

History of 17269 Verdes Robles, Los Gatos, CA 95030  
APN 424-30-103

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The parcel 424-30-103 was in unincorporated Santa Clara County until it came under the jurisdiction of the Town of Los Gatos on April 1, 1968, with the Winchester Blvd No. 5 annexation.<sup>1</sup> The County of Santa Clara provided two documents upon request: (1) the Assessor's Residential Unit Property Record, which documented changes from 1964 to 1993, and (2) a county building permit from 1966 for a detached carport which has since been demolished (Appendix A). The Town of Los Gatos building department supplied an 18-page PDF document of building permits issued between 1989 and 2004 (Appendix B). The Town of Los Gatos planning department supplied a 50-page PDF document of permits and correspondence between 1979 and 1991 (Appendix C). Site photographs taken on March 14, 2025, appear in Appendix D. These documents will be described in the chronology that follows.

Having been annexed into the Town of Los Gatos in 1968, this parcel did not appear during a search at the Los Gatos Public Library on the Los Gatos Sanborn maps available between 1884 and 1944. Likewise, it is absent from the 1941 Tax Assessment and the 1989 Anne Bloomfield Historic Resource Survey forms.

The history prepared here relies on Polk's directory listings, Los Gatos telephone directories, county assessor's records, county official records, recorded maps, aerial photographs, newspaper articles, Town of Los Gatos and County of Santa Clara building permits, and genealogical resources as referenced in the footnotes and the figures.

The subject property is part of the historic Rancho Rinconada de Los Gatos. Members of the Parr family came on the overland trail to California in 1846. They settled throughout the Santa Clara Valley, some members purchasing portions of Rancho Rinconada.<sup>2</sup> On the 1876 Thompson & West map, the subject property is in the 536.36-acre tract owned by Harrison D. Albright, husband of Sarah Ann Parr (Figure 1). Sarah, daughter of Jonathan and Eliza Jane Parr, was an infant in 1846 when her parents brought her West. On the 1890 Official Map of Santa Clara County, Mrs. Albright had ownership of 323 acres of the original 535.36-acre tract (Figure 2). The subject property was on the east side of San Tomas Aquino Road (now Winchester Boulevard).

Sarah Ann Albright died on October 22, 1893, at the age of 47. Her relatives contested her will in court through the 1890s. In 1904, attorney David H. Milligan arrived in Los Gatos from Ohio. He set up a law practice and a real-estate firm.<sup>3</sup> By 1907, Milligan was in control of some portion of the Albright property on the east side of San Tomas Aquino Road. On August 19, 1907, he sold

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<sup>1</sup> Town Council of the Town of Los Gatos, Resolution 1968-82, May 6, 1968.

<sup>2</sup> Patricia Loomis, "Englishman Had Hand in Bandit's Conviction," *San Jose Evening News*, March 14, 1975.

<sup>3</sup> "David H. Milligan Is Summoned by Death," *San Jose Mercury*, November 23, 1914.

15 acres of it to Lillian Gould (Santa Clara County [hereafter SCC] Deeds Book 321, Page 430). Lillian M. Gould was the wife of John W. Gould, a native of Santa Clara.<sup>4</sup>



Figure 1. 1876 Thompson & West map of Santa Clara County (Source: [David Rumsey Map Collection](#)).

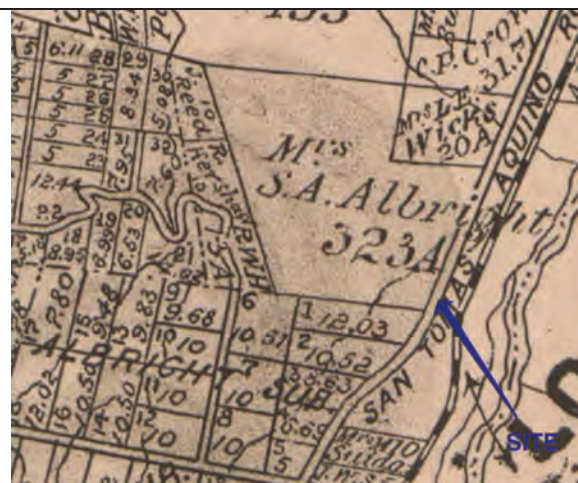


Figure 2. 1890 Official Map of Santa Clara County (Source: [Library of Congress](#)).

In April 1909, the San Jose real estate firm of Christmas & Orvis subdivided part of Sarah Albright's property on the east side of San Tomas Aquino Road into the Vasona Heights tract (SCC Recorded Maps Book M, Page 89). The subdivision was on the northern boundary of the property of Mr. and Mrs. J. W. Gould (Figure 3). There is evidence that the Goulds lived on their 15 acres. They are listed living along San Tomas Aquino Road in the 1910 census. Mr. Gould's occupation was farming. On April 3, 1913, the *Los Gatos Mail-News* reported that "Mr. and Mrs. Charles Champlin, of Cedar Rapids, Iowa, were guests last week of Mr. and Mrs. J. W. Gould, near Vasona Heights." The Santa Clara County Assessor's Office estimates that the house on this property was built in 1915. This newspaper blurb is evidence that the house was occupied at least in 1913 and could have been built as early as 1907.

