributing to road maintenance, and pursuant to that agreement the HOA retains a right of architectural control over that lot. The CC&Rs go along with the deed and contain clear guidelines on architectural approval by the CC&Rs and bylaws, and

that process has not occurred. There was never an attempt to review this with the Architectural Committee or the HOA. In October 2021, the HOA denied Mr. McFarland's request to give up two of our seven community parking spots so he could put a driveway on the other side. The HOA also expressed that we do not want to change the view, see a house in the immediate view, or have windows facing our home, as well as several other issues.

Desiree Hedberg

- I am a therapist with my business adjacent to the subject property, and my concern is the construction noise could be significant and impact my business in a very negative way. My question is what the audio impact might be?

Terence J. Szewczyk, Applicant

- If we have overlooked the formal HOA Architectural Committee review of the plans, we will complete that.

Jay Plett, Architect

- The window that faces the townhomes is a bedroom window, not a place where people will gather and be looking down. The house has a 6.5-foot setback, but then there is 20 feet of parking and then a road for the townhomes, so the proposed home and its windows would be probably 30 feet away from anybody. The existing McFarland's home is just as close to the street, and there are townhomes that almost border on the road. There is noise when anything is built, but we don't anticipate driving piles or anything that would make excessive noise, just typical construction noise.

Closed Public Comment.

Commissioners discussed the matter.

Opened Public Comment.

Commissioners asked questions of the applicant.

Closed Public Comment.

MOTION: **Motion by Chair Raspe** to continue the public hearing for 120 Oak Meadow Drive to a date uncertain. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Jennifer Armer, Planning Manager

- The Planning Commission meeting of August 14, 2024 will be cancelled due to lack of items.
- This is the final meeting for Commissioner Janoff and Commissioner Mayer. Staff thanked them for their service to the Town of Los Gatos.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC met on July 24, 2024.

Commission Matters

Chair Raspe

- This will be the final Planning Commission meeting for Commissioner Janoff and Commissioner Mayer. The Planning Commission thanks them for their work over the years.
- Planning Manager Jennifer Armer will be leaving the Town of Los Gatos. Ms. Armer has served with the Town for nine years and the Town wishes her the best.

ADJOURNMENT

The meeting adjourned at 7:49 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 24, 2024 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

Regency Court Homeowners Association

October 14th, 2024

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

RE: Regency Court Homeowners Association's Approval of Proposed Lot Split and
Development of 120 Oak Meadow Drive Los Gatos, CA 95032

Dear Sean,

The Board of the Regency Court Homeowners Association met with Marty McFarland, owner of 120 Oak Meadow Drive, and Jay Plett, Architect, in Mr. Plett's offices on Monday, September 30th at 4:30pm. At this meeting, the parties discussed the Findings and Recommendations of the Regency Court Architectural Committee.

After a thorough discussion of these issues, the Board agreed to approve the proposed development of 120 Oak Meadow Drive subject to certain conditions contained within the Owner's Responses to the Findings and Recommendations and certain changes to the proposed Plan Set. Those documents and the Conditions of Approval are contained as Addenda to this approval.

In addition, to the items outlined in these documents, we are also requiring the following two items:

- The proposed update to the CC&Rs will include a provision retaining architectural control approval over both lots; both the existing lot at 120 Oak Meadow and the proposed newly created lot.
- Marty McFarland agrees not to change or remove the brick wall separating the properties in question from the HOA without prior written consent of the Board of the Regency Court HOA.

Subject to those changes, the Board of the Regency Court Homeowners Association hereby approves the proposed lot line adjustment and development of the new housing unit at 120 Oak Meadow Drive.

Please let me know of any questions you may have.

Best Regards,
REGENCY COURT HOMEOWNERS ASSOCIATION

A handwritten signature in blue ink that reads "Richard W. Daniel". The signature is written in a cursive style with a large initial 'R' and a stylized 'D'.

Richard W. Daniel
Treasurer - Board Member

Addenda

- 1) 120 Oak Meadow Owner's Responses to Regency Court Architectural Committee 'Findings and Recommendations' to Regency Court Board dated October 9th, 2024.
- 2) Change Pages for Plan Set dated October 3rd, 2024.
- 3) 120 Oak Meadow - Conditions of Approval dated July 24th, 2024.

July 30, 2024 – Below is the Regency Court Architectural Committee ‘Findings and Recommendations’ to Regency Court Board. Not in numerical order of importance.

The Regency Court Board HOA expects confirmation that the following items will be addressed by the 120 Oak Meadow homeowner and Town of Los Gatos to the Regency Court HOA Architectural Committee and Board of Directors prior to Town approval and commencement of construction at 120 Oak Meadow Drive.

See Owner Responses in [blue dated October 9, 2024](#).

- 1) A request is made for a rendering, drawing or sketch of the proposed home shown behind the brick wall. Rendering needs to show house roof and windows with current view of existing trees from upper Oak Meadow Drive. The request is made to provide a visual representation of the proposed structure and to provide a visual illustration of the structure’s height/size prior to “story poles” being installed. The concern is whether the rising morning sun will be blocked by the structure, the existing shadow example does not do this.

[As shown in the expanded shadow study A-5 the proposed structure will not block the morning sun.](#)

[The rendering illustrates that the proposed home is modest in size and to scale with the site. At 22 ft. at the peak and 15 ft. at the eaves it is lower than the branches of the Valley Oak and considerably lower than existing home at 120 Oak Meadow and Town Homes.](#)

[The Town of Los Gatos eliminated its story pole requirement last April. This follows a CA state requirement that the Town must loosen constraints on housing developments to receive certification of its housing element plan.](#)

- 2) CC&R Items related to existing and proposed homes: [Agree that CC&Rs will need to be amended, cost to be borne by 120 Oak Meadow.](#)

- a. It shall be a requirement of the RCHOA that the new lot is subject to the same Regency Court architectural approval requirements as outlined in the Regency Court HOA CC&R’s covering the existing Lot #11 (120 Oak Meadow Drive). HOA CC&Rs including architectural control must cover both the existing and new lots.
- b. Also, current 120 Oak Meadow Owner to determine if they want to allocate a portion of the required assessment responsibility for maintenance and upkeep of Oak Meadow Drive – a private drive – to the proposed new lot/home or retain full responsibility for assessments related to road upkeep.

[Current 120 Oak Meadow Property to retain full responsibility.](#)

- c. It is anticipated that both of these items will require an amendment to the CC&Rs. Such amendment (e.g. hiring of an attorney, recordation of amendment, etc.) to be borne by 120 Oak Meadow.

- 3) Approval must include a requirement that current or future owners cannot take down the brick wall or make any modifications to the brick wall now and in the future. [Plan already indicates that it will be retained – see A-1 \(E\). Language can be expanded in CC&Rs if necessary. Wall to be extended north using same vertical siding as 2nd story of house and privets to be retained. See A-1.](#)

- 4) Current Floor plan, (exhibit A3, A4) is unclear as the space labeled 'OFFICE' looks to be a 4th bedroom as it has a closet, and the Architect said the room requires egress which appears to be the underlying reason for the window facing upper Oak Meadow Drive. The Architectural Committee recommends that the windows facing upper Oak Meadow are to be eliminated. As a compromise, the Architectural Committee would be amenable to move the

windows to the sides of the room which face the existing home at 120 Oak Meadow and/or face the commercial property in order to satisfy egress requirements. The Committee also would be amenable to the addition of sky lights if necessary to satisfy egress requirements. Architectural drawing (A5 elevation drawing) appears to already show windows on side walls.

Jay Plett, Architect discussed request with Robert Gray, Town Building Official who indicated that this window is an egress window required by Town ordinance independent of use of room. Jay believes that a 2nd story window facing upper Oak Meadow is an important design feature.

Homeowner and HOA agreed to retain window with condition that obscure glass be used. See Rendering and West Elevation which contains notes that this window to be obscure glass.

- 5) No exit from behind the house to the front/upper portion of Oak Meadow Drive. All occupant ingress & egress needs to occur from lower Oak Meadow Drive via newly built driveway. No ability to exit through the door in the wall along upper Oak Meadow Drive.

Owner understands HOA concern and believes signs recently posted by HOA provide adequate deterrence. As indicated in 3) above, fence to be extended north of existing brick wall. As shown in A-1 and agreed to in meeting, fence will have small gate opening to landing of Lot 12 stairs to allow owner to access property in front of wall/fence for maintenance including trimming of ivy, weeding and leaf blowing. This is needed so owner will not be required to walk down the driveway, walk up the hill to the top of Oak Meadow and around the corner carrying gardening equipment.

- 6) Property needs to include 2 guest parking spots that do not block the new driveway so visitors are not tempted to use HOA parking spots.

Town of Los Gatos does not require guest parking. Parking pad near garage and driveway will provide ample parking for guests. Agreed to with HOA in meeting.

- 7) The HOA Board requests confirmation that garbage cans for the new property must be located on the backside by the driveway entrance (lower Oak Meadow Drive). No additional garbage, recycle or yard waste bins will be placed in front of the 120 Oak Meadow Drive residence/road. Agreed - See note at the bottom of A-1 indicating garbage service to be located at bottom of driveway per HOA.

- 8) If road damage occurs during construction, cost to restore back to original condition will be borne by 120 owners. "Damage" to the HOA road is defined as any physical alteration or deterioration beyond normal wear and tear caused by the Builder's construction activities. This includes, but is not limited to, structural damage such as cracks, fractures, or breaks in the asphalt, deformation or subsidence of the road surface, potholes, and damage to the road edges. It also encompasses material residue like cement or gravel causing staining or surface roughness, debris obstructing the road, and any drainage or erosion issues caused by construction runoff. The Builder shall be responsible for all repair costs to restore the HOA road to its original condition prior to construction. If builder and HOA agree to resurface all of Oak Meadow Drive instead, 120 owners and HOA will share the costs 50%/50%.

See items 75 and 76 of Draft Conditions of Approval dated July 24, 2024, which address this concern.

- 9) The Committee requests Town to communicate the days and start/stop hours of construction. Create a plan and communicate to HOA where workers and construction vehicles will park (there is NO available parking on Oak Meadow Drive either upper or lower). Parking cannot occur in any HOA designated spots without prior written

communication and approval from the Regency Court HOA Board (see Board e-mail addresses, below). All construction traffic must enter from Blossom Hill Road.

See item 48 of Draft Conditions of Approval dated July 24, 2024, which covers Construction Hours and items 32 Construction Management Plan and 53 Construction Vehicle Parking which address your concerns.

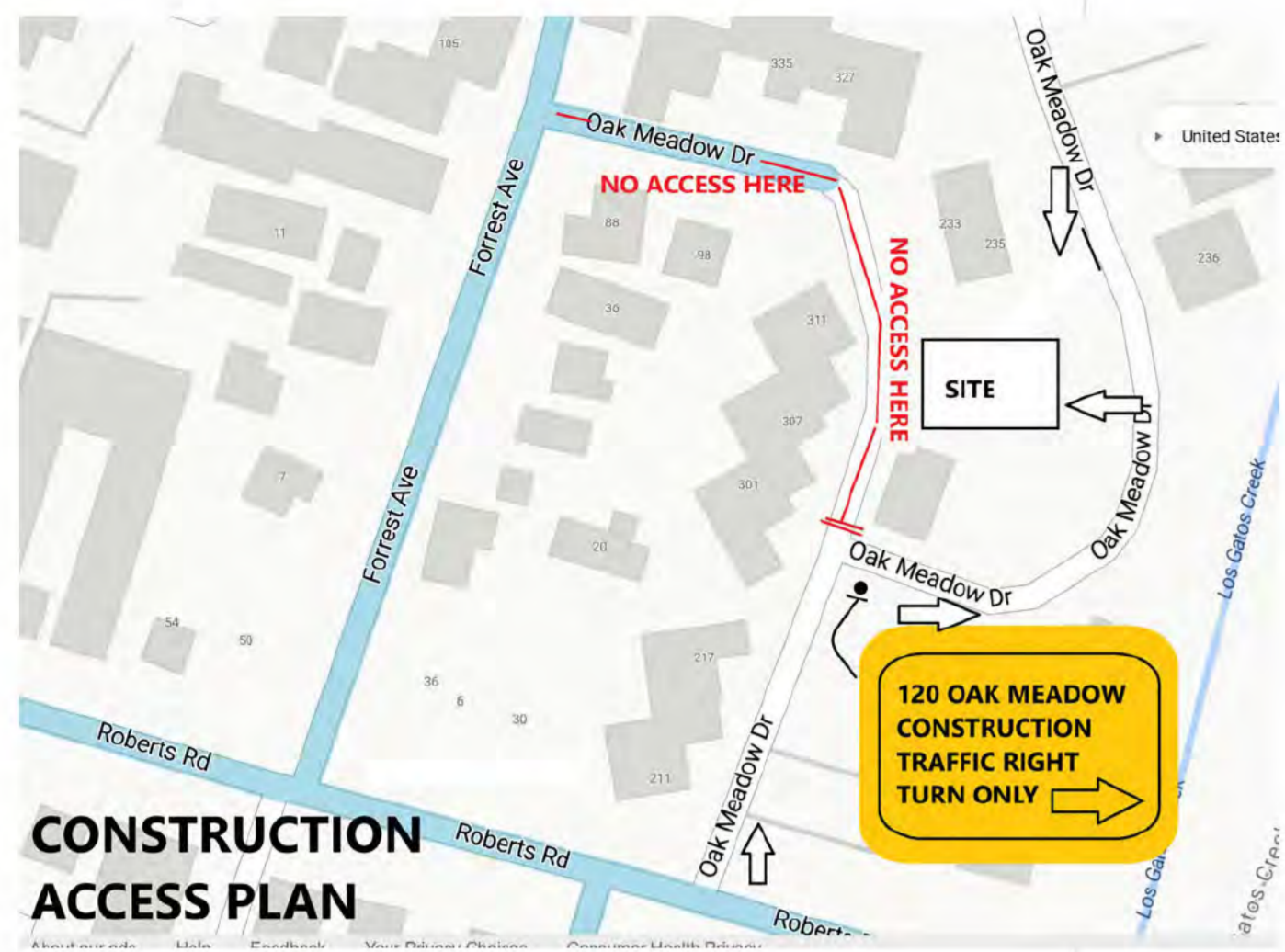
See Construction Site Access plan in upper left corner of A-1 including note that HOA to be provided with contractor, owner and architects phone numbers.

See also Construction Staging/Parking plan in lower left corner of A-1.

- 10) Erect a construction barrier to protect dirt and dust from impacting newly painted HOA residences. Install prior to commencement of construction. A construction debris barrier will be erected on upper Oak Meadow to limit dust – See upper A-1. Best construction practices to be followed to control dust including periodic water spraying. Hand digging around oak trees will also limit dust.

RCHOA Board E-Mail Addresses:





CONSTRUCTION SITE ACCESS



CONSTRUCTION SITE STAGING/PARKING

FIRE NOTES:

- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) 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 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) 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 AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE
- 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 13114.1.7.
- 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.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 01-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

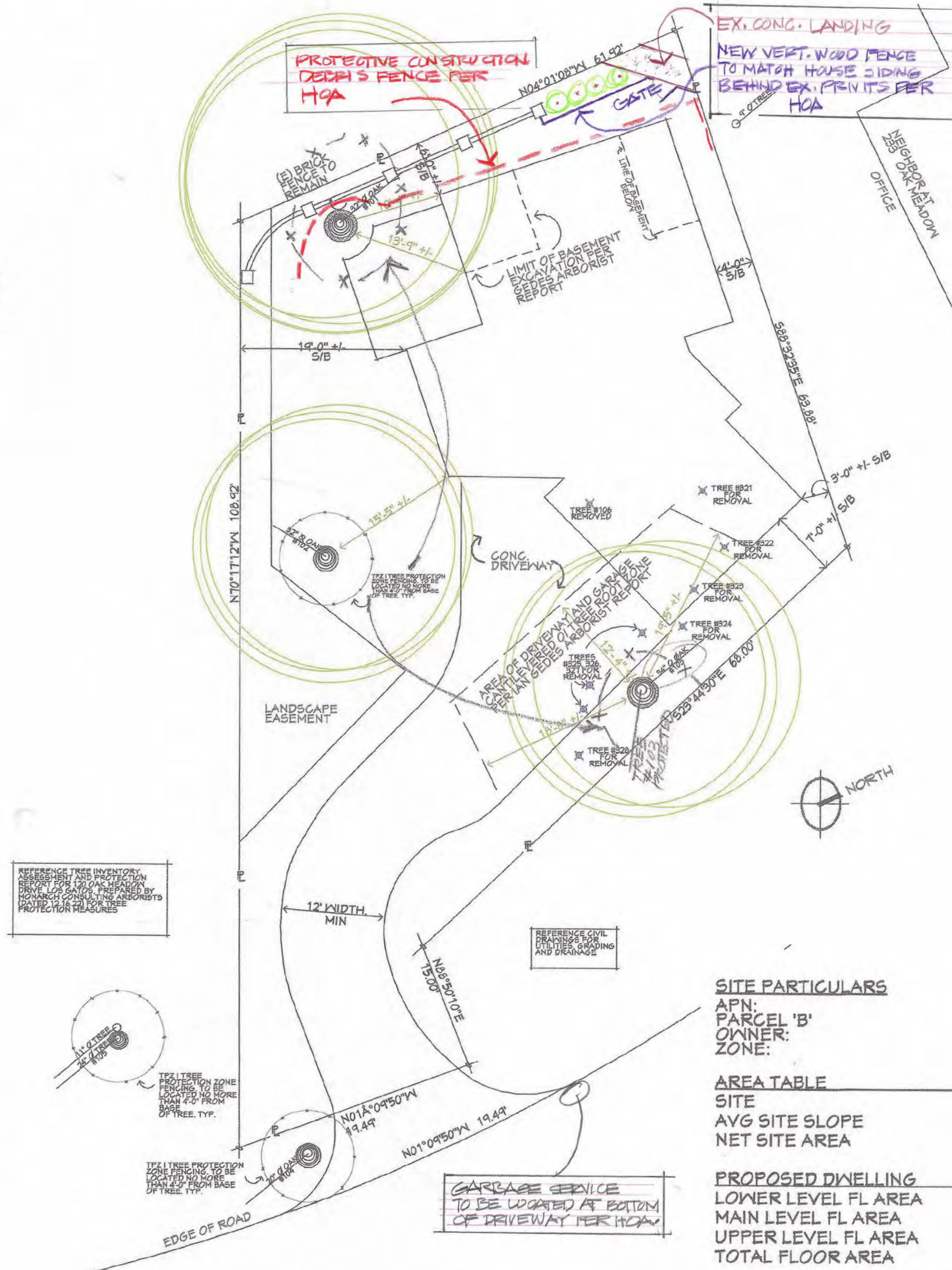
BUILDING NOTES:

- PV SYSTEM -** A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- ALL ELECTRIC REQUIREMENT -** THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.020 AND 6.120.020.

CONTENTS

- A-1 SITE PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 LOWER/BASEMENT PLAN
- A-3 MAIN & UPPER LEVELS
- A-4 SECTIONS & ROOF PLAN
- A-5 BUILDING ELEVATIONS

NEIGHBORHOOD
120 OAK MEADOW
SINGLE FAMILY
RESIDENCE



REFERENCE TREE INVENTORY, ASSESSMENT AND PROTECTION REPORT FOR 120 OAK MEADOW DRIVE, LOS GATOS, PREPARED BY ROYARCH CONSULTING ARCHITECTS. DATED 12/15/20 FOR TREE PROTECTION MEASURES.

REFERENCE CIVIL DRAWINGS FOR UTILITIES, GRADING AND DRAINAGE.

SITE PARTICULARS

APN: 529-10-131,
PARCEL 'B'
OWNER: McFARLAND
ZONE: O:PD

AREA TABLE

SITE	5,793 SF
AVG SITE SLOPE	18%
NET SITE AREA	4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA	305 SF
MAIN LEVEL FL AREA	862 SF
UPPER LEVEL FL AREA	779 SF
TOTAL FLOOR AREA	1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

Print date:
10.03.24
10.1.24
02.29.24
12.27.22

JAY PLETT
ARCHITECT

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McFARLAND
OAK MEADOW DR.
LOS GATOS

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Revisions:

PRELIM
PERMIT SET
PRICING SET
CONST. SET

Scale:
Date:

Sheet

SITE PLAN

1/8" = 1'-0"

A-1



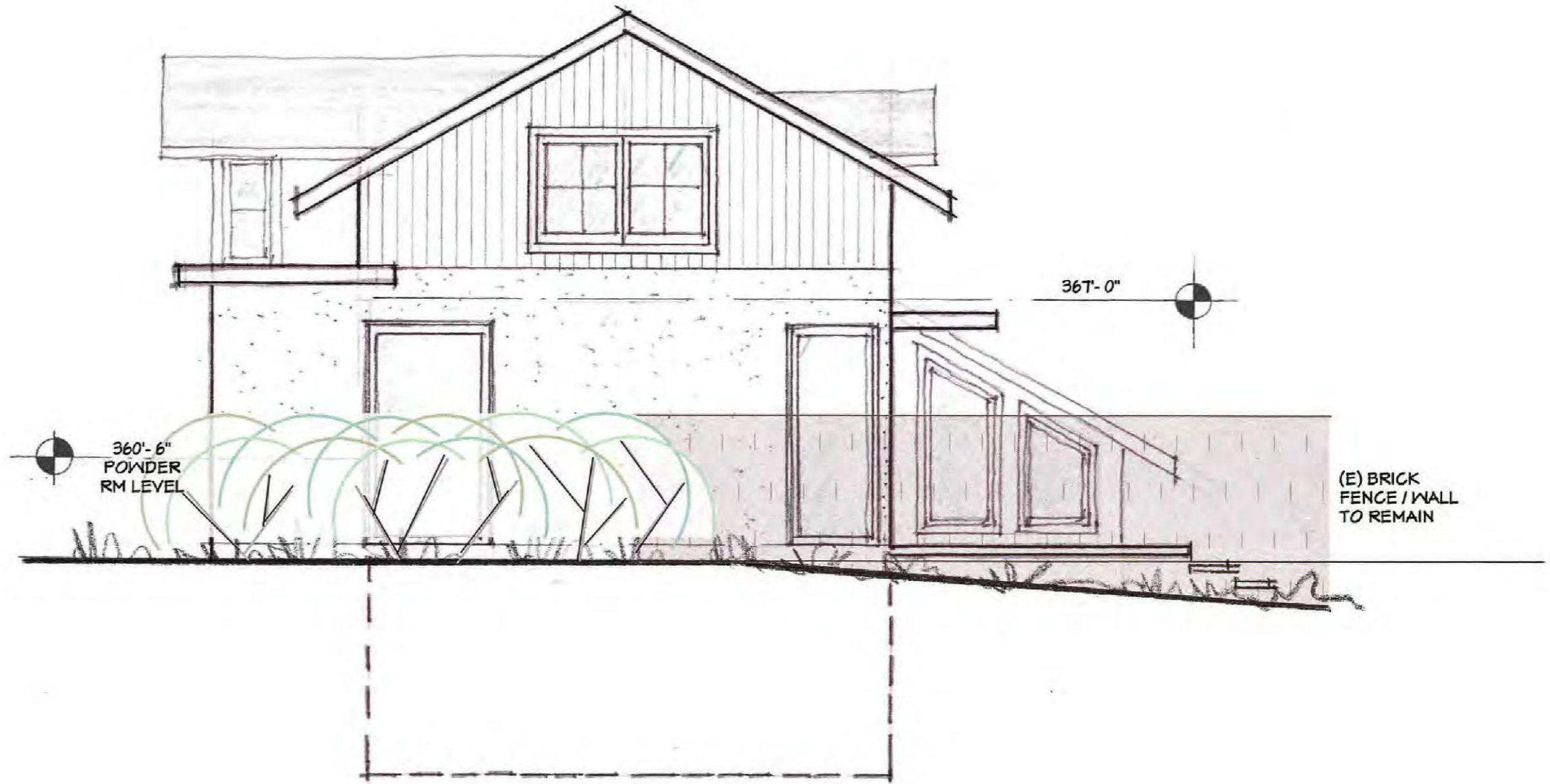
PARKING RESTRICTED
24 Hrs. A DAY
TOWED AWAY

NOTICE
[Illegible text]

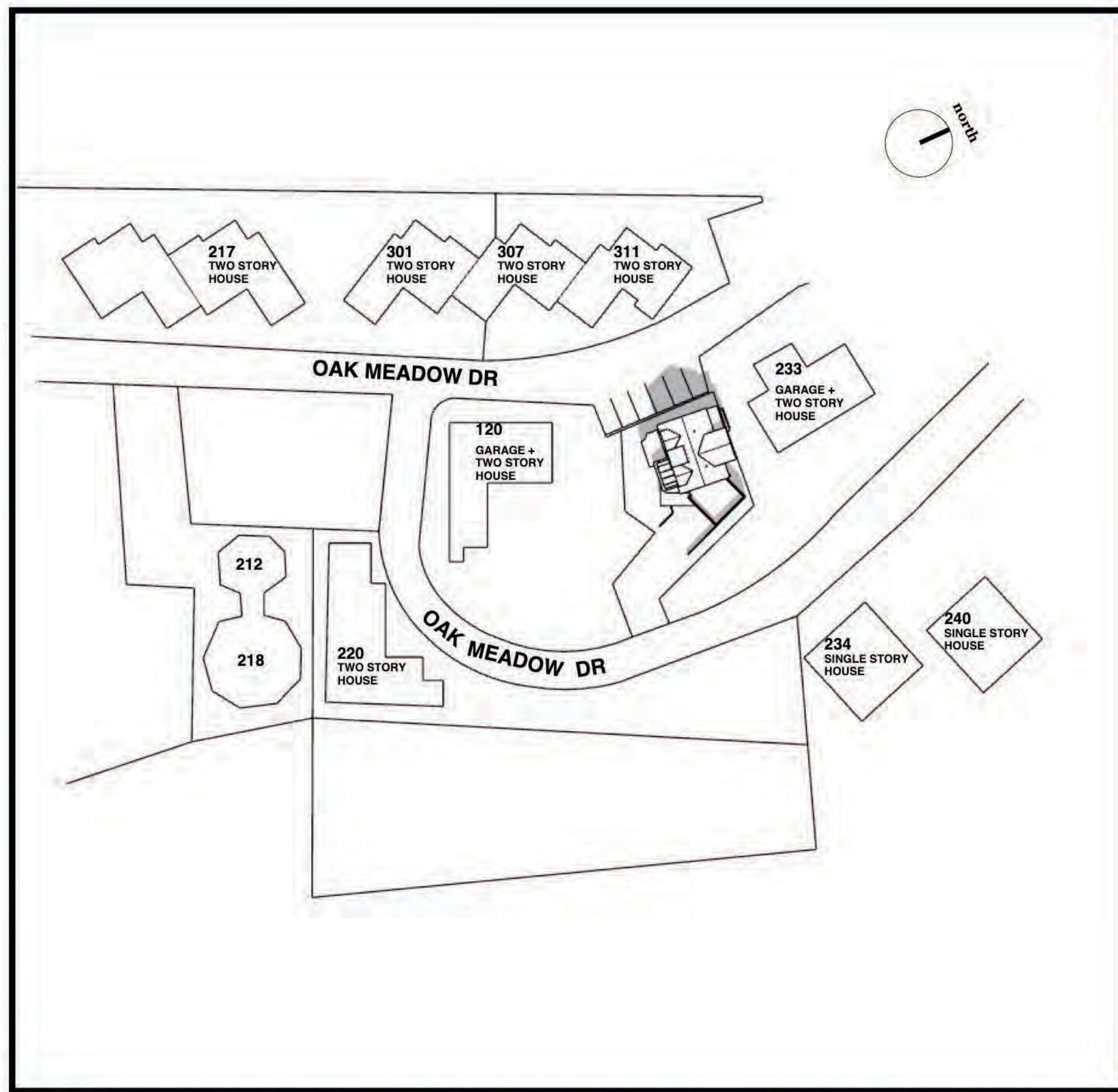
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24 Hrs. A DAY
TOWED AWAY

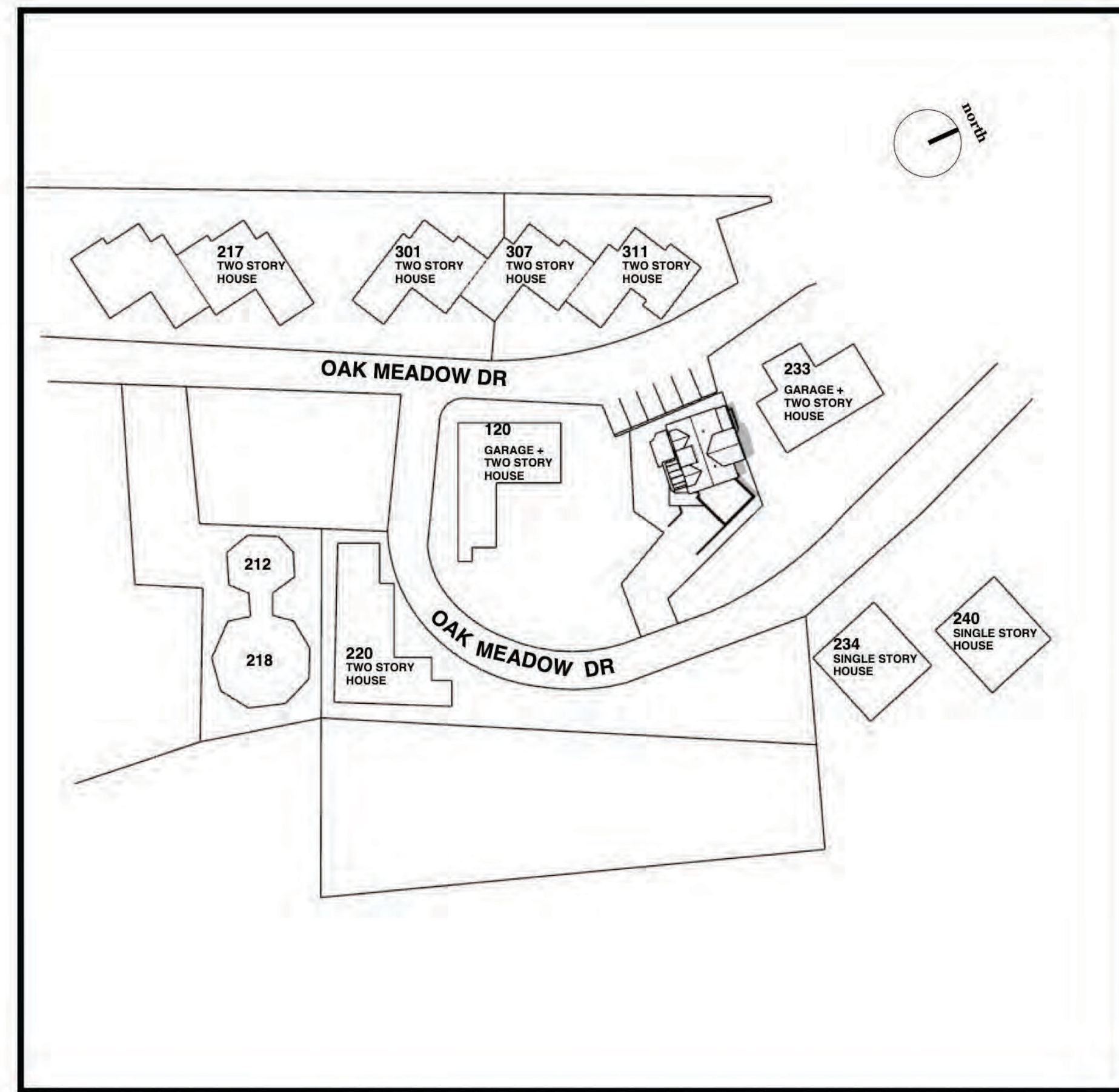
9EJT463



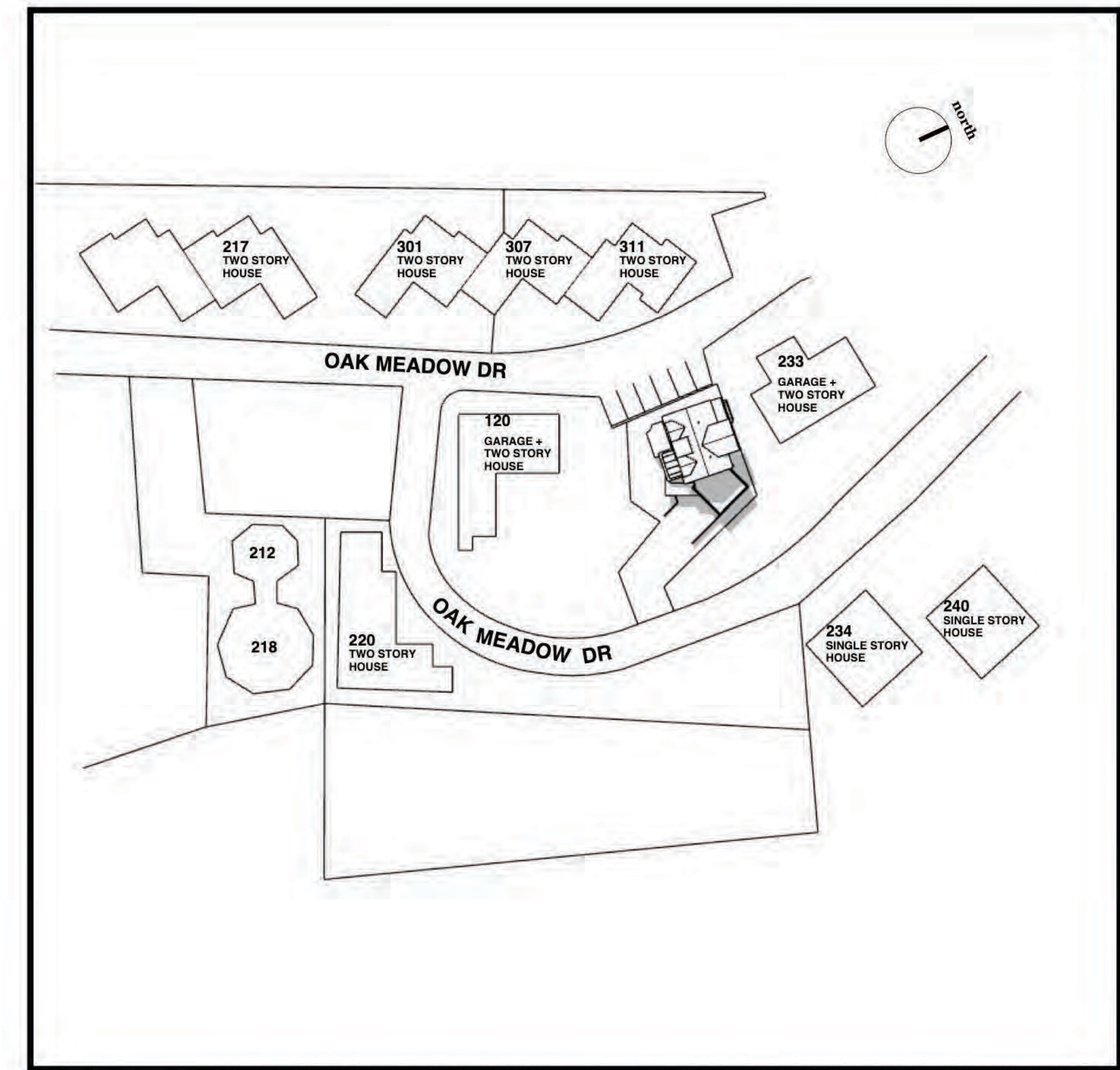
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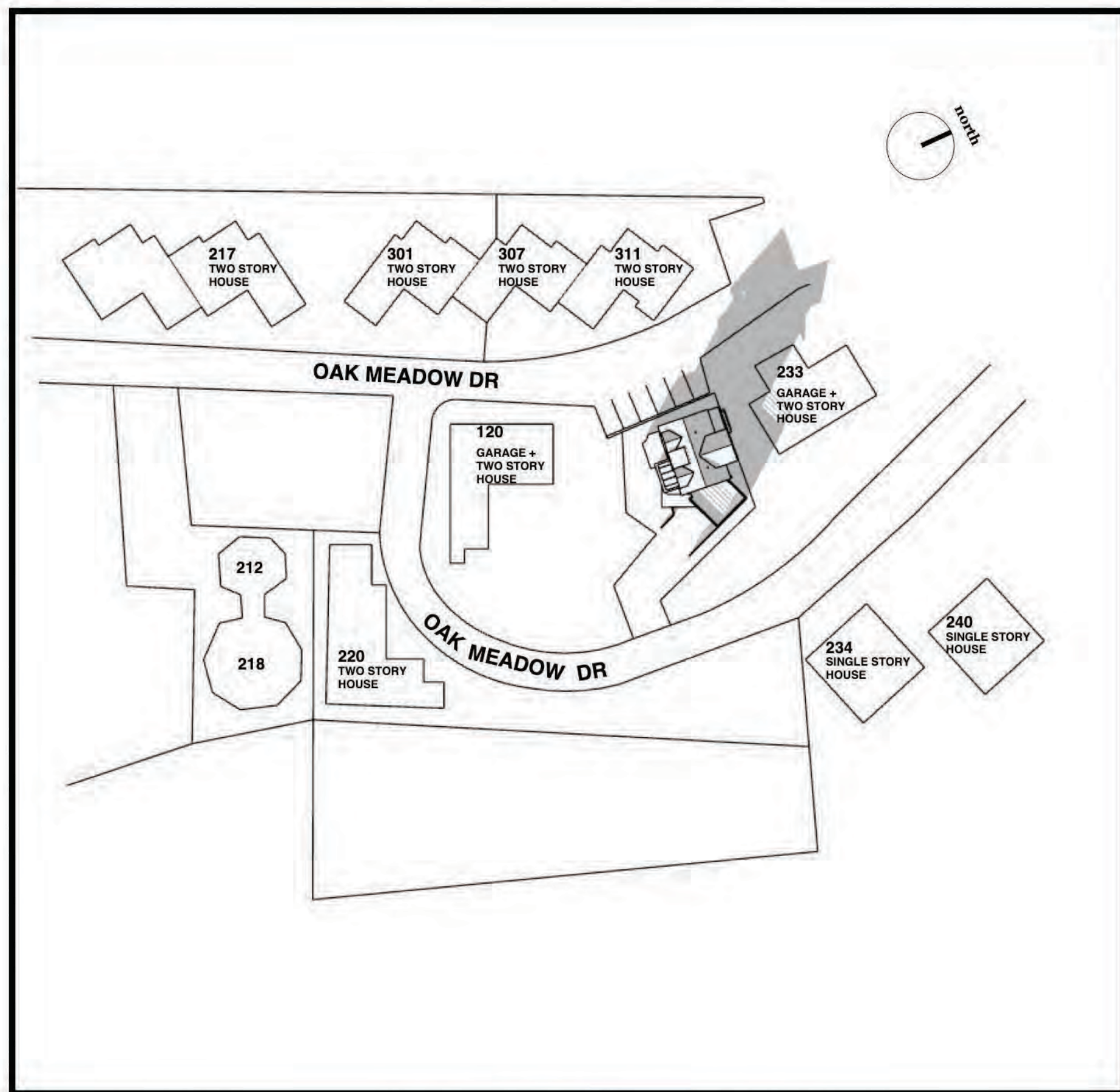
JUNE 21 @ 9AM