On April 22, 1913, Mr. and Mrs. Gould exchanged their 15 acres for a house at 72 N 8<sup>th</sup> Street in San Jose (SCC Deeds Book 400, Page 165; Book 401, Page 381). "F. E. Quinn" was the other party in the transaction. This appears to have been Frances E. Quinn, a stenographer in the employ of "millionaire fruit packer" James W. Chilton. Unmarried female clerks often stood in for actual buyers who wished to keep their business out of public records. In this case, Mr. Chilton might have been keeping a secret from his wife. On June 27, 1913, the *San Francisco Call* reported that Mrs. Chilton was suing her husband for divorce, having discovered that Miss Quinn "had supplanted her in her husband's affections."<sup>5</sup> The following week, Miss Quinn sold the 15 acres to Julia M. Graham (SCC Deeds Book 406, Page 25).

<sup>4</sup> "J. W. Gould Funeral Is Held Today," *San Jose Evening News*, November 3, 1927.

<sup>5</sup> "Wealthy Packer Sued for Divorce," *San Francisco Call*, June 27, 1913.

These 15 acres changed hands a few times during the 1910s:

Date	Grantor	Grantee	SCC Deeds Book	Page
July 29, 1914	Julia M. Graham	C. R. Stoller	420	526
April 16, 1916	C R Stoller	Elizabeth B Dodson	442	320
Unknown date	Elizabeth B Dodson	F S Gee (a widow in Berkeley)	Unknown	Unknown
May 28, 1919	F S Gee	Edythe A Thomas	488	525

No evidence was found that any of these owners, before Edythe A. Thomas, lived on the property.

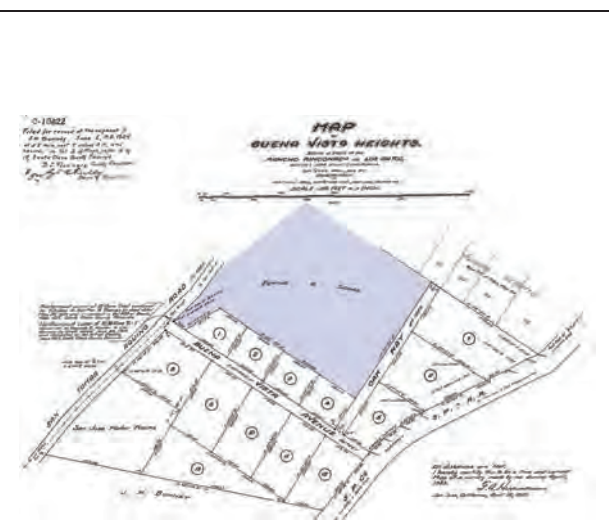
Edythe A. Thomas, her husband, Wendell C. Thomas, and their son Mark were living on the property in the 1920 census. Wendell's occupation was fruit farmer. Wendell C. Thomas is listed in the 1921 Los Gatos telephone directory. The *San Jose Mercury* reported on June 26, 1921, that Mrs. Wendell was entertaining a group of out-of-town friends "at her country home near Los Gatos."

On May 1, 1923, Wendell C. Thomas purchased 39 lots in the Vasona Heights subdivision (SCC Official Records [hereafter OR] Book 23, Page 342). Around the same time, Mrs. Thomas had most of their 15 acres surveyed into house lots, leaving a few acres for their house and grounds. On May 3, 1923, the *San Jose Mercury* reported that Thomas had purchased the Vasona Heights subdivision and intended to "establish a select residential district" on the land that had recently been surveyed. On June 2, 1924, the map of that new subdivision, Buena Vista Heights, was recorded (Figure 4; SCC Recorded Maps Book S, Page 18).



Figure 3 (left). Map of Vasona Heights, property of J. W. Gould shaded in blue (Source: SCC Recorded Maps Book M, Page 89).

Figure 4 (bottom). Map of Buena Vista Heights, property of Edythe A. Thomas shaded in blue (Source: SCC Recorded Maps Book S, Page 18).





Wendell C. Thomas went into the real estate business with partner George Shaner. They are listed in the 1924 Los Gatos city directory, with offices in the Bank of Los Gatos building. Mr. and Mrs. Thomas are living on rural route 1, box 154, presumably the subject property. The *San Jose Mercury* reported that Mr. and Mrs. Thomas hosted their families for Christmas dinner in 1924 at the “Thomas country home ‘Wendemar’ near Los Gatos.”<sup>6</sup>

On April 17, 1925, Wendell C. Thomas recorded the covenants and restrictions for the Vasona Heights subdivision and sold 11 lots (SCC OR Book 147, Pages 514, 518, 519; Book 155, Page 329). On December 30, 1925, Wendell C. and Edythe A. Thomas sold their home “Wendemar” on a 3.5-acre parcel to Pauline Colmar (SCC OR Book 201, Page 510).

Figure 5 shows the first aerial photograph available for this property, taken on January 1, 1931. The subdivision maps of Vasona Heights and Buena Vista Heights are superimposed onto the aerial photograph, showing the house and grounds that Mrs. Colmar purchased in 1925. Wendell C. Thomas purchased back most of the grounds from Mrs. Colmar on March 13, 1928, in two parcels, marked “1” and “2” on Figure 5 (SCC OR Book 393, Page 122).