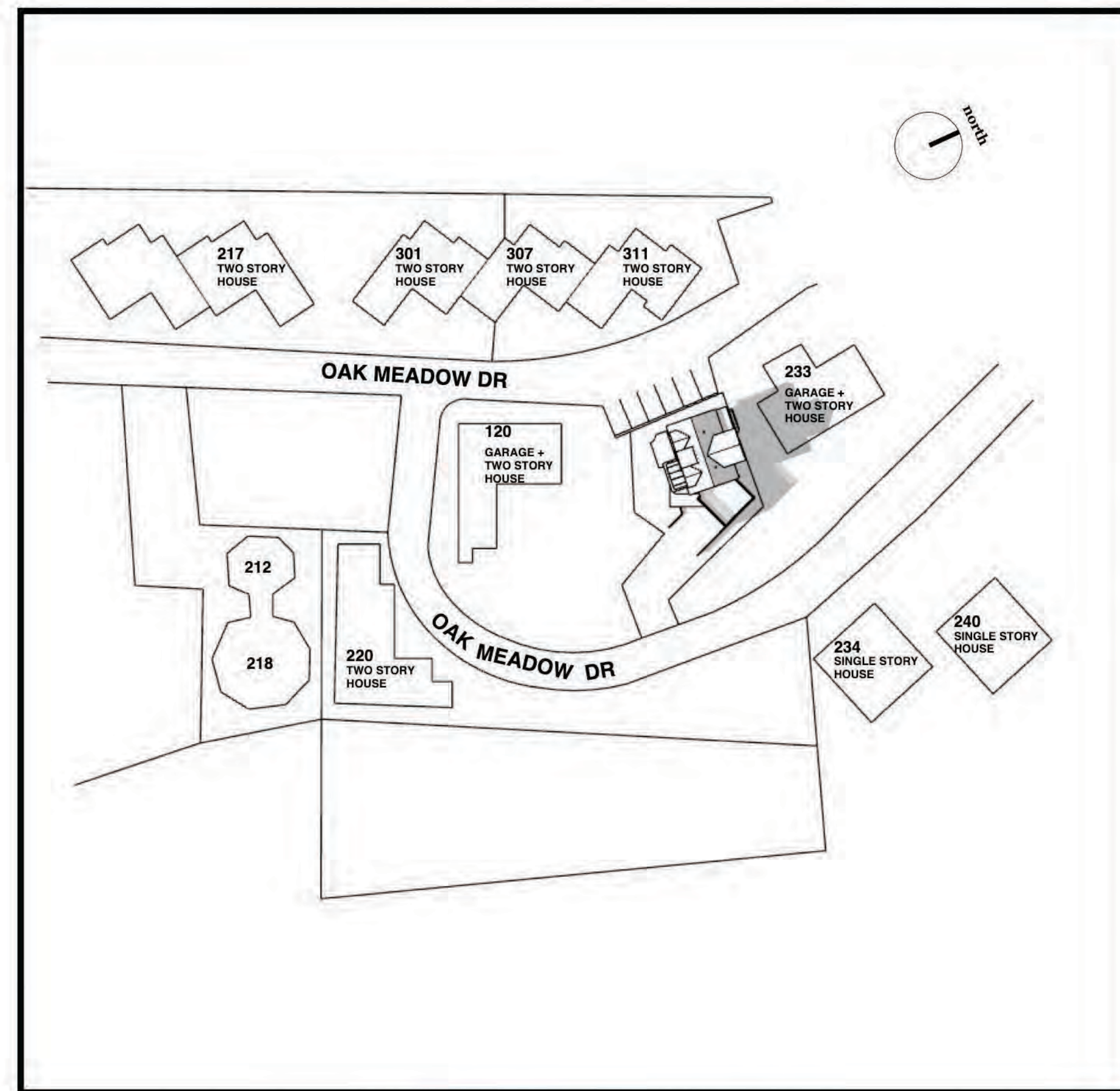
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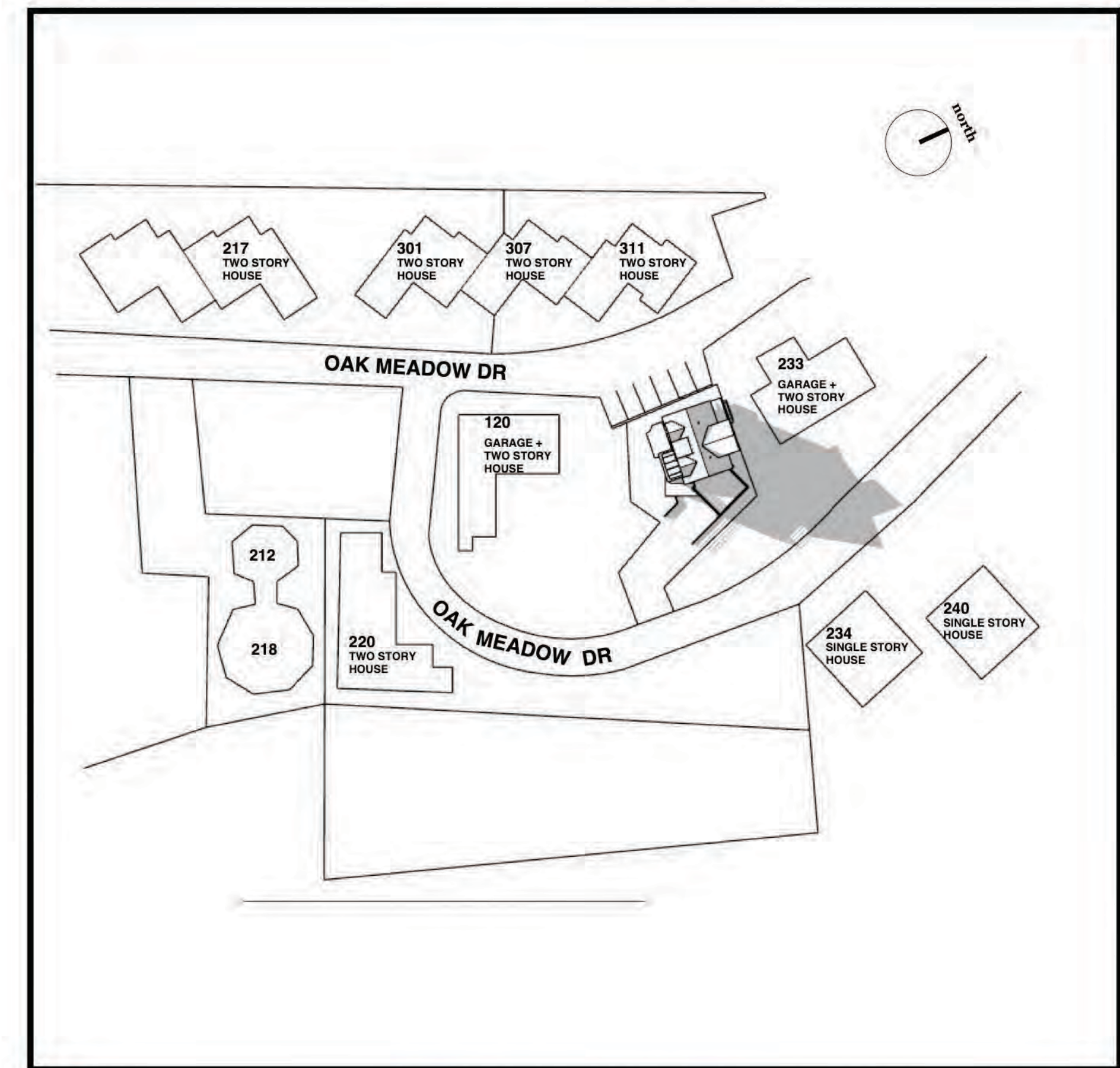
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

SHADOW STUDY

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Print date :

10.03.24

10.03.22

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A-5

HOA REGULATION AGREEMENTS

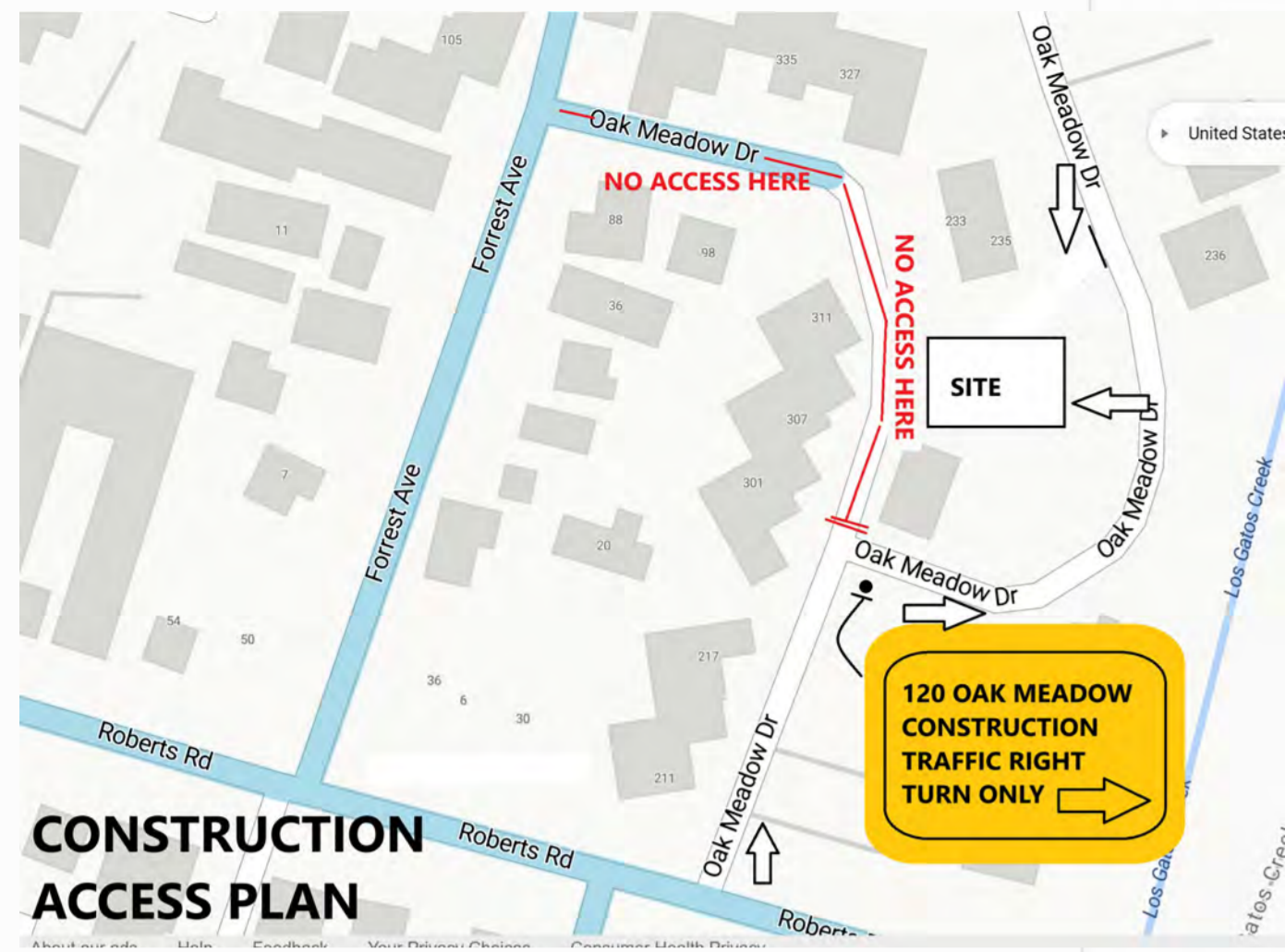
CC&RS TO BE UPDATED PRIOR TO CONSTRUCTION TO INCLUDE A PROVISION FOR HOA RETAINING ARCHITECTURAL CONTROL APPROVAL OVER BOTH LOTS (EXISTING LOT AT 120 OAK MEADOW AND THE PROPOSED NEW LOT).

OWNERS OF 120 OAK MEADOW AGREE NOT TO CHANGE OR REMOVE THE BRICK WALL SEPARATING THE PROPERTIES IN QUESTION FROM THE HOA WITHOUT PRIOR WRITTEN CONSENT OF THE BOARD OF THE REGENCY COURT HOA.

HOA ARCHITECTURAL MODIFICATIONS AS NOTED ON THE PLAN SET INCLUDE:

1. A PHOTO STUDY WAS PROVIDED TO HOA.
2. THE UPPER WINDOW FACING THE TOWNHOMES WILL BE OF OBSCURE GLASS.
3. AN ENHANCED SHADOW STUDY WAS PROVIDED TO HOA.
4. A FENCE - EXTENDING FROM THE EXISTING BRICK FENCE - MATCHING THE NEW HOUSE SIDING WILL BE CONSTRUCTED BETWEEN THE NEW HOME AND THE TOWNHOMES.
5. DURING CONSTRUCTION, A DEBRIS FENCE SHALL BE ERECTED BETWEEN THE CONSTRUCTION ACTIVITY AND THE TOWNHOMES.
6. IT IS AGREED THAT THE GARBAGE SERVICE AND CAN STORAGE WILL BE FROM BELOW AT THE BOTTOM OF DRIVEWAY OF THE NEW HOME.
7. NO CONSTRUCTION ACTIVITIES WILL BE CONDUCTED FROM THE TOWNHOME SIDE OF PROJECT. A CONSTRUCTION ACCESS PATH OF TRAVEL HAS BEEN AGREED TO. CONTRACTOR, OWNER AND ARCHITECT'S PHONE NUMBERS WILL BE PROVIDED TO HOA.
8. A CONSTRUCTION PARKING PLAN HAS BEEN AGREED TO.

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CONSTRUCTION SITE ACCESS



ELEVATION RENDERING

FIRE NOTES:

- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) 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 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) 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 AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE
- 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 13114.11.
- 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. 509.1.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 91-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CH. 33.

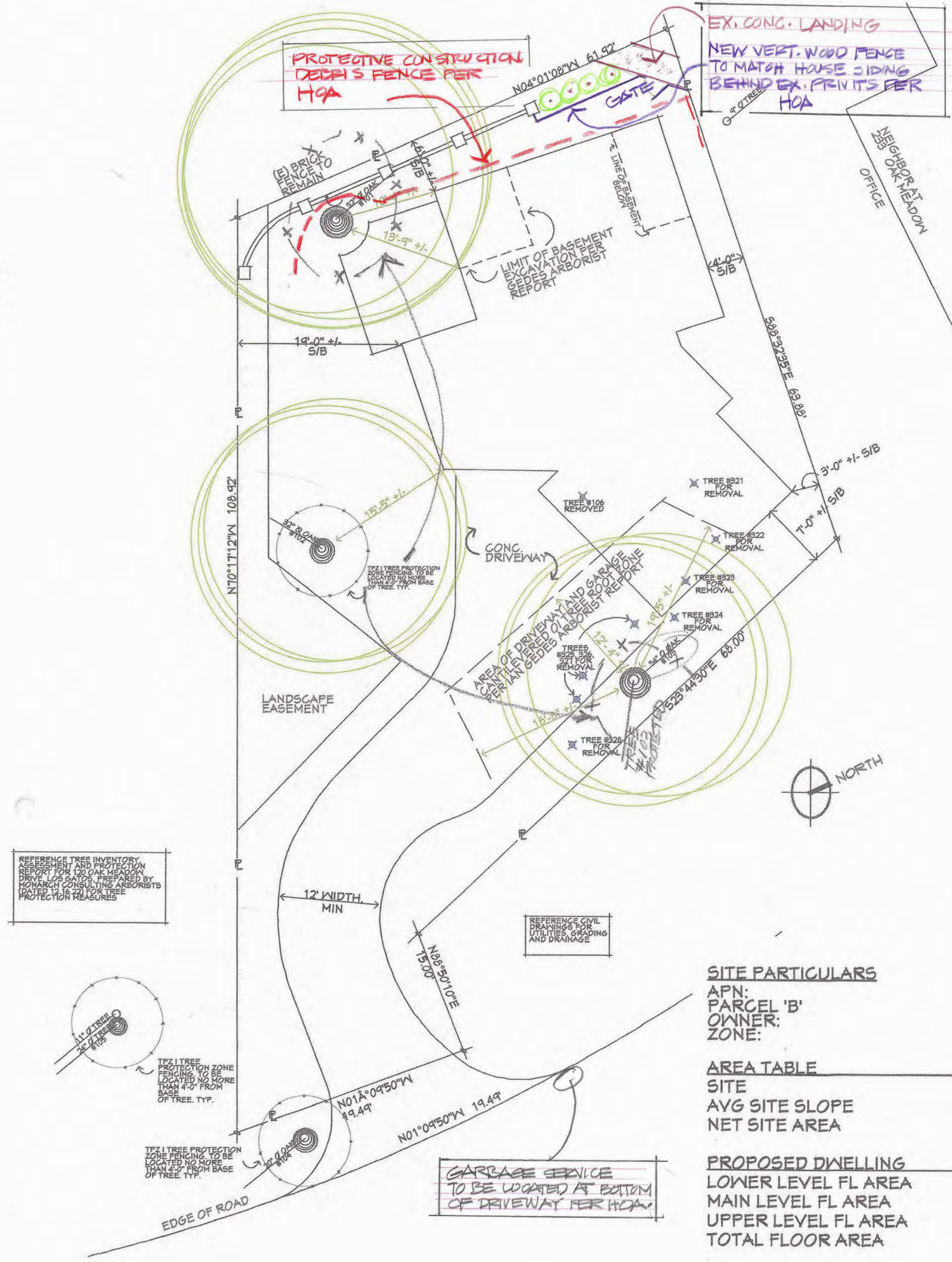
BUILDING NOTES:

- PV SYSTEM -** A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- ALL ELECTRIC REQUIREMENT -** THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.020 AND 6.120.020.