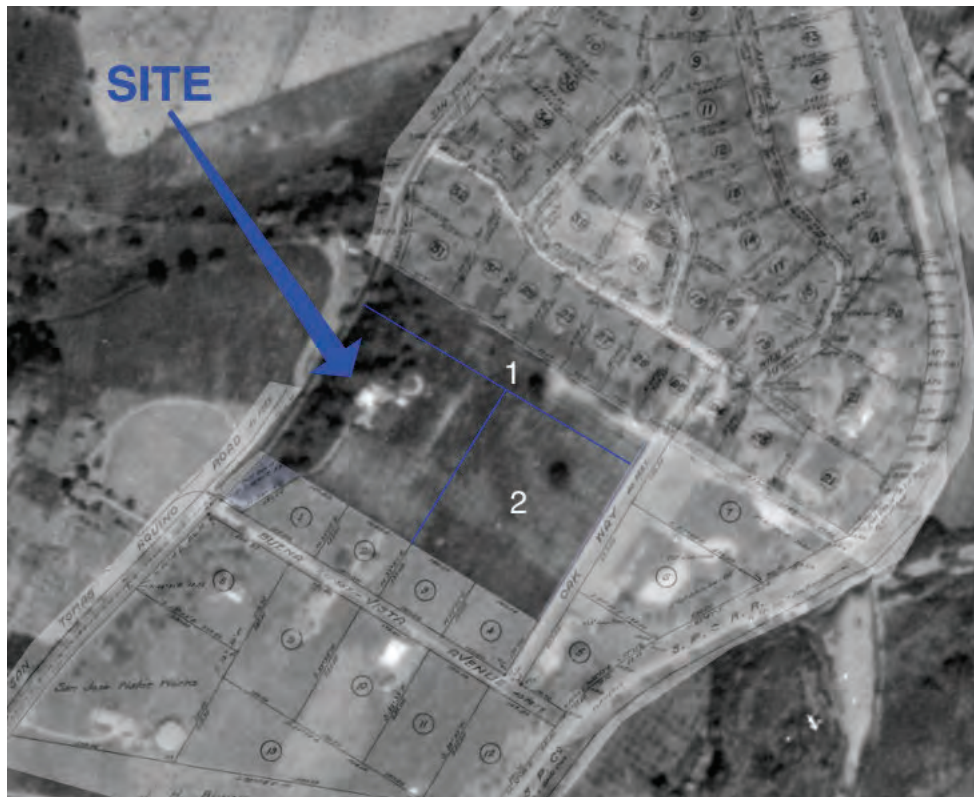


Figure 5. January 1, 1931, aerial photograph, Flight C\_1436, Frame 1, with adjacent subdivision maps superimposed (Source: [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/))

<sup>6</sup> “Christmas Guests,” *San Jose Mercury*, December 28, 1924. The name “Wendemar” was likely a combination of the names Wendell and Mark. In 1952, when the SCC Board of Supervisors sought to reduce the number of Buena Vista avenues in the county, the County Engineer revealed that Wendemar Avenue was originally intended as the name for Buena Vista Avenue on a 1927 street dedication map. The County was unsuccessful in convincing Los Gatos to change the street name; “Buena Vista Common Street Name—But Los Gatos Likes It,” *San Jose Mercury*, July 8, 1952.



In the 1930 census, Pauline Colmar, age 47, her husband, real-estate broker Clarence F. Colmar, age 47, and their two sons, John Eugene “Jack” Colmar, age 13, and Francis, age 10, were living on the property with their maid. Jack made a name for himself as a young golfer at La Rinconada Golf Club before the family moved away in 1933. Jack returned many times to Los Gatos to visit friends and play golf, his visits often reported in the *Los Gatos Times*.<sup>7</sup> The Colmar sale of the property in 1933 has not yet been located.

After a three-year stint as managing director of the San Jose Chamber of Commerce, Wendell C. Thomas went into the real estate business with his son Mark, who had recently graduated from Stanford as a civil engineer. Thomas continued to sell lots in Vasona Heights and Buena Vista Heights until at least 1938, according to county deed records. Wendell C. Thomas died on November 2, 1940.<sup>8</sup> It is not known when Thomas sold the land he purchased from Mrs. Colmar in 1928, but it was not part of his estate when it was distributed to his widow (SCC OR Book 1077, Page 283).

The chain of title for the property picks up again on May 22, 1941, when San Jose real estate broker Thomas L. Mitchell sold it to Florence E. Cline (SCC OR Book 1046, Page 4). The property changed hands again on September 7, 1944 (SCC OR Book 1217, Page 329). The *Los Gatos Times* reported on September 29, 1944:

[U.S. Air Force] Col. Arthur L. Smith, retired, with Mrs. Smith and their three lovely daughters, have chosen Los Gatos as the best place for a permanent home and purchased the Florence E. Cline property on the Los Gatos-Campbell highway at Vasona Heights for approximately \$15,000. This property, consisting of three and a half acres and an 8-room house, also guest cottages, was purchased by Mrs. Cline with the idea of establishing a deluxe rest home a few years ago, but circumstances changed her plans. She remained here, however.<sup>9</sup>

Los Gatos realtor Effie Walton handled the transaction, which began a long association between the Smiths and Mrs. Walton. Both Col. and Mrs. Smith went to work in Effie Walton’s real estate office at 350 N. Santa Cruz Avenue, the “Hansel and Gretel” cottage that was one of the buildings in Mrs. Walton’s 1940 Little Village shopping center. Evangeline Smith succeeded Effie Walton in 1949 as president of the Los Gatos Business & Professional Woman’s Club. When Mrs. Walton retired in 1958, the Smiths took over Little Village Real Estate.