CONTENTS

- A-1 SITE PLAN
 - A-1.1 NEIGHBORHOOD PLAN
 - A-2 LOWER/BASEMENT PLAN
 - A-3 MAIN & UPPER LEVELS
 - A-4 SECTIONS & ROOF PLAN
 - A-5 BUILDING ELEVATIONS

NEIGHBOR AT 120 OAK MEADOW SINGLE FAMILY RESIDENCE



SITE PARTICULARS

APN: 529-10-131,
 PARCEL 'B'
 OWNER: McFARLAND
 ZONE: O:PD

AREA TABLE

SITE	5,793 SF
AVG SITE SLOPE	18%
NET SITE AREA	4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA	305 SF
MAIN LEVEL FL AREA	862 SF
UPPER LEVEL FL AREA	779 SF
TOTAL FLOOR AREA	1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

SITE PLAN

1/8" = 1'-0"

Print date:
 10.03.24
 10.1.24
 02.29.24
 12.27.22

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 Date: Sheet

A-1

EXHIBIT 21



A 301/307/311 OAK MEADOW DR



B 220 OAK MEADOW DR



B 220 OAK MEADOW DR



C 120 OAK MEADOW DR



D 233 OAK MEADOW DR



D 233 OAK MEADOW DR



E 234 OAK MEADOW DR



F 240/242 OAK MEADOW DR

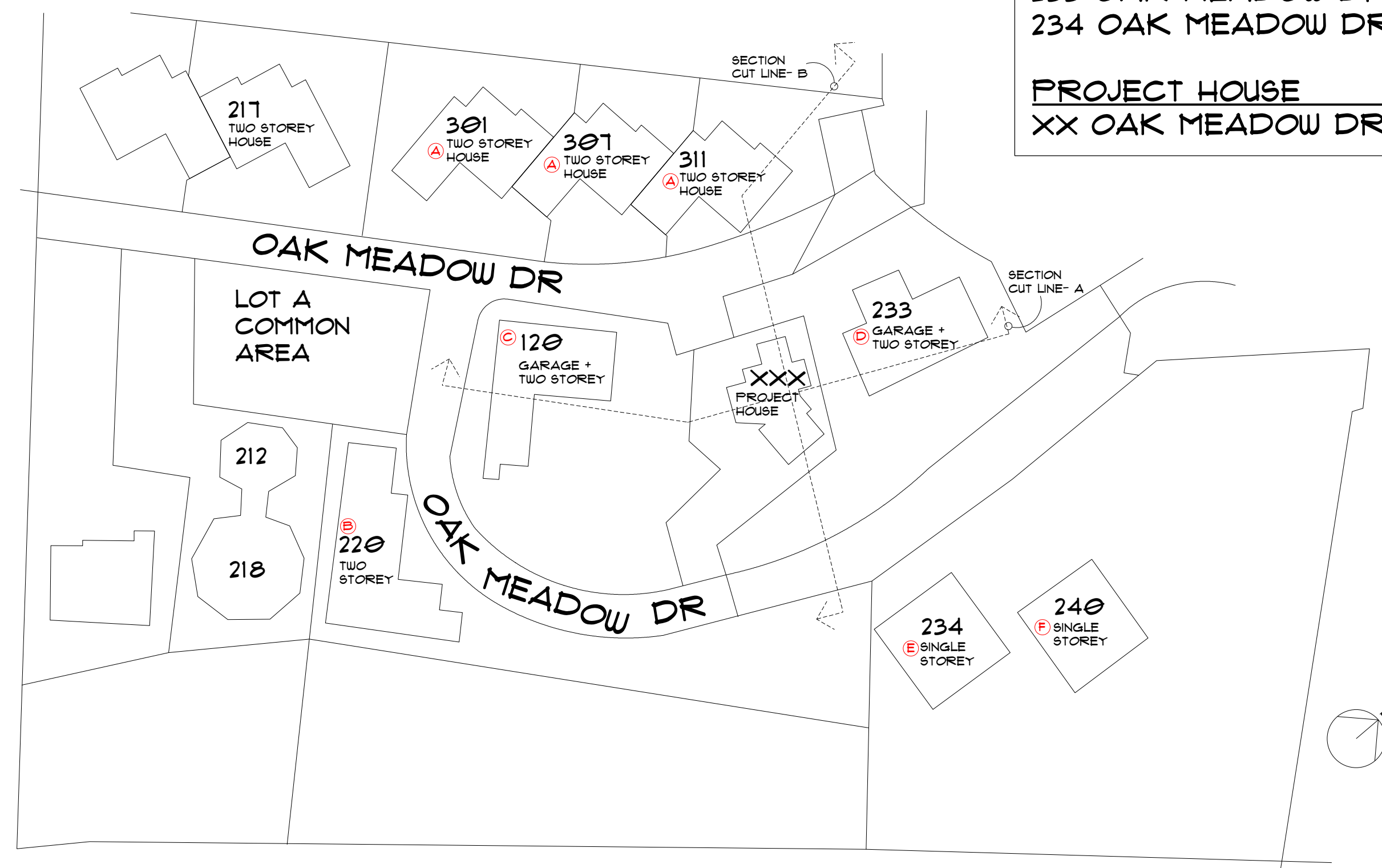
FLOOR AREA/FAR COMPARISONS

ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
301 OAK MEADOW DR	7352	*2620	0.356	484
307 OAK MEADOW DR	4794	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.529	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	17779	*3621	0.203	530
233 OAK MEADOW DR	19705	*3283	0.166	0
234 OAK MEADOW DR	41200	1756	0.042	0

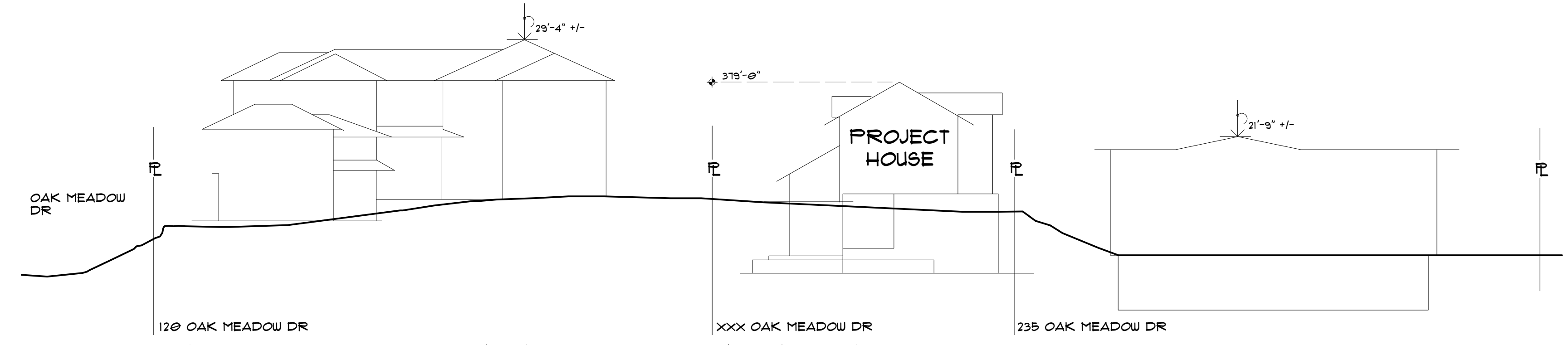
ANALYSIS
 *6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR

AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD

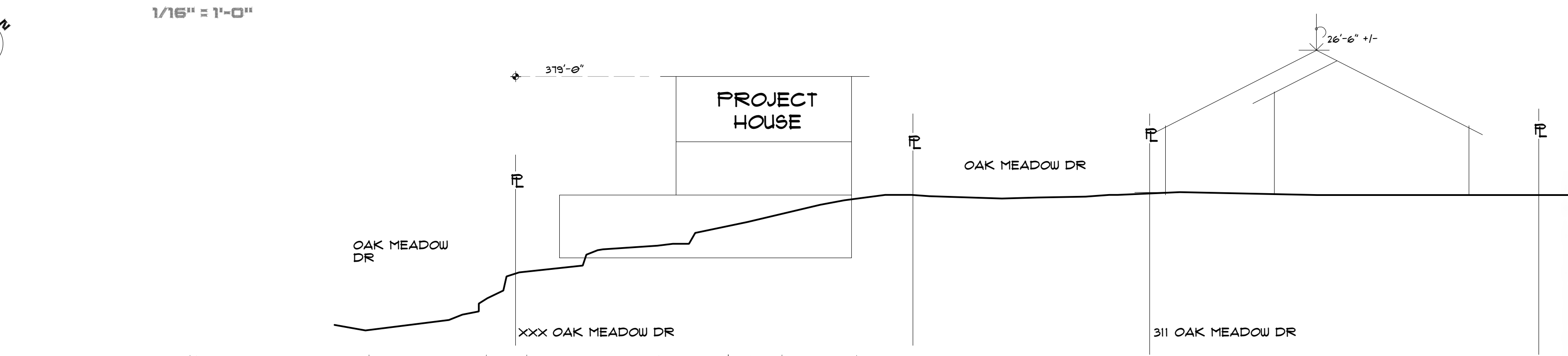
PROJECT HOUSE	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
XX OAK MEADOW DR	5249	1946	0.336	466.5



NEIGHBORHOOD PLAN
 1" = 50'



NEIGHBORHOOD SECTION-A
 1/16" = 1'-0"



NEIGHBORHOOD SECTION-B
 1/16" = 1'-0"

Print date :
 10.03.24
 10.01.24
 02.29.24
 12.14.21

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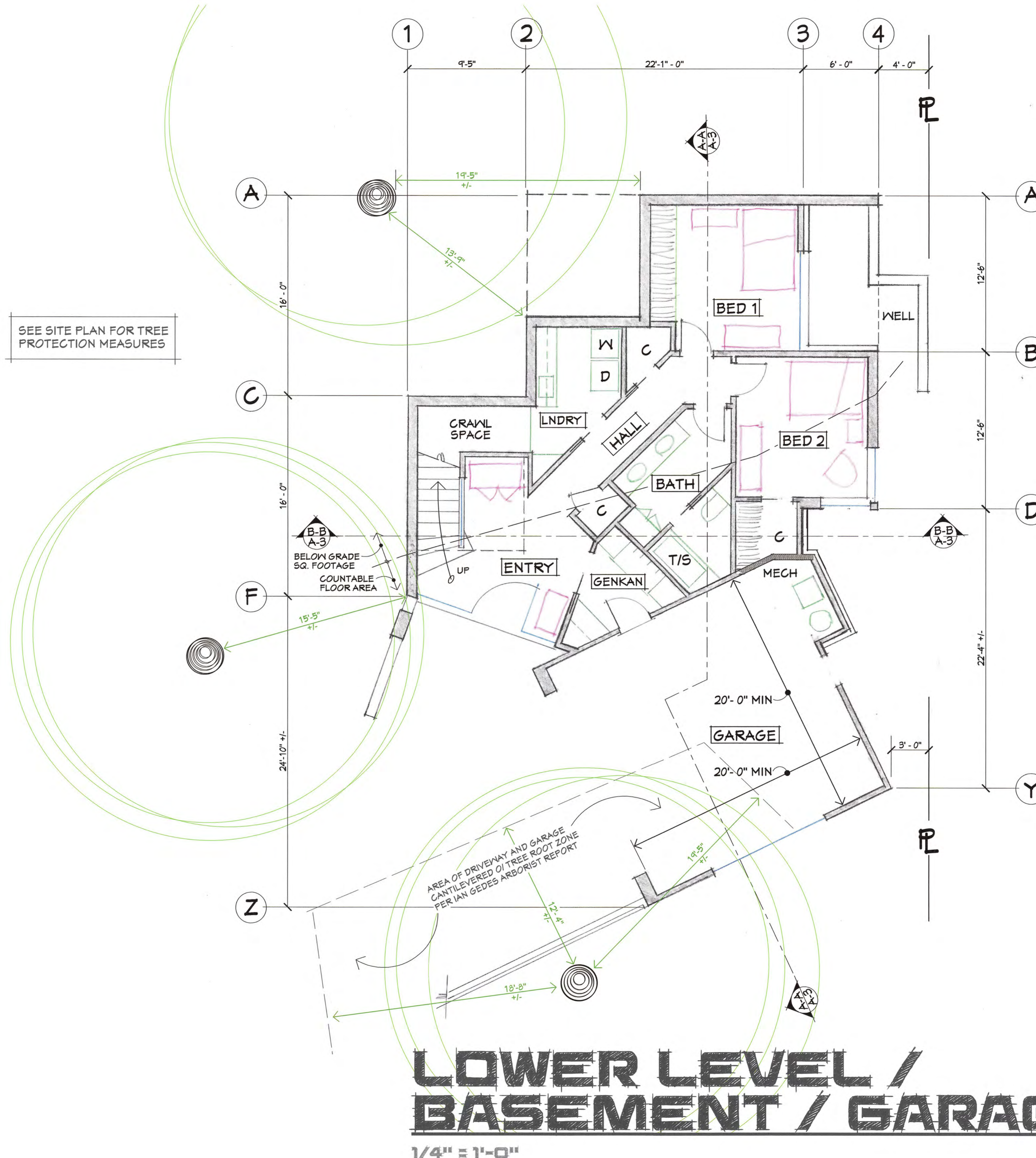
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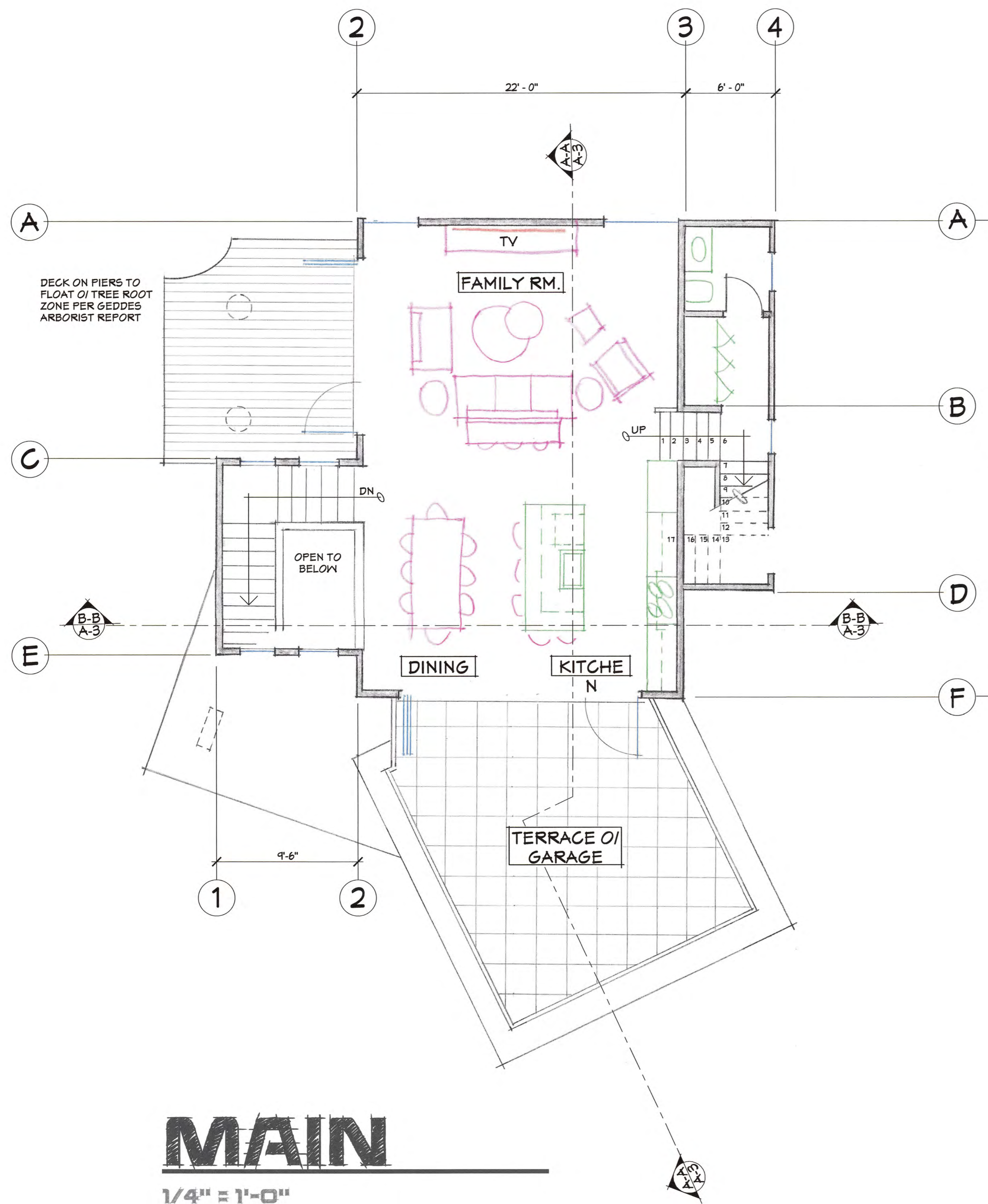
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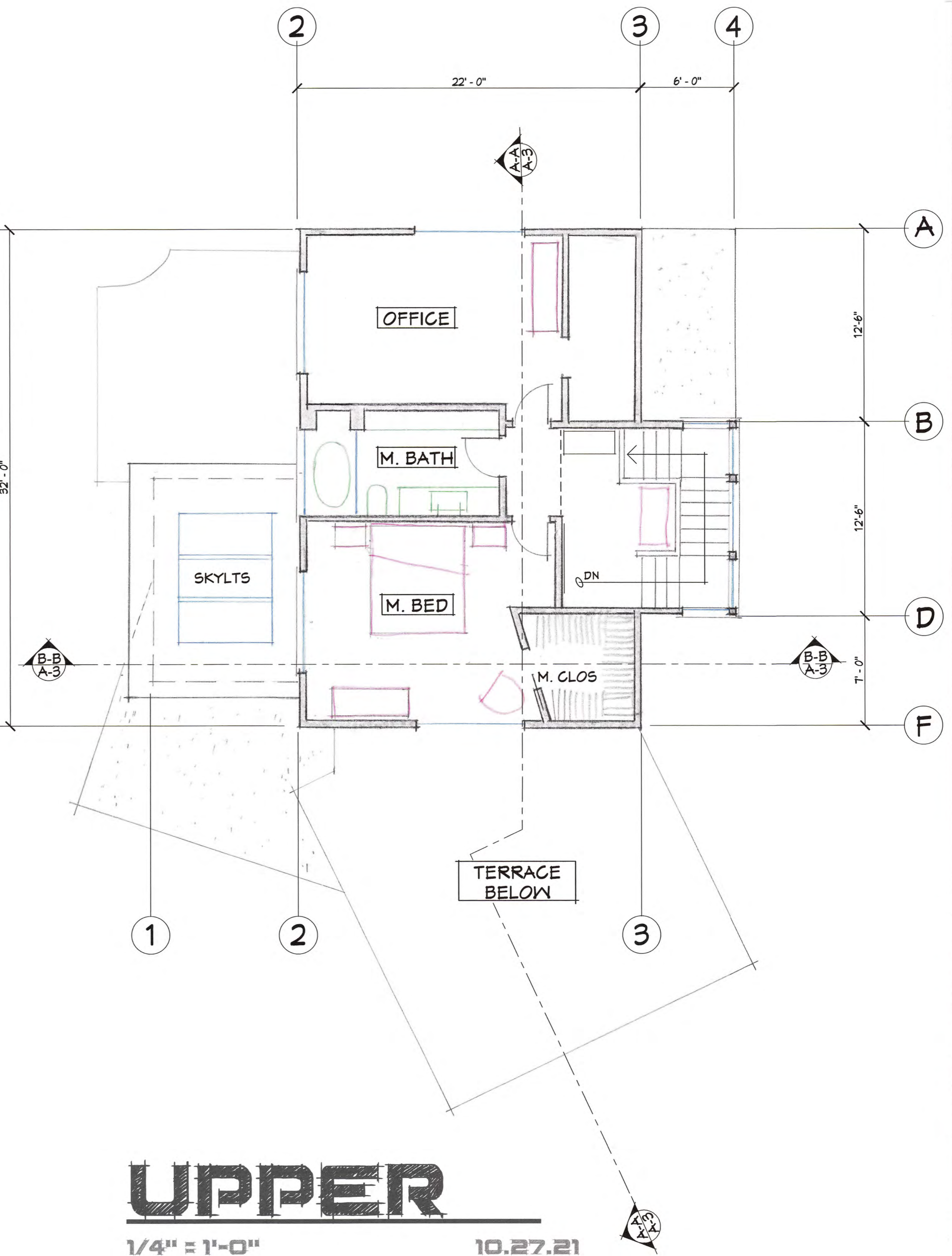
A-2





MAIN

1/4" = 1'-0"
10.27.21



UPPER

1/4" = 1'-0" 10.27.21

Print date:
10.03.24
10.01.24
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A-3