Arthur LaSalle Smith, Evangeline H. Smith, and their daughters Nancy, Jacklyn, and Sonia were living at the subject property in the 1950 census. In Los Gatos city directories, the house was addressed as 15220 Santa Clara-Los Gatos Road (1952–1962) and 15220 Winchester Boulevard (1964–1967).

In May 1963, Arthur L. and Evangeline H. Smith had their property surveyed and subdivided into six lots. A cul-de-sac, Verdes Robles, provided access to each lot (Figure 6). They recorded Tract No 3498 on September 5, 1963 (SCC Recorded Maps Book 166, Page 11).

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<sup>7</sup> “News Briefs,” *Los Gatos Times*, March 9, 1945, was a representative article that mentioned Jack Colmar visiting Los Gatos and reporting that he left town in 1933.

<sup>8</sup> “Scores Attend Wendell Thomas Funeral Rites,” *San Jose Mercury*, November 5, 1940.

<sup>9</sup> “Property Sales by Effie Walton Firm,” *Los Gatos Times*, September 29, 1944.

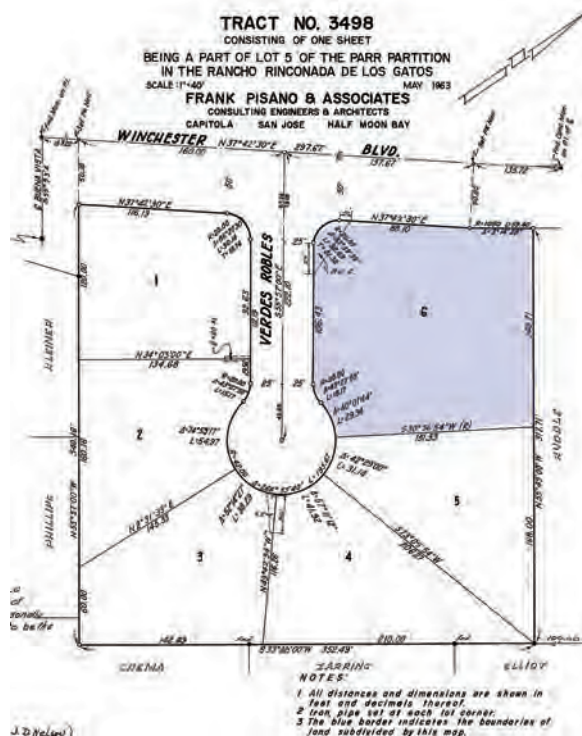


Figure 6. Tract No. 3498, recorded September 5, 1963, with subject property highlighted in blue (Source: SCC Recorded Maps, Book 166, Page 11).

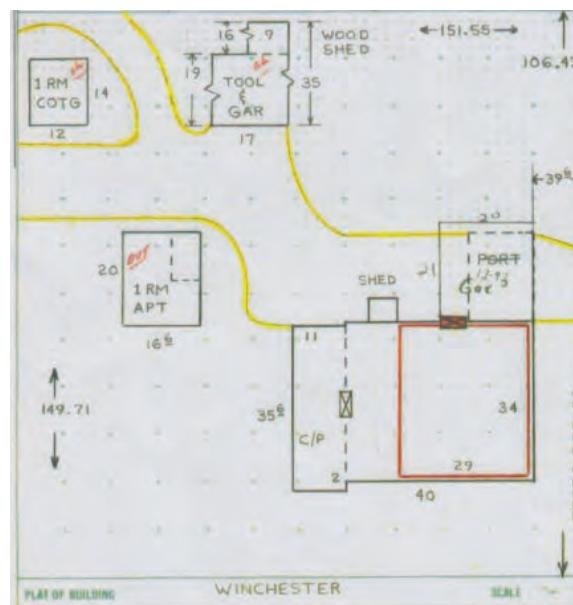


Figure 7. Plat of subject property and outbuildings, circa 1967 (Source: Santa Clara County Residential Unit Property Record).

In April 1964, the Smiths applied to Santa Clara County for a permit to build a one-room cottage (Permit No. 01731). In November 1966, the Smiths applied for a permit to build a carport (Permit No. 06242). After the carport was completed, the County Assessor visited the property and took the photograph shown in Figure 8. The newly subdivided parcel was reassessed for the new lot size and these two new structures. The building permit activity, plat, and photo appears on the full Residential Unit Property Record, reproduced in Appendix A, pages 1 and 2).



Figure 8. Photograph of front elevation, circa 1967 (Source: Santa Clara County Residential Unit Property Record).

Compare Figure 8 to Photo 1, Appendix C, Site Visit Photographs, taken on March 14, 2025.

On May 1, 1965, Arthur L. Smith's Little Village insurance and real estate firm began advertising in the *San Jose Mercury*. "Lovely Building Sites," Smith offered. "Attractive, almost level bldg. site in the Los Gatos Verdes Robles' area of nice homes. All utilities, \$11,500."

Beginning in the 1968 Los Gatos city directory, the house address is listed as 17269 Verdes Robles.

The Winchester Blvd No. 5 annexation into the Town of Los Gatos on April 1, 1968, consisted of just the six lots of Tract No. 3498. Figure 9 is an aerial photograph taken on May 2, 1968, showing new residential construction on the five new lots.

On May 15, 1974, Arthur L. and Evangeline H. Smith sold Lot 6 of Tract No. 3498 to Norman D. and Janet L. Stout (SCC OR Doc. No. 4765309).

On March 28, 1979, the Town of Los Gatos Planning Commission approved Norman Stout's application for a two-lot subdivision of Lot 6. Planning correspondence and documents concerning this lot split can be found on pages 1–40 of Appendix B. Of particular note is that the house was not considered historically or architecturally significant during environmental analysis by Ron Enz of The Environmental Center as part of the application process for the lot split (Appendix B, page 23).

The garage and woodshed on the edge of Lot 6 were demolished to accommodate the lot split. The dates that the other buildings were demolished are unknown. They cannot be seen in Figure 9. Figure 10 shows a portion of the lot-split map recorded in Book 451, Page 29, on October 15, 1979. The subject property is Parcel A.



Figure 9. May 2, 1968, aerial photograph, Flight CAS-2310, Frame 1-240, Tract No. 3498 (Source: [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)).

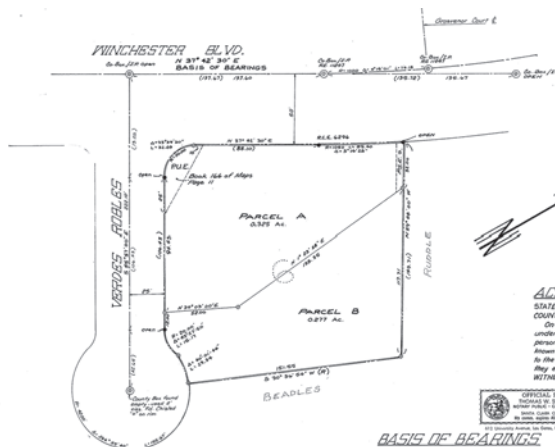


Figure 10. Division of Lot 6, Tract No. 3498, recorded October 15, 1979 (Source: SCC Recorded Maps, Book 451, Page 29).

On May 19, 1981, Norman D. and Janet L. Stout sold the subject property to Dr. James D. Mellema (SCC OR Doc. No. 7062544).

The October 17, 1989, Loma Prieta earthquake damaged the house's roof and the carport. Dr. Mellema received a building permit to reroof the house on November 10, 1989 (Permit No. B17330, see Appendix C, Page 1). The Town of Los Gatos inspected the carport (Appendix C, pages 4 and 5) and approved a permit to replace the carport with a two-car garage on September 4, 1991 (Appendix C, page 6). The delay in approving the permit arose from minimum setback



requirements. A January 11, 1991, letter from the Planning Director and Dr. Mellema's response are found in Appendix B, pages 44–47.

The Draughting Room, a residential design firm in Los Gatos, drafted the plans for the new garage. The garage eave on the front elevation was extended to create a new front porch roof. This porch roof spanned the entire front of the house and extended around the side elevation to shade the sitting room windows. The original front door opened into the sitting room, as seen in Figure 8. The new plans removed a first-floor window and installed a double-door entry in its place, creating a new entry hall that leads into the living room. These plans were not included with the documents sent by the building department, due to copyright restrictions; however, the current owners have the blueprints and allowed me to examine them. The second-floor hexagonal window appears on the blueprints. Figure 8 shows that this window was added after 1967; however, the blueprints are not clear on whether this hexagonal window was part of the new design, or if it was changed earlier. Almost none of the house's windows are original. Many have been replaced with window shapes and materials that are not compatible with a house built around 1910.

The house originally had a detached garage, which would have been characteristic for a house built around 1910. That garage was demolished to accommodate a lot split. The resulting small lot necessitated a garage attached to the front elevation. By extending the garage eave around the entire front elevation of the house and around to the side elevation, the 1991 design created an entirely new look for the house that is incompatible with its period of construction.

The current owners purchased the property from James D. Mellema on August 30, 2012 (SCC OR Doc. No. 21829208) and placed it into their family trust on February 24, 2021 (SCC OR Doc. No. 24845593). The owners have recently reroofed the house (Permit B25-0102, February 4, 2025).

While the house was built prior to 1941, it is not included in any of the Town's lists of historic structures. It should not be added to any list for the following reasons:

1. The house is not associated with events that have made a significant contribution to the Town.
2. The house was associated with John W. and Lillian Gould (1907–1913), Wendell C. and Edythe A. Thomas (1919–1925), Clarence F. and Pauline Colmar (1925–1933), Florence E. Cline (1941–1944), and Arthur L. and Evangeline H. Smith (1944–1974). None of these individuals were significant in the history of Los Gatos, the state, or the nation.
3. There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was likely built between 1907 and 1913, Figure 8 shows that originally it was a simple front-gable two-story residence without distinctive architectural details.
4. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.
5. The integrity of the house to its period of construction has been significantly compromised: most of its windows have been replaced, a porch and new front door have been added, and an attached garage constructed.