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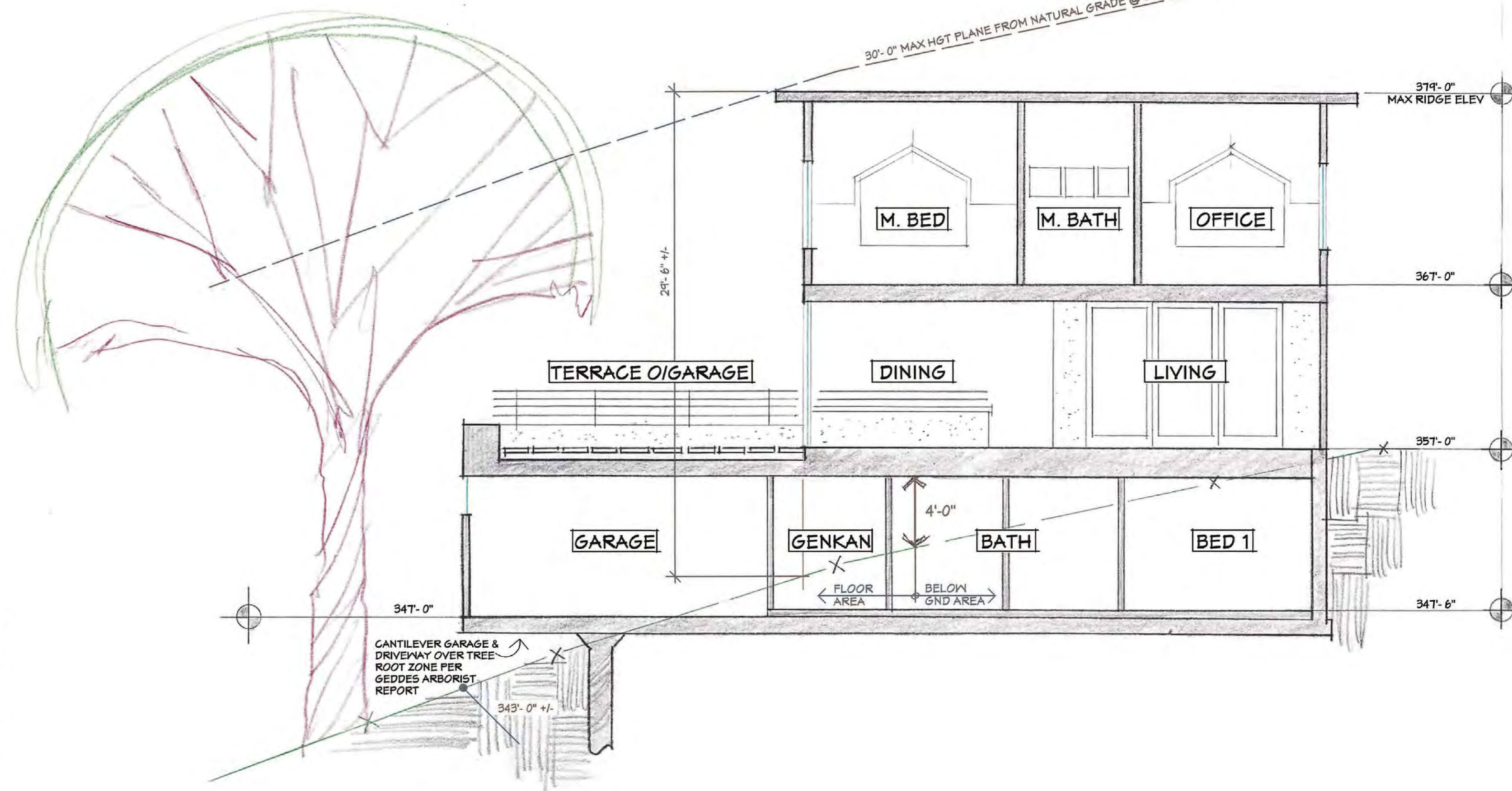
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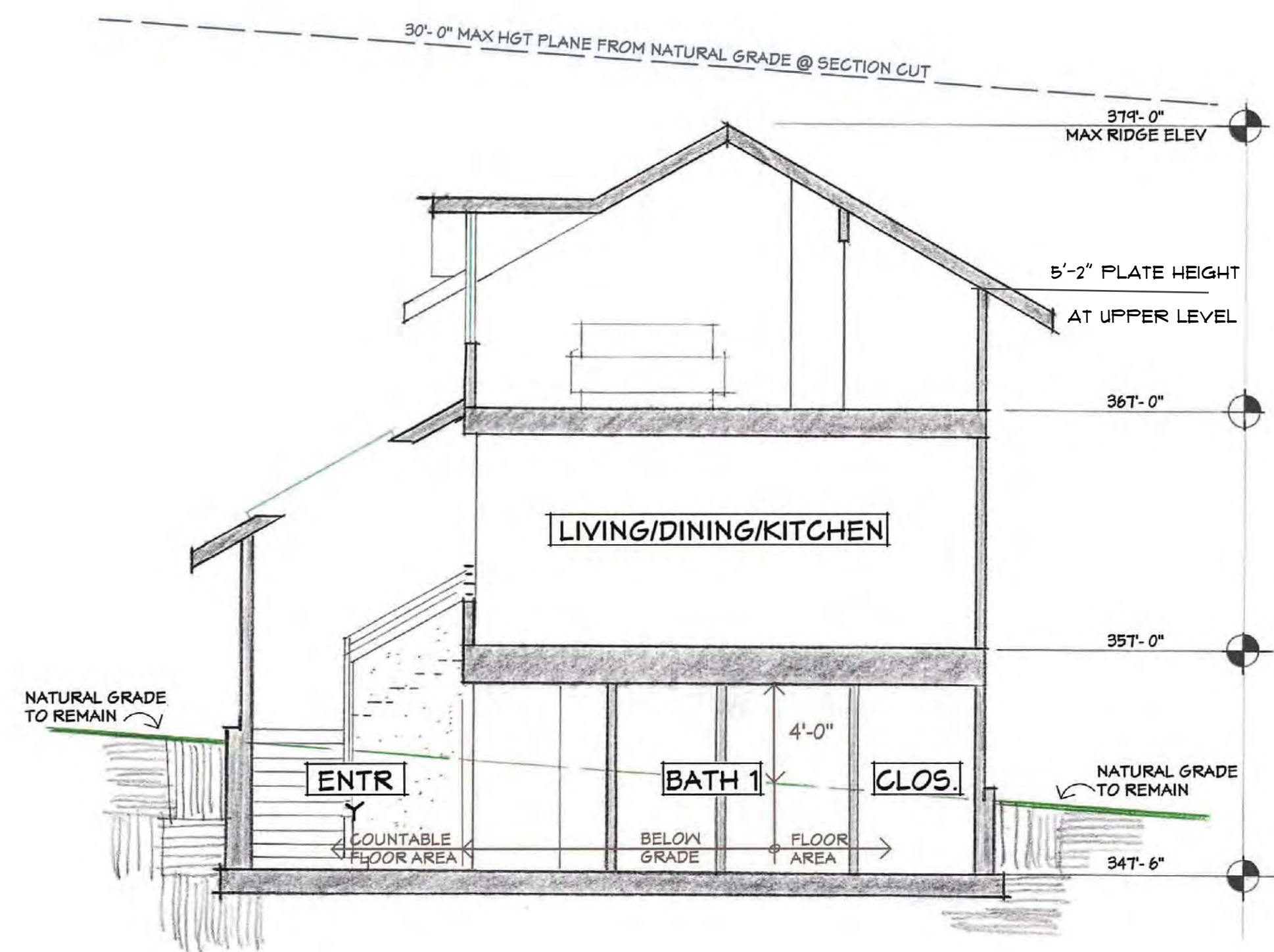
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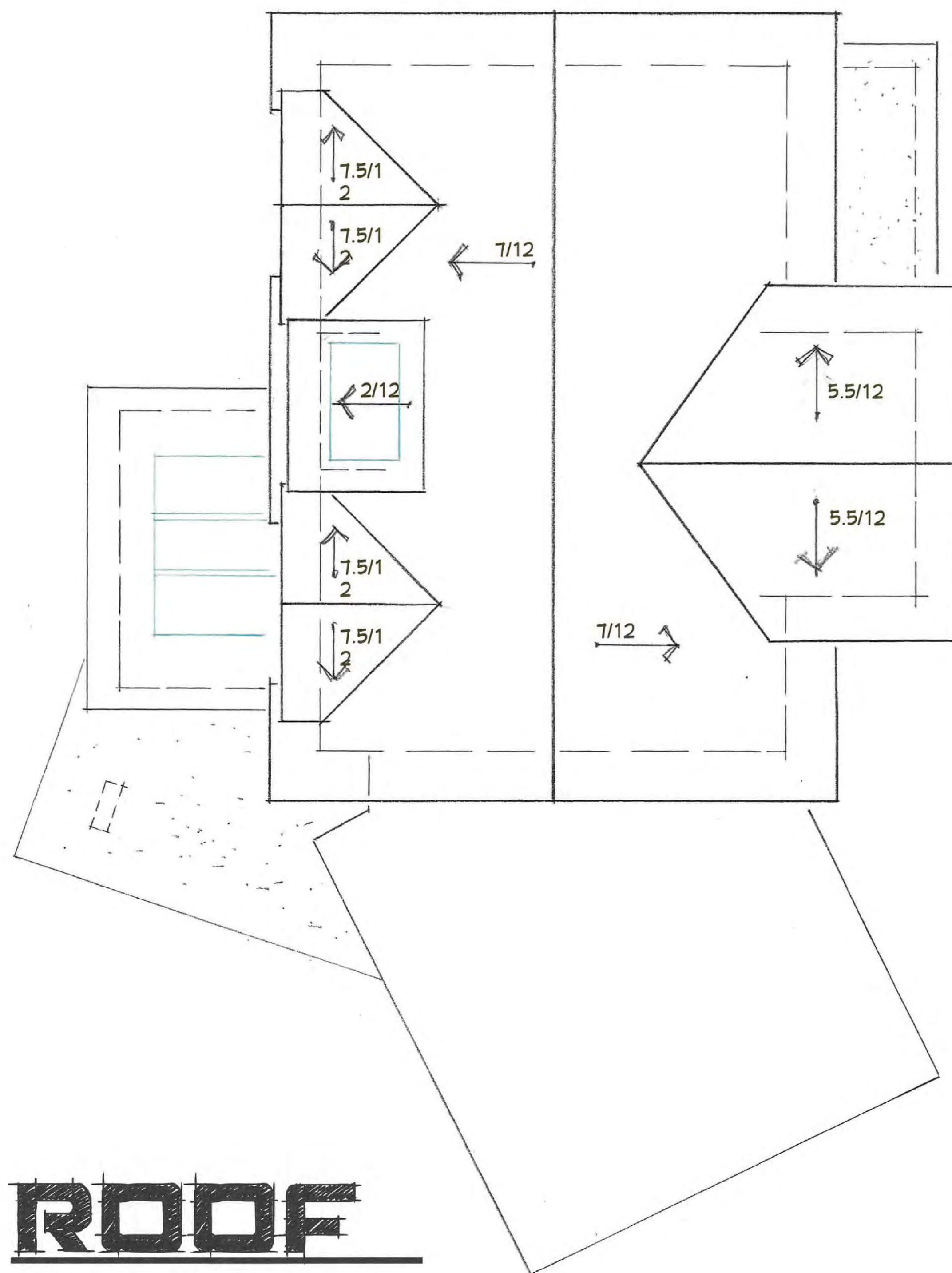
SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"



ROOF

1/4" = 1'-0"

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 10.03.24
 10.01.24
 02.29.24
 9.14.23
 12.27.22

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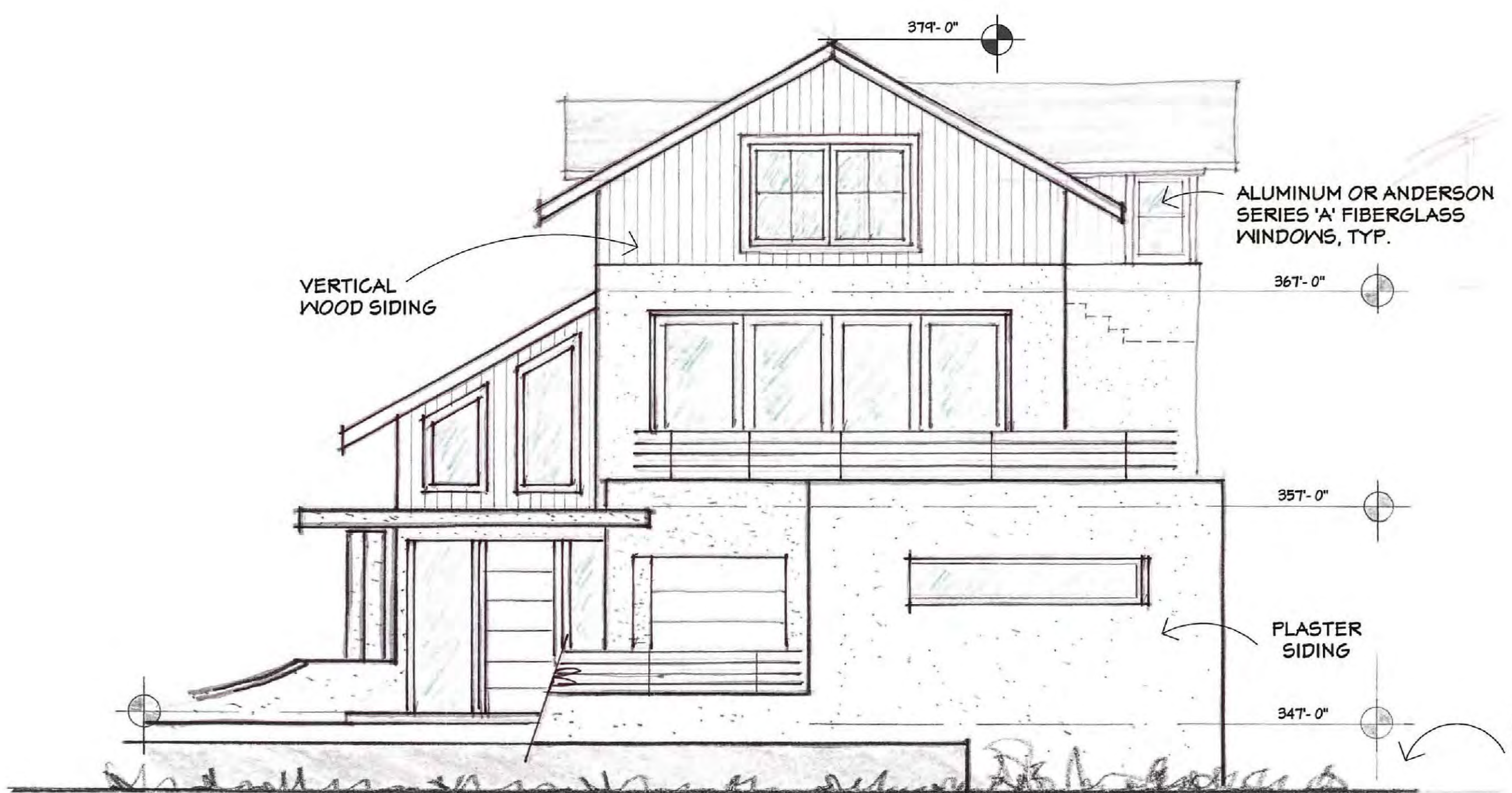
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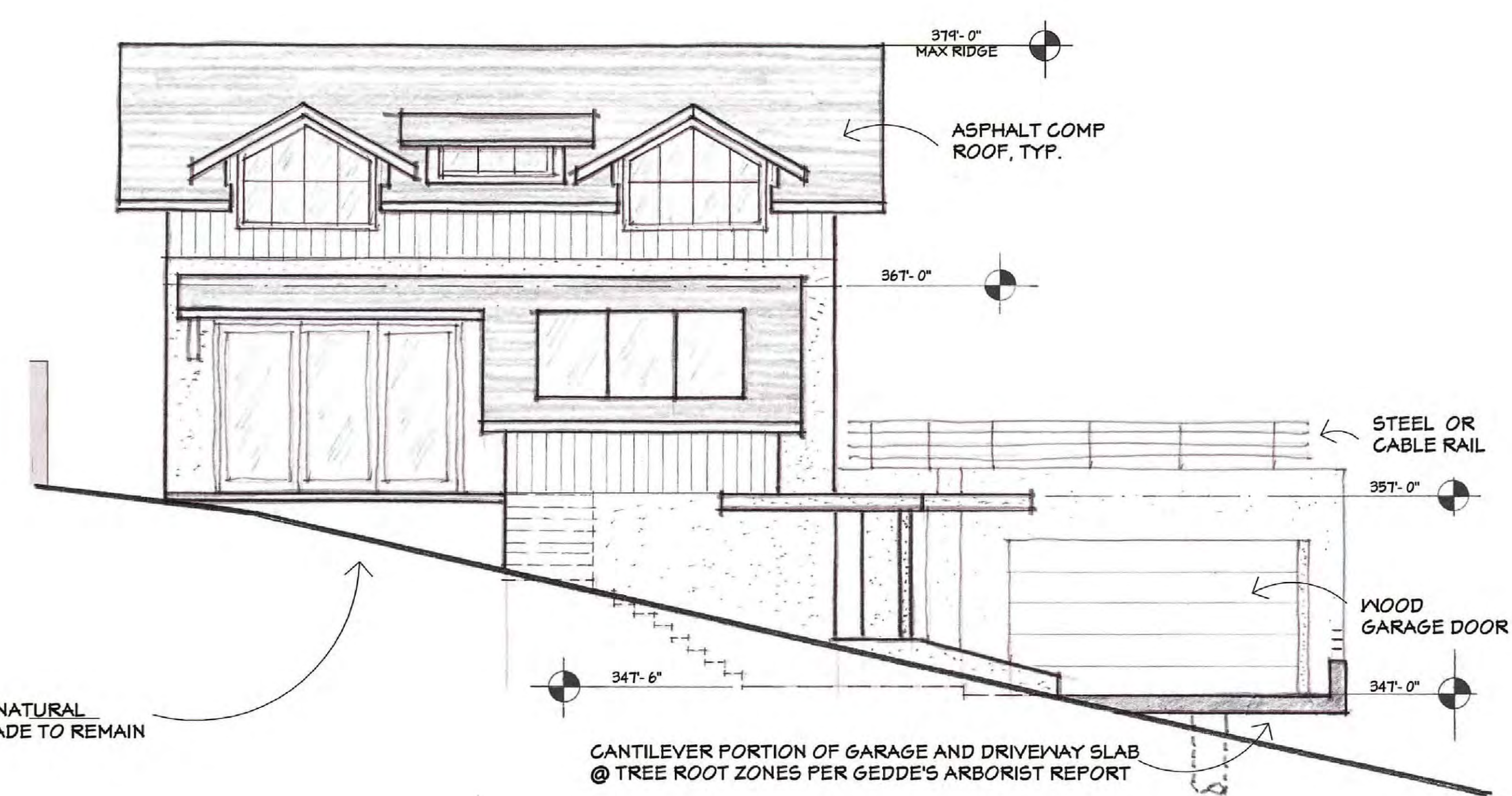
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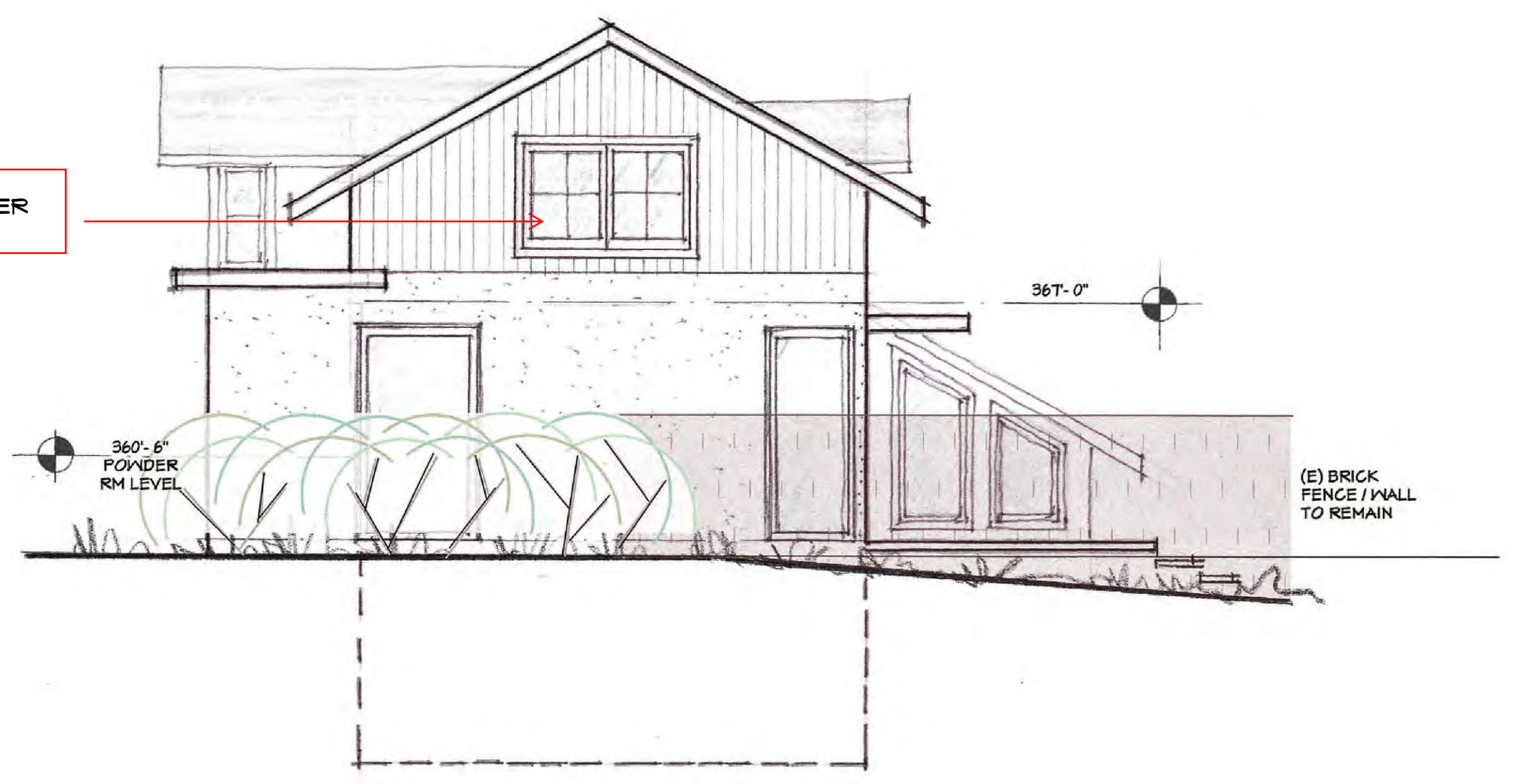