County of Santa Clara Building and Planning Documents  
17269 Verdes Robles, Los Gatos, CA 95030

[illegible]




LAND VALUE COMPUTATIONS					LAND ATTRIBUTES	
YEAR	UNIT VALUE	FRONT FT. VALUE	DEPT. VALUE	VALUE	APN	
					424-30-068	
					101 WIDTH (EFFECTIVE)	2110
					102 DEPTH (EFFECTIVE)	2110
					103 SQUARE FT. (JUMBLE)	613100
					104 SQUARE FT. (ACTUAL)	12180
					105 ACRES	
					106 REPRESENTATIVE	NO YES
					107 IRREGULAR	NO YES
					108 COL. OF SAG	NO YES
					109 NON THRU ST	NO YES
					110 CORNER	NO YES
					111 ALLEY	NO YES
					112 UTILITY UNDERGROUND	NO YES
					113 GUTTER & GUTTER	NO YES
					114 SIDEWALK	NO YES
					115 DRIVEWAY	NO YES
					116 PARKWAY	NO YES
					117 PARKING STRIP	NO YES
					118 ZONING CONFORMANCE	NO YES
					119 ZONING (ACTUAL)	R1
					120 VIEW	NO YES
					121 TYPICAL VIEW	1 2 3
					122 TRAFFIC FLOW	1 2 3
					123 DIST. TO PUB. USE	1 2 3
					124 LANDSCAPING	1 2 3
					125 HIGHEST & BEST USE	R1
					126 LAND USE CODE	01
					127 ACTUAL USE	01
					TOPOGRAPHY	
					128 LOW	129 HIGH
					SELECT ONE	
					130 LEVEL	1 2 3
					131 ROLLY	1 2 3
					132 SLOPE	1 2 3
					133 DRAIN	1 2 3
					134 OTHER	1 2 3
					NEIGHBORHOOD	
					135 OWNER OCCUPIED	NO YES
					136 TREND	1 2 3
					137 CITY SERVICES (TYPE)	1 2 3
					138 TAX RATE	1 2 3
					139 PLANNING	1 2 3
					140 MARKET DEMAND	1 2 3
					141 RESIDENTIAL AREA	NO YES
					142 SINGLE FAMILY	NO YES
					TOTAL PROPERTY	
					143 ARCHITECTURAL ATTRACT	1 2 3
					144 UNIT COMFORT	1 2 3
					145 LOT UTILIZATION	1 2 3
					146 IMPROVEMENT	1 2 3
					147 TEMPORARY VALUE	NO YES
					SELECT ONE	
					148 PARTIAL COMPLETE	1 2 3
					149 DETER. MOUNT	1 2 3
					150 BOARD ACTION	1 2 3
					151 OTHER	1 2 3
					152 OFFICIAL DATE	060071
					153 EMPLOYED NO.	
					154 LAND GRIDE	125000
					155 IMP. VALUE	14560
					156 IMP. VALUE RATIO	106
					157 BASE LOT VALUE	13550
					158 BASE LOT PERCENT	100
					CALCULATIONS	
					12180 x 40 = 1360	
					12180 x 34 = 986	
					1360 + 986 = 3346	
					12180 x 2 = 2436	
					2436 + 3346 = 4782	

PLAT OF BUILDING WINCHESTER

REMARKS



SCALE

1" = 40'

1" = 80'

1" = 120'

1" = 160'

1" = 200'

1" = 240'

1" = 280'

1" = 320'

1" = 360'

1" = 400'

1" = 440'

1" = 480'

1" = 520'

1" = 560'

1" = 600'

1" = 640'

1" = 680'

1" = 720'

1" = 760'

1" = 800'

1" = 840'

1" = 880'

1" = 920'

1" = 960'

1" = 1000'



Santa Clara County Building Permits, prior to annexation on April 1, 1968

April 1964, Permit to build a one-room cottage (Permit No. 01731). Not available at SCC planning counter. Requires property owner to request permit archive search.

November 1966, Permit to build a carport (Permit No. 06242):