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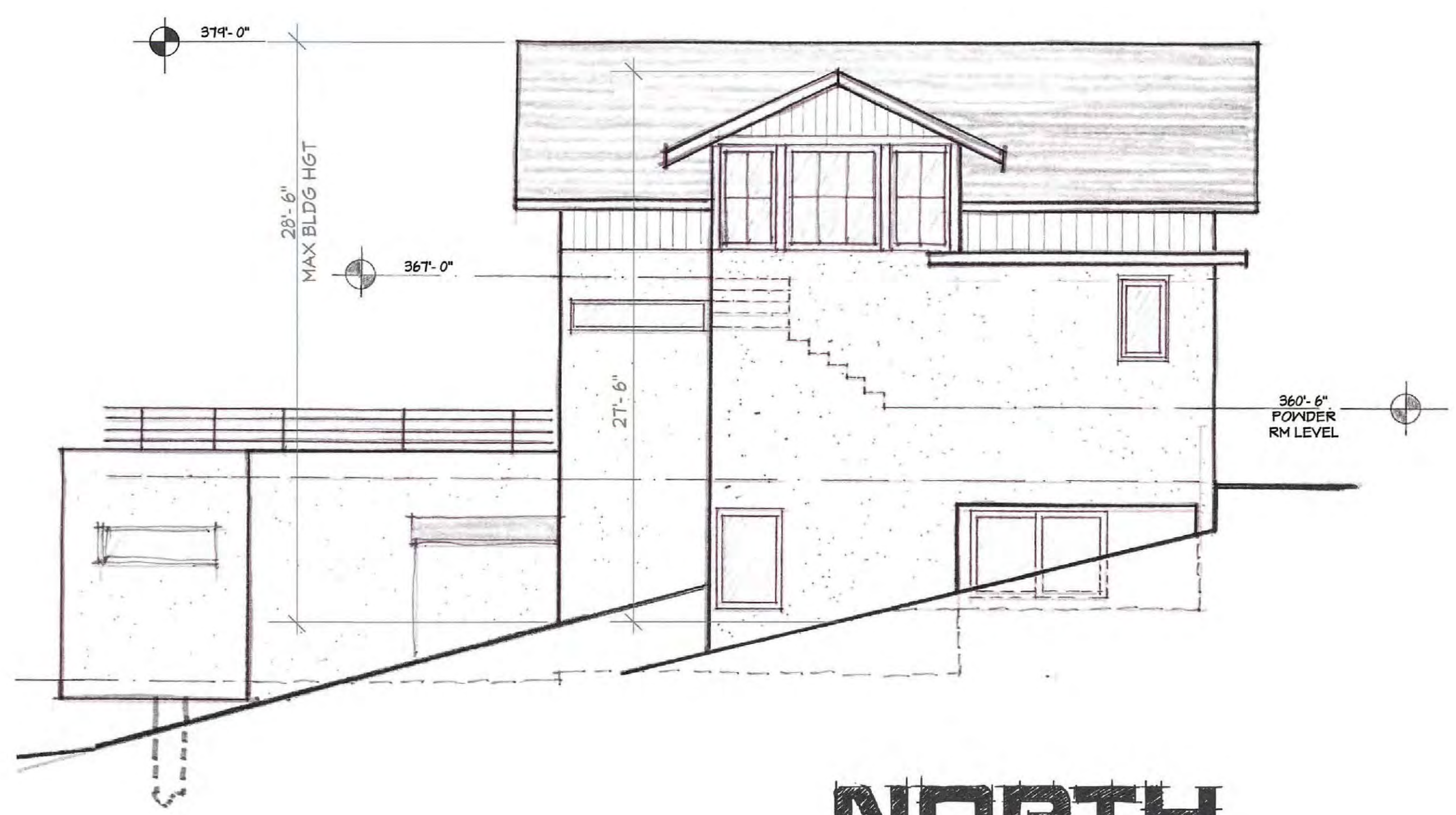


SOUTH

THIS WINDOW TO BE OBSCURE GLASS PER HOA.



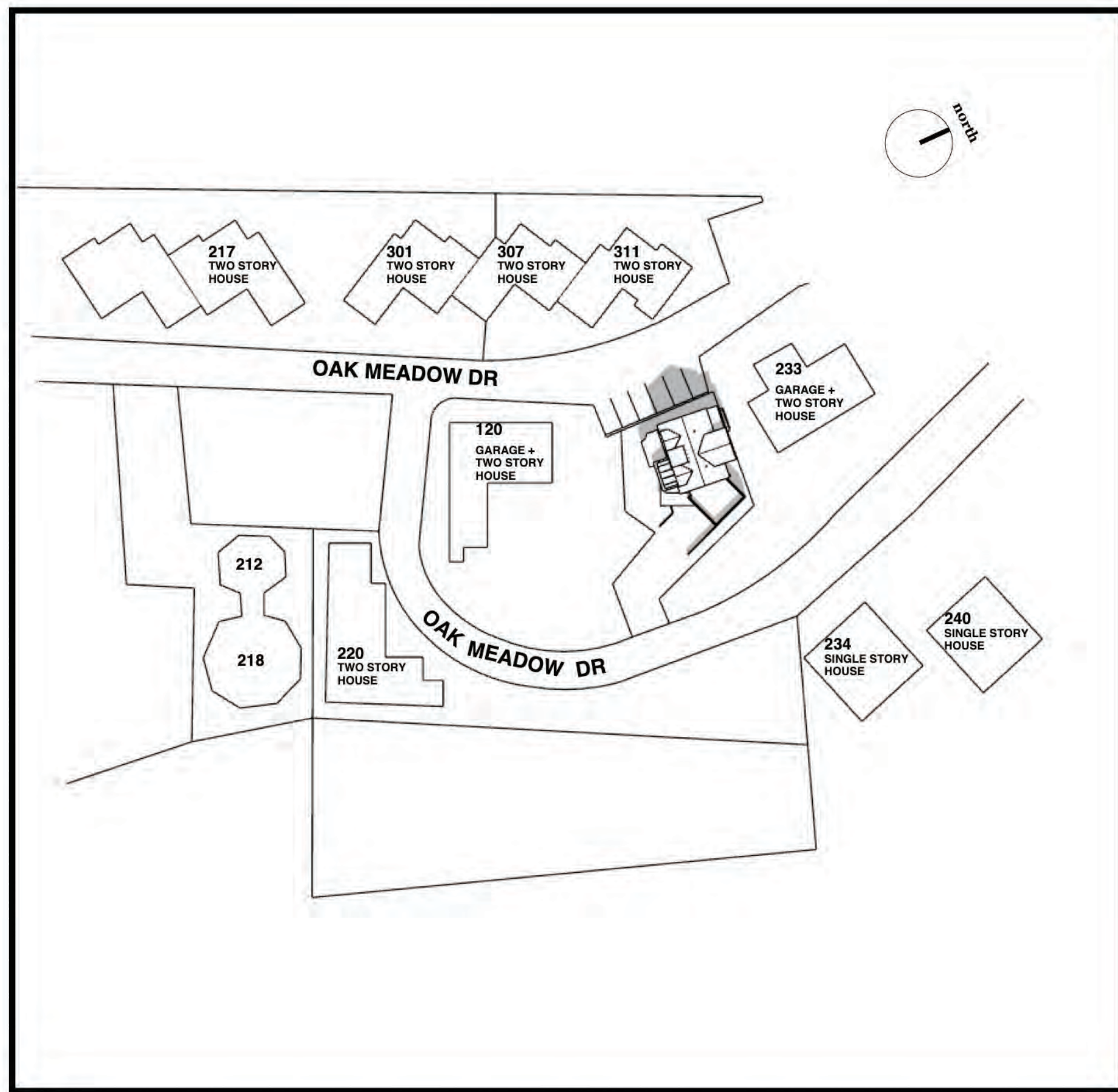
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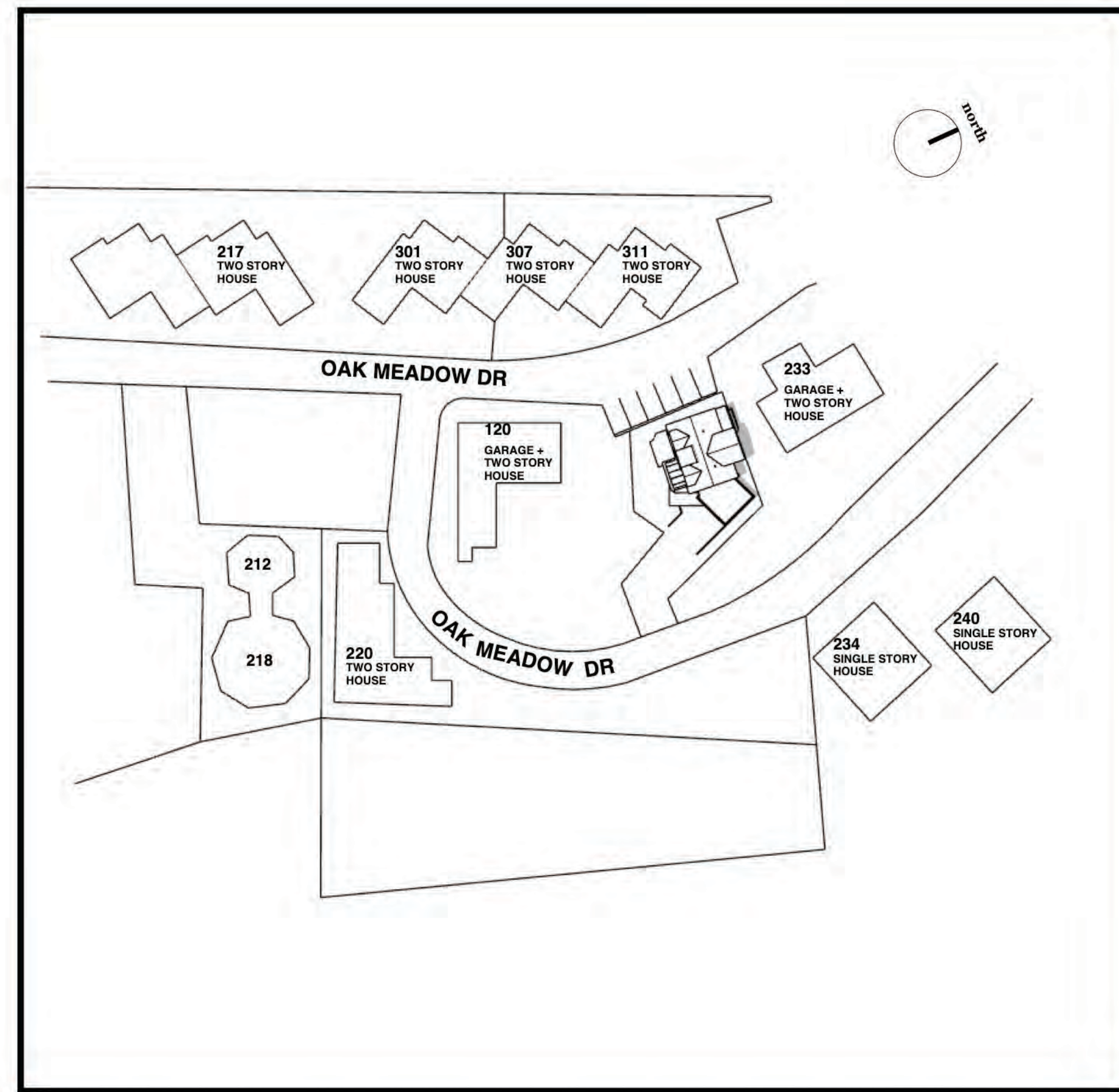
NORTH

ELEVATIONS

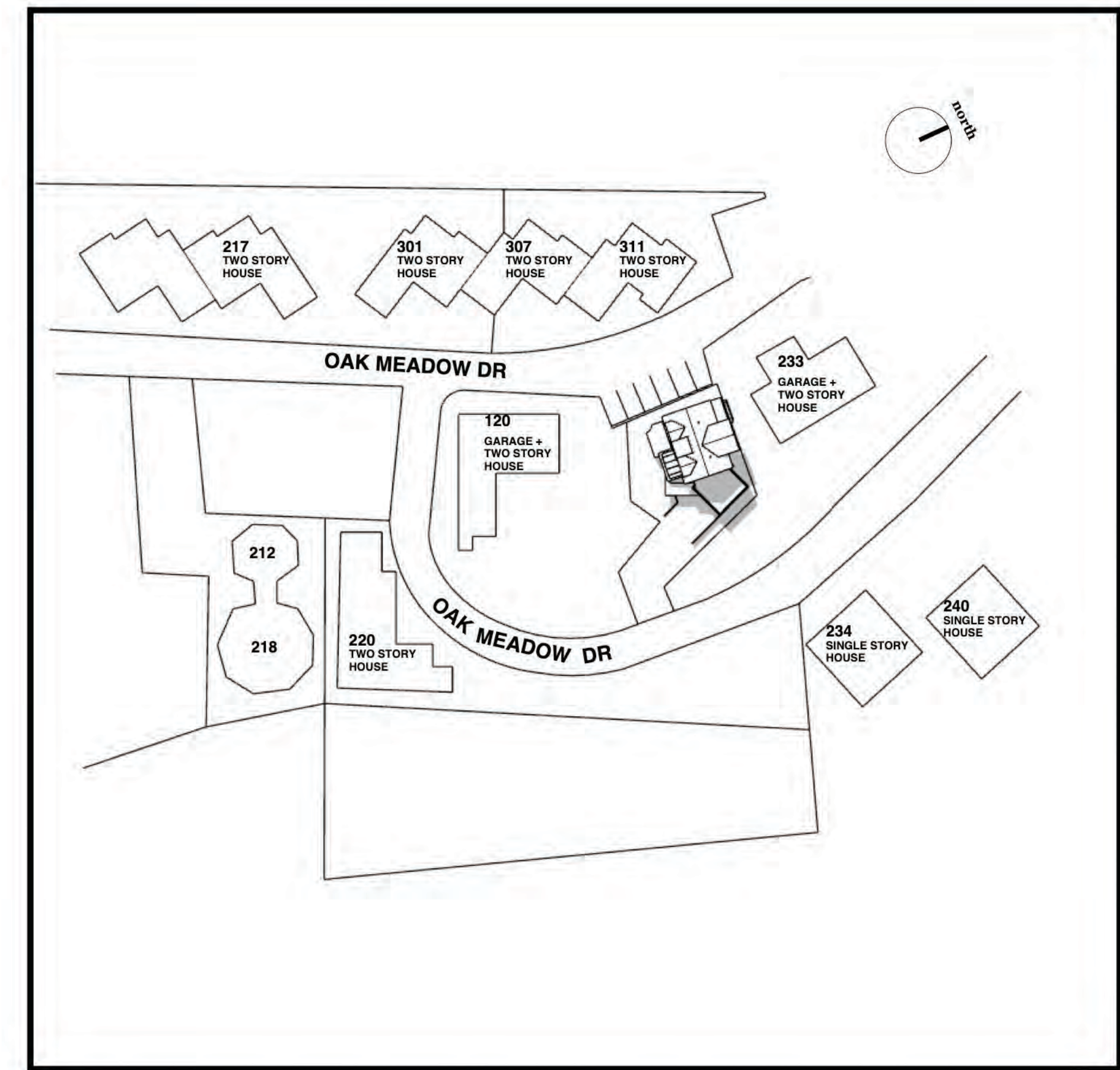
3/16" = 1'-0"



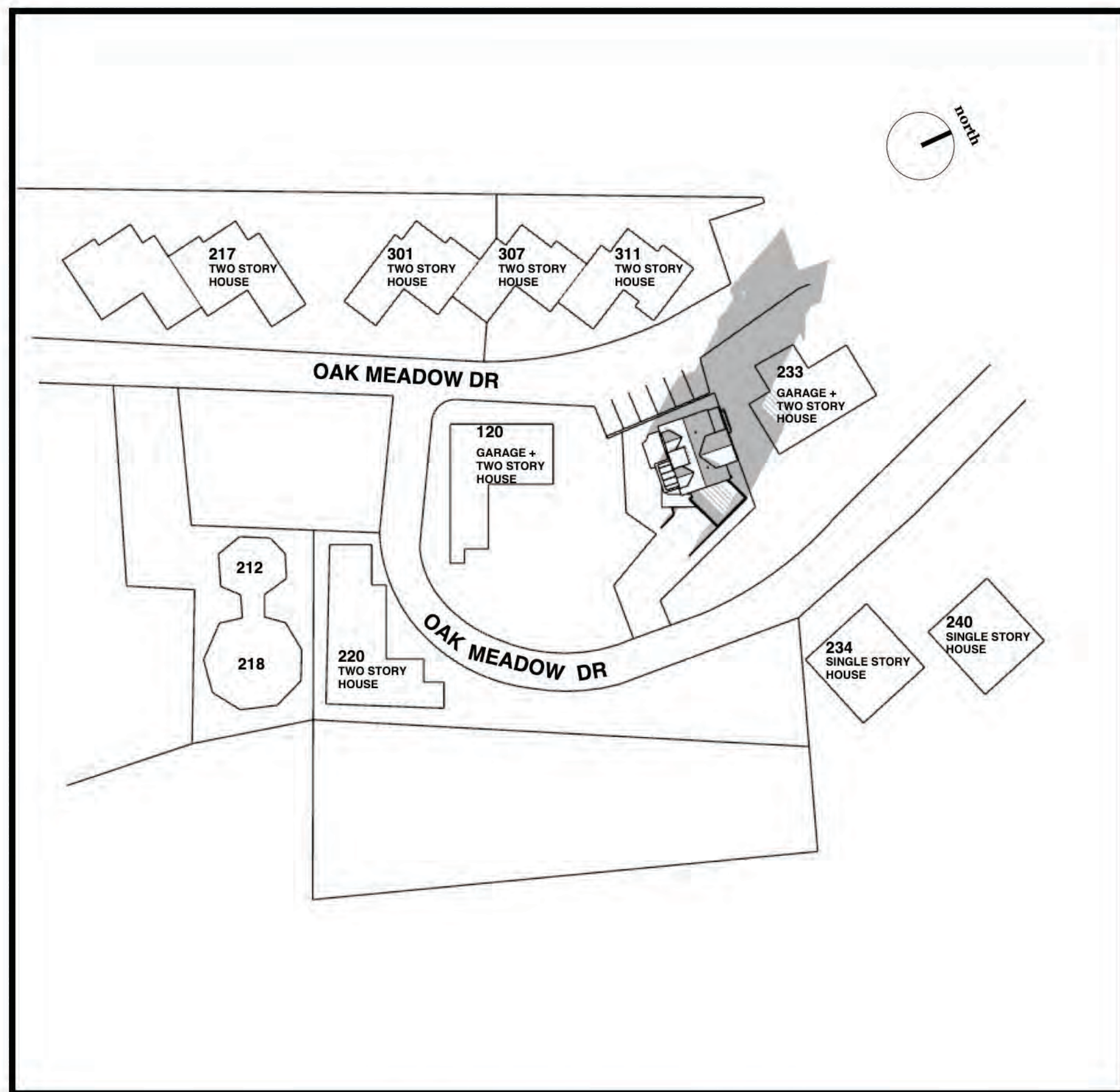
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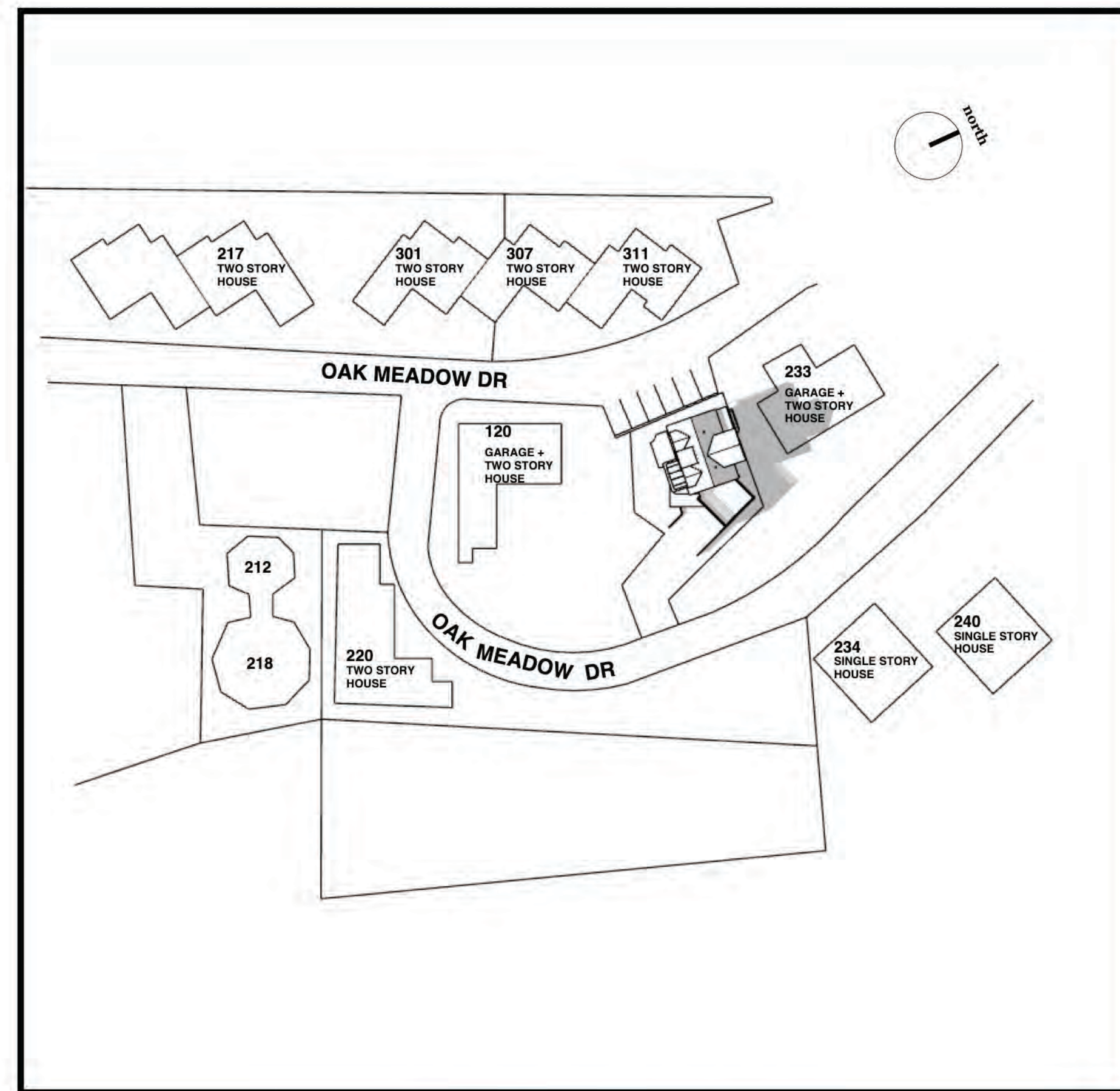
JUNE 21 @ 12PM



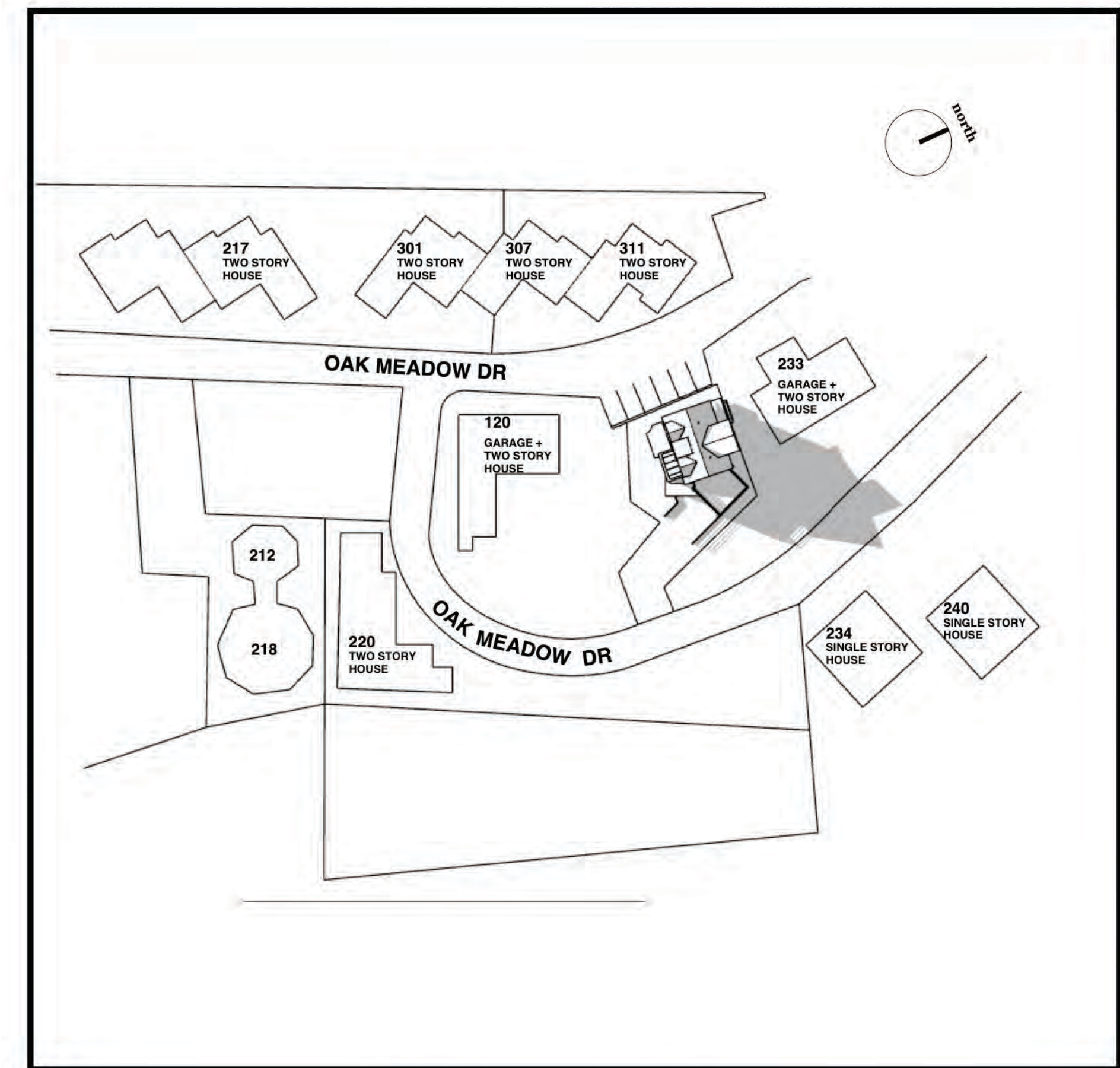
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DEC 21 @ 9AM



DEC 21 @ 12PM



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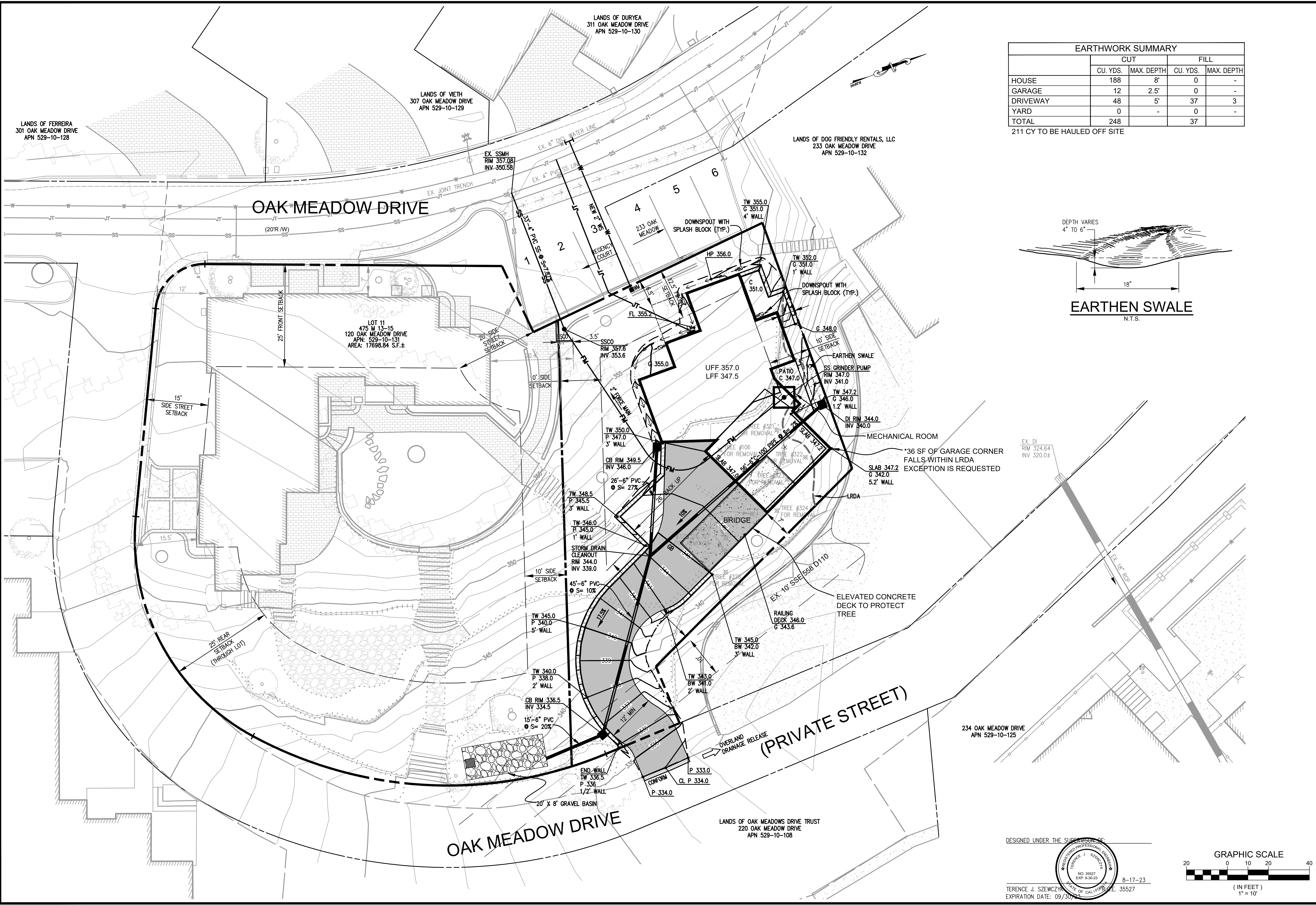
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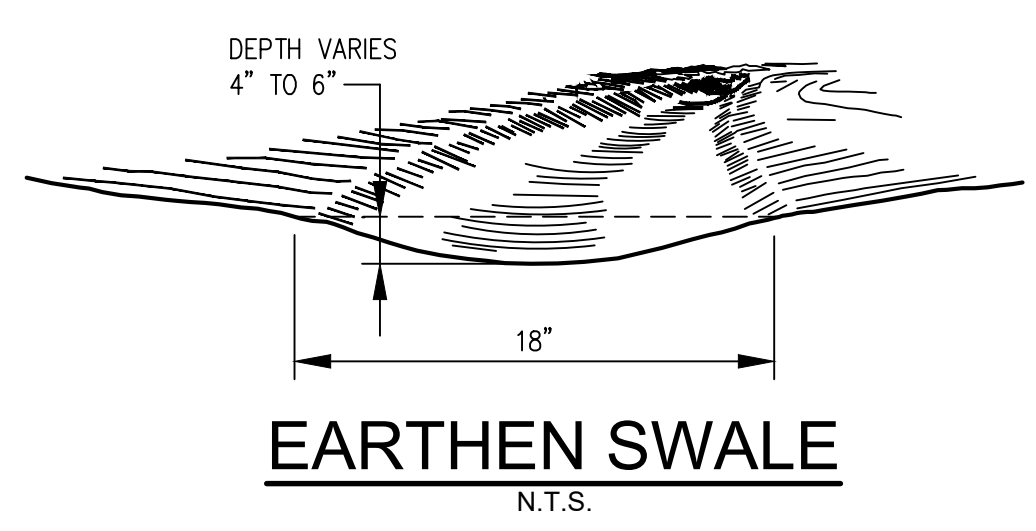
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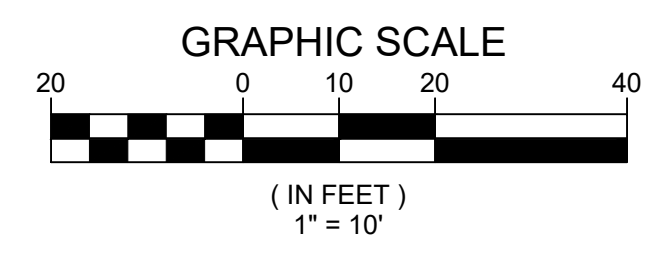
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	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
HOUSE	188	8'	0	-
GARAGE	12	2.5'	0	-
DRIVEWAY	48	5'	37	3
YARD	0	-	0	-
TOTAL	248		37	

211 CY TO BE HAULED OFF SITE



DESIGNED UNDER THE SUPERVISION OF

 TERENCE J. SZEWCZYŃSKI
 NO. 85527
 EXP. 9-30-23
 STATE OF CALIFORNIA
 8-17-23
 EXPIRATION DATE: 09/30/23



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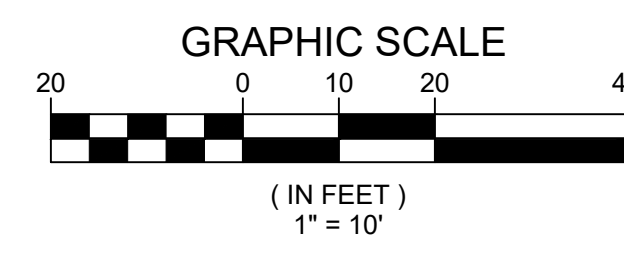
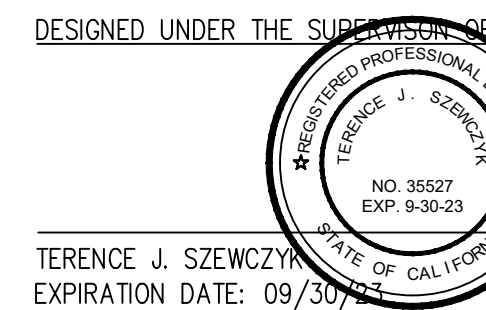
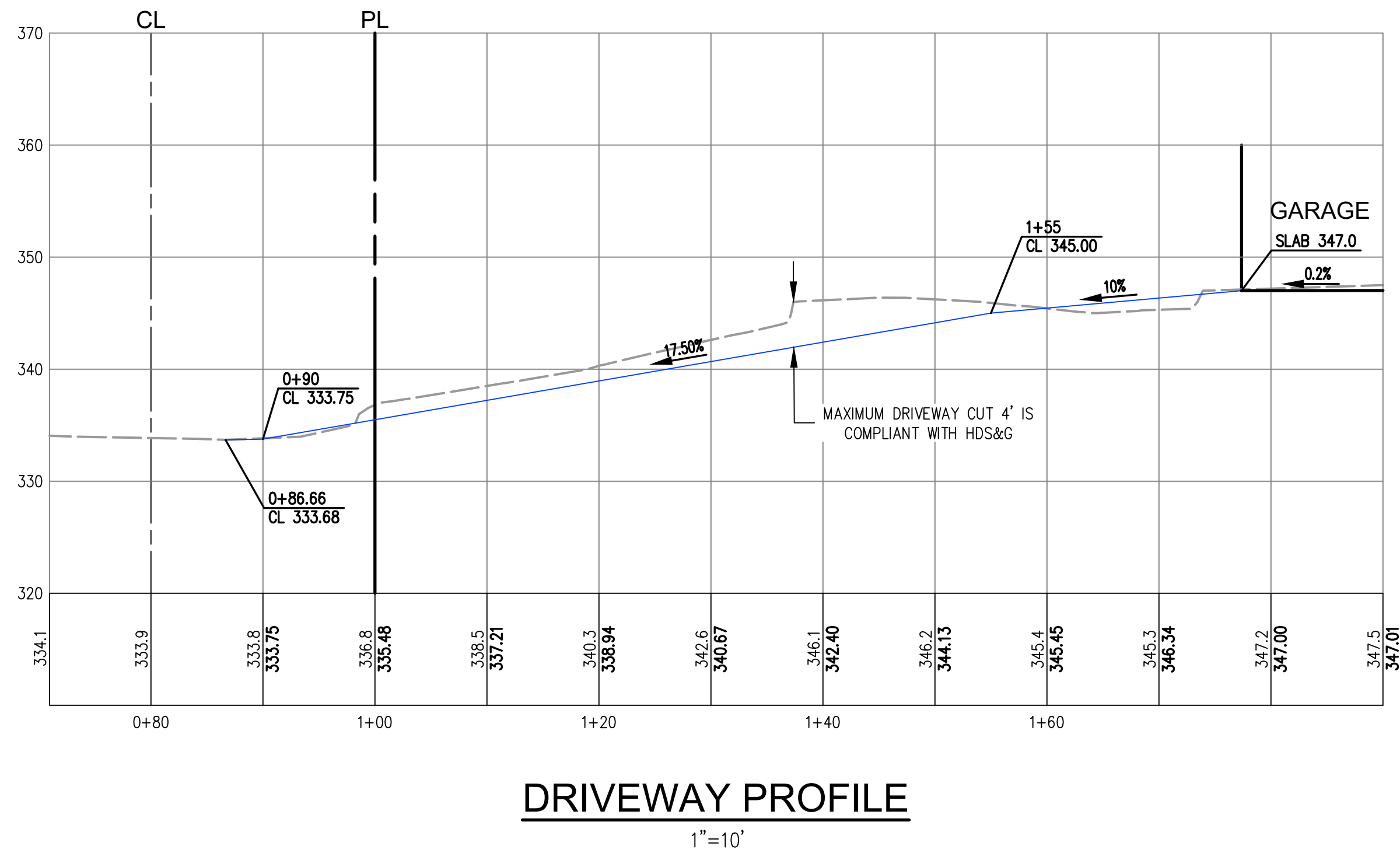
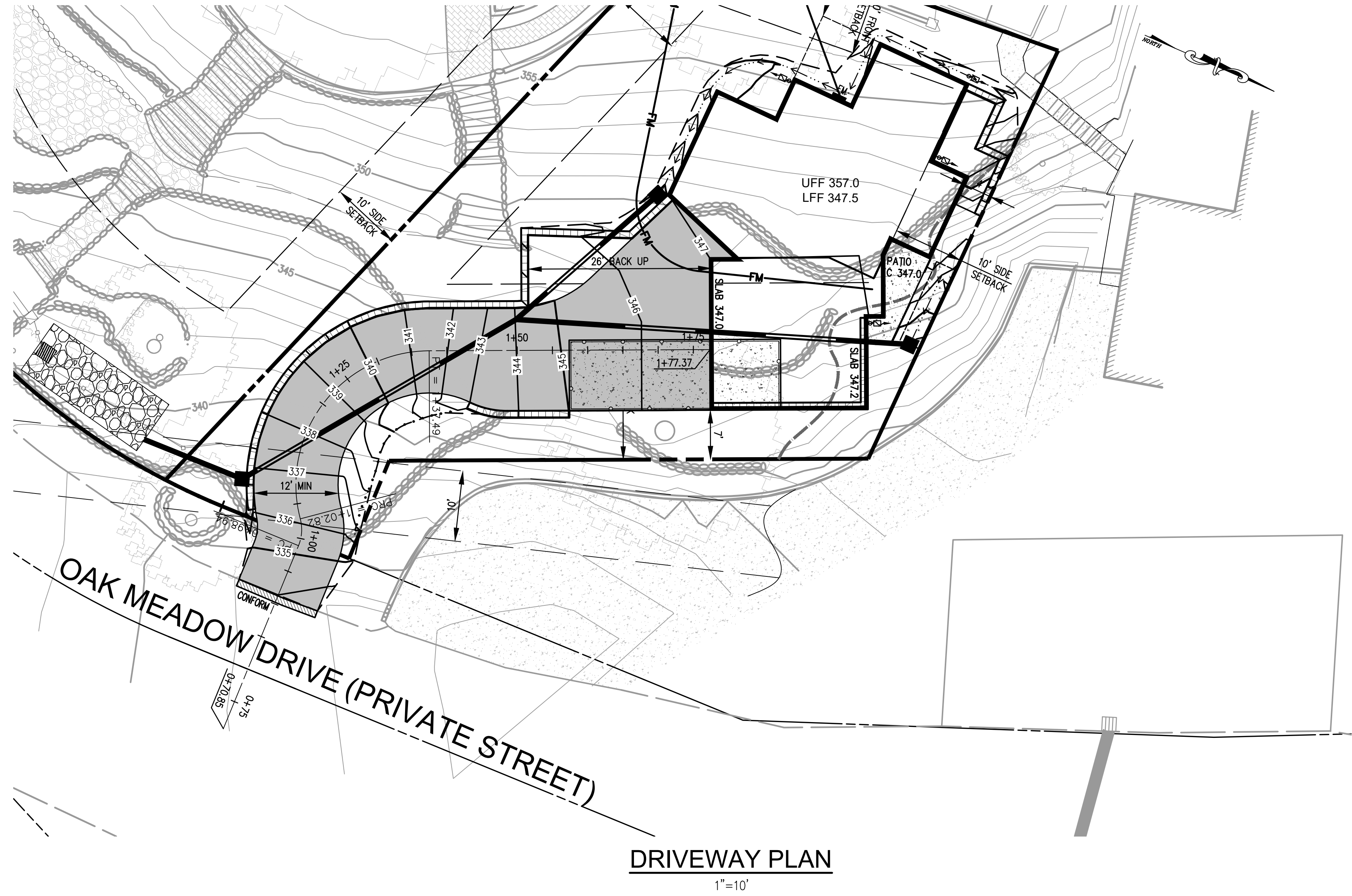
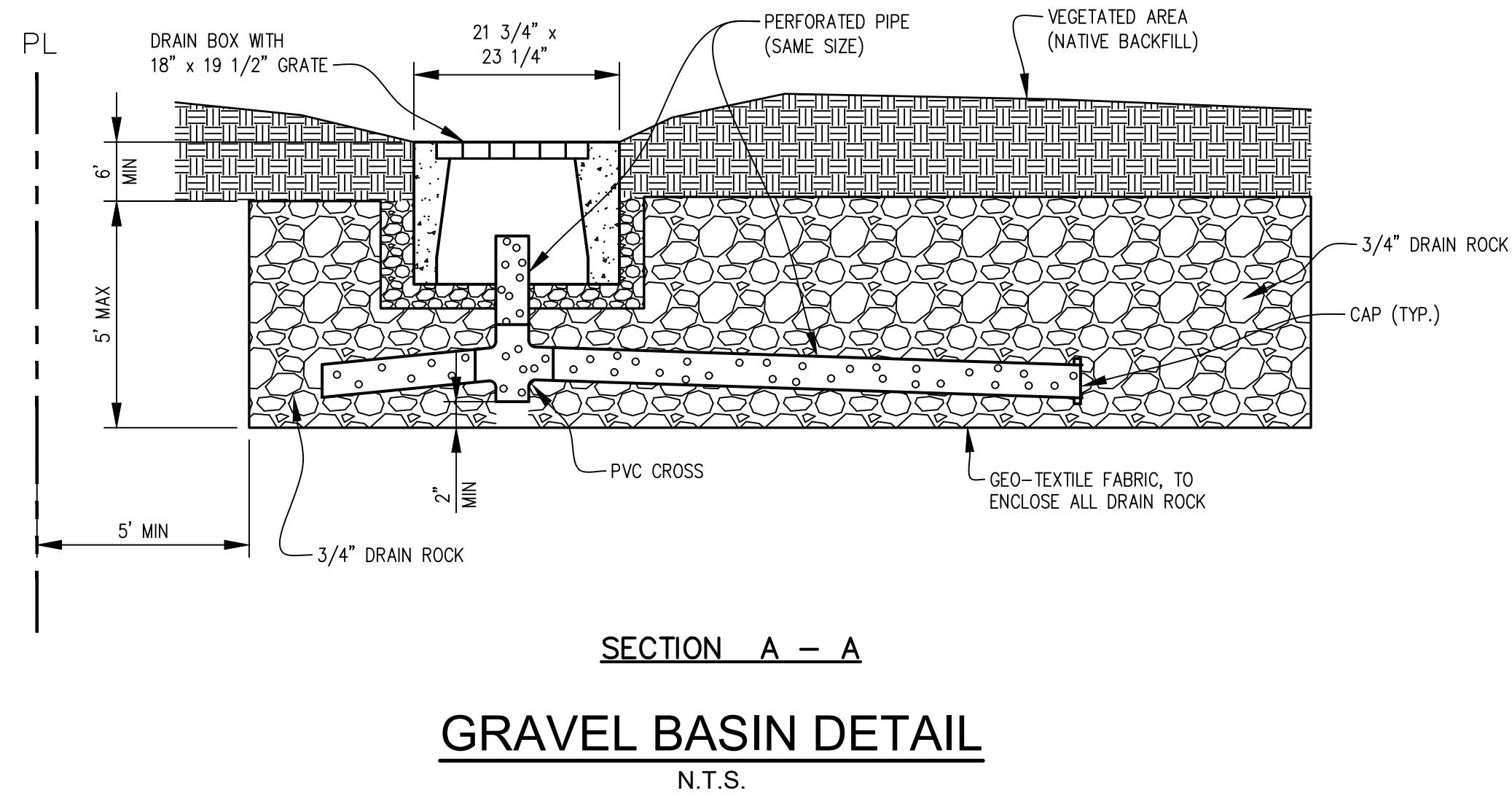
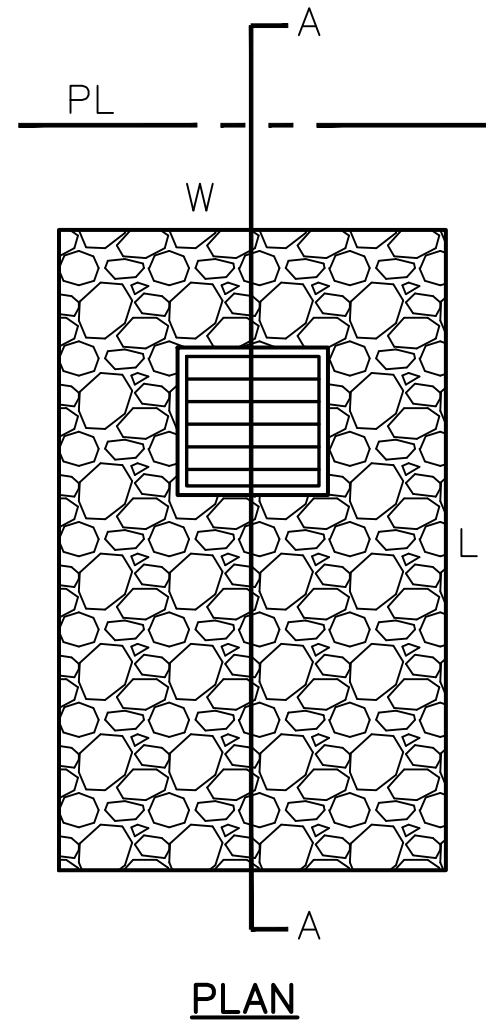
SITE PLAN
 120 OAK MEADOW DRIVE
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 APN 529-10-131

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

DATE: 8-17-23
 SCALE: 1"=10'
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 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C-2**
 OF 4 SHEETS
 JOB NO. **20-207**

01/27/2024 4:51pm - D:\A. TS Civil Engineering, Inc\1.0 Projects\36.0 120 Oak Meadow DWG\20-207 C2 SITE PLAN.dwg - C2

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LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

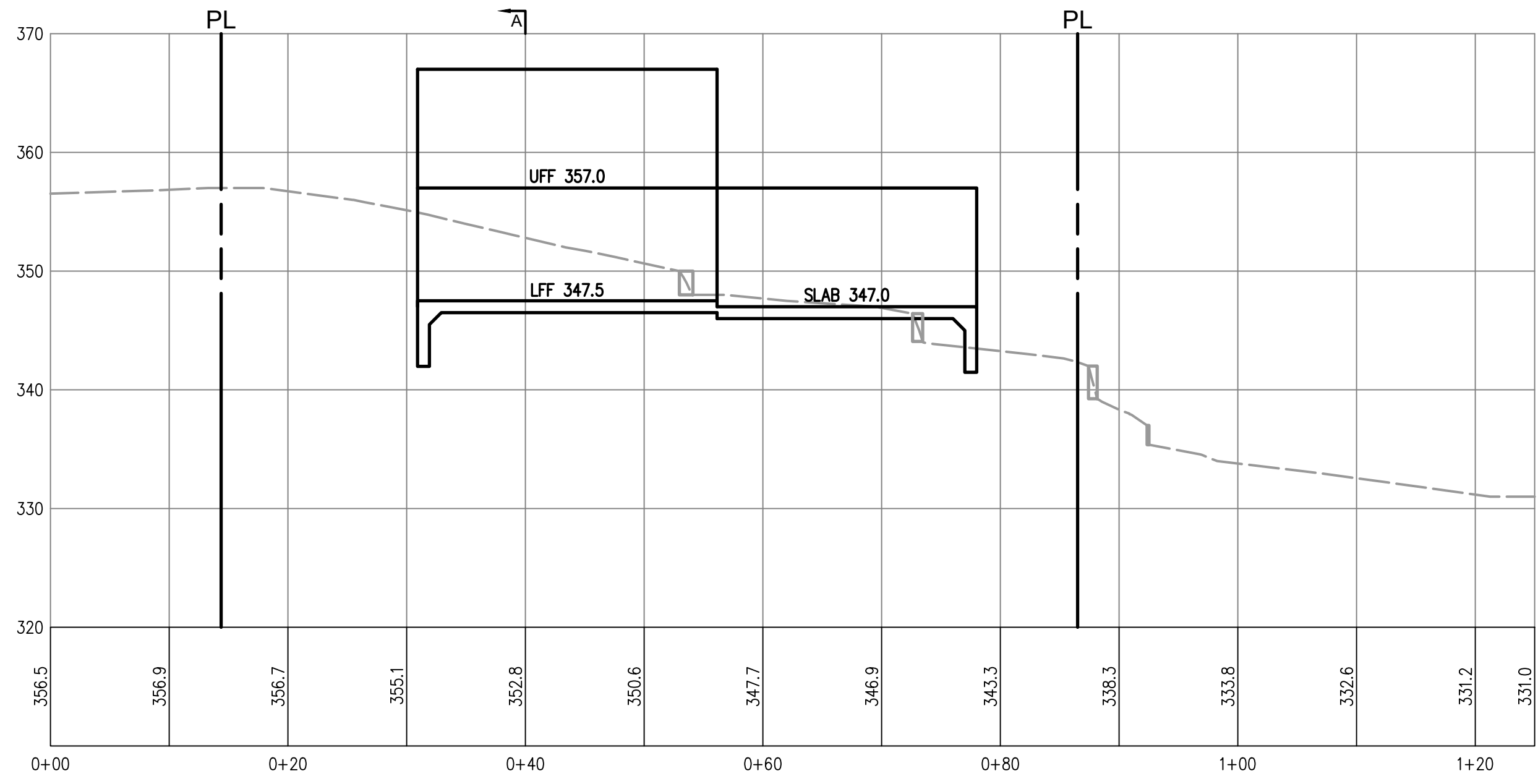
DRIVEWAY PROFILE
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

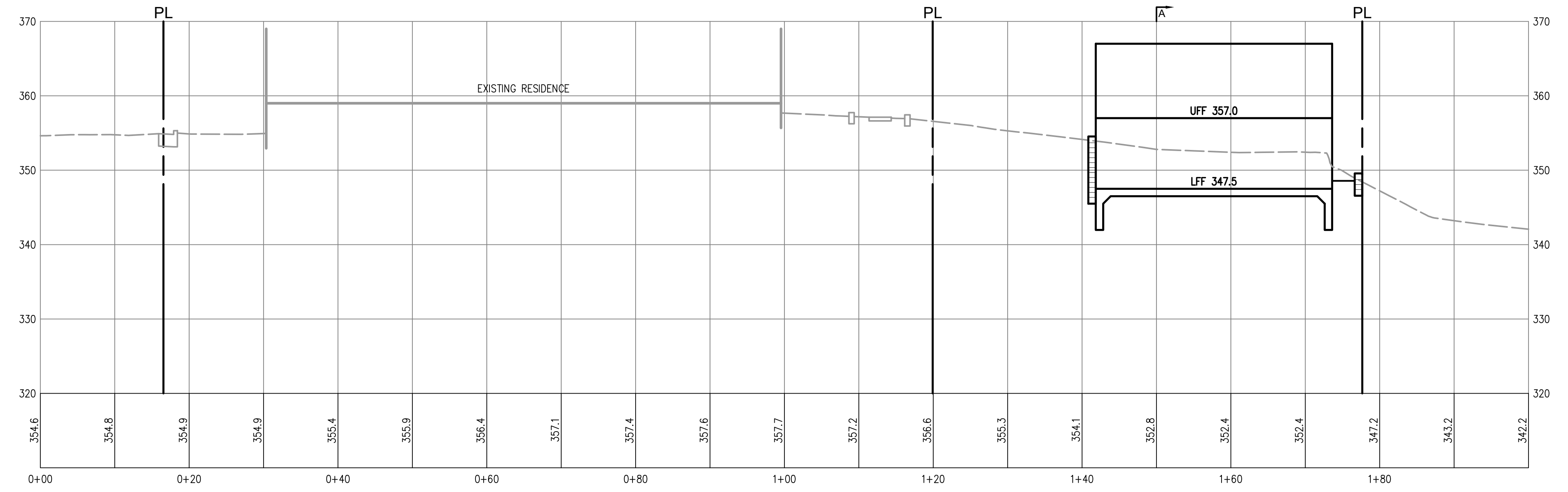
DATE: 8-17-23
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-3
OF 4 SHEETS
JOB NO.
20-207

08/17/2023 3:31pm - P:\CAD HERO\1047-TS CIVIL ENGINEERING\PROJECT\20-207-mcfarland-120-oak-meadows-drive\DWG\20-207-C3 DRIVEWAY PROFILE.dwg - C3


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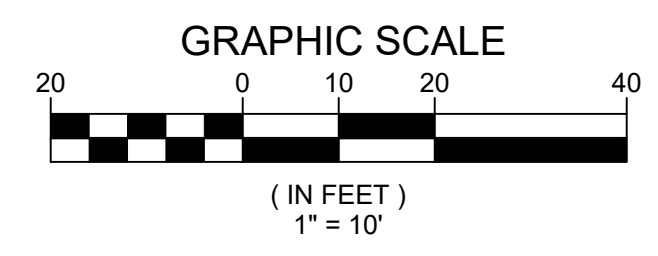


SECTION A-A
1"=10'



SECTION B-B
1"=10'

DESIGNED UNDER THE SUPERVISION OF:

 TERENCE J. SZCWCYNY
 EXPIRATION DATE: 09/30/23



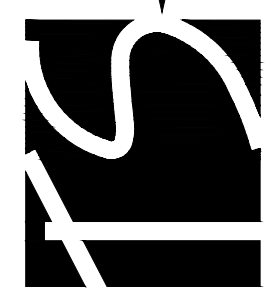
NO.	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE: 8-17-23
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

SHEET NO.
C-4
 OF 4 SHEETS
 JOB NO.
20-207

SITE CROSS SECTIONS
 120 OAK MEADOW DRIVE
 LOS GATOS, CA 95032
 APN 529-10-131

LANDS OF MCFARLAND
 120 OAK MEADOW DRIVE
 MINOR SUBDIVISION AND
 PD ZONING AMENDMENT


 TS CIVIL ENGINEERING
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 PH: 408.452.9300
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