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE. DO NOT WRITE IN SHADED AREAS.		DATE	ASSESSOR'S MAP NO.	P. C. NO.																																																																																																												
CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT <input type="checkbox"/> PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 <input type="checkbox"/> YES <input type="checkbox"/> NO		P. C. PER (1) \$ DEP. TK. FEE (2) \$ PERMIT FEE (1) \$ 3.00																																																																																																														
In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable. (1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations. (2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted insurer. (3) The cost of the work to be performed is \$100 or less. (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California. <input checked="" type="checkbox"/> (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No. 101727-0. Classification is in full force and effect. <input type="checkbox"/> (6) Applicant is exempt from (5) above under the applicable provisions of Section 7040 through 7053 of the Contractors' License Law. (State basis for exemption)		THIS SPACE FOR MACHINE VALIDATION NOV-4-66 55862 • 06242 (5) - B 3.00 - EXCEPTIONS AS NOTED -																																																																																																														
APPLICANT'S SIGNATURE: <u>Geo. F. Caperton</u> ADDRESS: <u>15830 San Benito Wy</u> COMPENSATION CERTIFICATE VERIFIED: <u>Los Gatos</u>		BLDG. INSP. BY _____ DATE _____ HEALTH DEPT. BY _____ DATE _____ ENG. SERVICES BY _____ DATE _____ PLANNING DEPT. BY _____ DATE _____ FIRE MARSHAL BY _____ DATE _____ OTHER BY _____ DATE _____																																																																																																														
THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED. PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED BELOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS AND REGULATIONS. <b>PLUMBING, GAS AND ELECTRIC NOT INCLUDED</b>		INSPECTION RECORD <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>1. FOUNDATION FORMS</th> <th>DATE</th> <th>INSPECTOR</th> <th>REMARKS</th> </tr> <tr> <td>2. FORMS</td> <td>11-17-66</td> <td>RS</td> <td>SEE REPORT</td> </tr> <tr> <td colspan="4">POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>3. HEATING - DUCT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. COMFORT COOLING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. GARDERS</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>6. FLOOR BEAMS (CONC. BLK)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7. PARTIAL ROUGH PLBG. COMPLETE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8. SEWER INSPECT.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9. GAS PRESSURE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>10. FRAME - INCLUDING ROOF, FLUES AND SIDING</td> <td>11-17-66</td> <td>RS</td> <td></td> </tr> <tr> <td colspan="4">DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>11. ROUGH ELECTRIC WIRING</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>12. STUCCO WIRE &amp; LATH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>13. PLUMBING FINALS (FIXTURES)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>14. GAS APPLIANCES</td> <td></td> <td></td> <td></td> </tr> <tr> <td>15. ELECTRICAL FINALS (FIXTURES)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>16. PLAN. DEPT. A.S.A. INSPECTION</td> <td></td> <td></td> <td></td> </tr> <tr> <td>17. ENCROACHMENT - L.D.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>18. FIRE MARSHAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19. BUILDING COMPLETE</td> <td>11-17-66</td> <td>RS</td> <td></td> </tr> <tr> <td colspan="4">NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED</td> </tr> <tr> <td>20. DISTRICT SEWER NO.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>21. HEALTH DEPT.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>22. SEPTIC TANK NO.</td> <td></td> <td></td> <td></td> </tr> </table>			1. FOUNDATION FORMS	DATE	INSPECTOR	REMARKS	2. FORMS	11-17-66	RS	SEE REPORT	POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED				3. HEATING - DUCT				4. COMFORT COOLING				5. GARDERS				DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED				6. FLOOR BEAMS (CONC. BLK)				7. PARTIAL ROUGH PLBG. COMPLETE				8. SEWER INSPECT.				9. GAS PRESSURE				10. FRAME - INCLUDING ROOF, FLUES AND SIDING	11-17-66	RS		DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED				11. ROUGH ELECTRIC WIRING				COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED				12. STUCCO WIRE & LATH				13. PLUMBING FINALS (FIXTURES)				14. GAS APPLIANCES				15. ELECTRICAL FINALS (FIXTURES)				16. PLAN. DEPT. A.S.A. INSPECTION				17. ENCROACHMENT - L.D.				18. FIRE MARSHAL				19. BUILDING COMPLETE	11-17-66	RS		NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED				20. DISTRICT SEWER NO.				21. HEALTH DEPT.				22. SEPTIC TANK NO.			
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NUMBER: <b>06242</b> APPLICANT: DO NOT WRITE IN SHADED AREAS - BEAR DOWN PRINT OR TYPE - THE 2nd COPY IS YOURS <b>APPLICATION FOR BUILDING PERMIT</b> COUNTY OF SANTA CLARA BUILDING INSPECTION DIVISION 20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-3351																																																																																																																
LOCATION LOT: _____ BLOCK: _____ TRACT: _____ STREET ADDRESS: <u>15830 San Benito Wy</u> CROSS STREET: <u>Winchester Blvd.</u> OFFICE CITY: <u>Los Gatos</u> OWNER: <u>Mrs Hayden</u> PHONE: <u>Los Gatos</u> ADDRESS: _____ CITY: _____ ARCHITECT OR ENGINEER: <u>Geo. F. Caperton</u> L.I.C. NO. <u>101727-B1</u> USE OF STRUCTURE: <u>Det. Carport 10x18'</u> NET FRONT: _____ SIDE: _____ REAR: _____ TOTAL: _____ EXCAVATE <input checked="" type="checkbox"/> BUILD <input type="checkbox"/> REMODEL <input type="checkbox"/> ADD TO <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> GRADE <input type="checkbox"/> CONVERT <input type="checkbox"/> WELL <input type="checkbox"/> DEMOLISH <input type="checkbox"/> SQ. FT. SIZE: <u>180</u> NO. OF STORIES: <u>1</u> NO. OF FAMILIES: _____ OTHER STRUCTURE: _____		VALUATION: <u>250.00</u> ISSUED BY: _____ DATE: _____ 06242																																																																																																														

# Appendix B

21-19

VERDES ROBLES--17269 M-79-3  
Norman Stout - 2-lot subdivision 2/27/79





**TOWN of LOS GATOS**

Planning Department  
354-6872

March 29, 1979

Norman Stout  
17269 Verdes Robles  
Los Gatos, California 95030

Re: Subdivision Application M-79-3

Dear Mr. Stout:

On March 28, 1979 the Town Planning Commission approved subject application for a 2-lot subdivision of property located at 17269 Verdes Robles, subject to the following conditions:

1. The applicant shall guarantee, by contract and bond, the installation of standard street improvements on Winchester Boulevard, including curb and gutter, (curbline placed 42 feet from centerline), tie-in paving, sidewalks, street lights, storm and sanitary sewers, to the satisfaction of the Town Engineer.
2. The applicant shall provide sanitary and storm sewer easements across Parcel #6 for Parcel #6-A, to the satisfaction of the Town Engineer.
3. The applicant shall file a parcel map, to the satisfaction of the Town Engineer.
4. The existing building straddling the new property line be removed prior to the filing of a parcel map.
5. Approval to remove any of the three acacia trees on Lot #6-A to permit the construction of a residence is granted.

Very truly yours,

LEE E. BOWMAN  
Planning Director

LEB:pd  
cc: Ray Cobb  
Development Review Committee



# APPLICATION FORM

TOWN OF LOS GATOS PLANNING DEPARTMENT  
P.O. Box 949 - Los Gatos, California 95030  
Phone: (408) 354-6872

PLEASE TYPE OR PRINT

Name of Applicant <b>JOHN R. COBB</b>		Address <b>16535 CAMELLIA TERR</b>		Telephone <b>3569148</b>
Name of Property Owner <b>NORMAN STOUT</b>		Address <b>17249 VERDES ROBLES</b>		
Address of Project <b>VERDES ROBLES</b>		APN		Present Zoning <b>R-1:12</b>
Site Area	Existing Use of Property <b>RESIDENTIAL</b>	Brief Description of Project <b>LOT SPLIT</b>		
List all persons or firms involved in the design of the project (architect, engineer, planner, landscape architect, etc.)				
Capacity	Name (Please Print)	Firm's Address (with zip code)	Telephone	
<b>ARCHITECT</b>	<b>JOHN R. COBB</b>	<b>16535 CAMELLIA TERR</b>	<b>3569148</b>	
		<b>95030</b>		
Property owners and applicants are required to sign the application.				
Applicant(s) Signatures		<i>John R. Cobb</i>		Date
				Date
Owner(s) Signatures		<i>Norman Stout</i>		Date
				Date
Check Type of Application(s) Filed				
<input type="checkbox"/> ARCHITECTURE AND SITE S-		<input type="checkbox"/> PRELIMINARY MAP M-		
<input type="checkbox"/> CONDITIONAL USE PERMIT U-		<input type="checkbox"/> DRAFT ENVIRONMENTAL IMPACT REPORT EIP-		
Per Section of the Zoning Ordinance		<input type="checkbox"/> REZONING OR PLANNED DEVELOPMENT Z-		
<input type="checkbox"/> VARIANCE V-		Rezoning from to		
<input checked="" type="checkbox"/> TENTATIVE MAP R- 79-3		<input type="checkbox"/> OTHER		
Total # of parcels created		Describe		

## FOR YOUR INFORMATION:

- All applications, except rezoning applications, will be heard by both the Development Review Committee (DRC) and the Planning Commission. Rezone applications will be heard by both the Planning Commission and the Town Council. Planned Developments will be heard by all 3 approval bodies.
- The DRC meets every Tuesday from 9-12AM in the Conference Room located in the Town Hall lower level. To be placed on a DRC agenda, applications must be submitted with all required information by Friday, 5:00 PM, 12 days in advance of the meeting date you wish to be heard. You will receive written notice to confirm the date you have been scheduled for hearing.
- All applications must be accompanied by (1) a correct title report dated within 2 weeks of date application showing proof of ownership and legal description, (2) Environmental Assessment Questionnaire Section I and supporting studies as applicable, (3) the required fees (see fee schedule on reverse), and (4) the required plans. The requirement for a title report is waived for a single family building.
- Plans submitted to the DRC should not exceed the 24 inch x 36 inch dimension. At least one of the sets of plans shall be an 8 1/2 inch x 11 inch photographic reduction. If the reductions are not legible, larger scale reductions may be required. Plans should be submitted in the following numbers (additional plans may be required for subsequent hearings):

ARCHITECTURE AND SITE APPLICATION: Ten (10) sets of plans with all information specified on the attached supplement.

CONDITIONAL USE PERMIT (when not consolidated with Architecture and Site Application): Ten (10) copies of the general floor plan showing exterior dimensions and all proposed uses.

VARIANCE APPLICATION: Ten (10) copies of a plot plan showing the total property under consideration.

TENTATIVE MAP: twenty (20) copies of the map complete with all information specified on the attached supplement.

PRELIMINARY MAP: Ten (10) copies of the map complete with all information specified on the attached supplement.

SET BACK: Fifty (50) copies (all draft EIRs shall contain 8 1/2" x 11" copies of all plans).

REZONING: one (1) copy of plot plan showing the total property under consideration.

PLANNED DEVELOPMENT: Ten (10) sets of plans with all information specified on the attached supplement.



5. Letters of justification are required with all Conditional Use Permit, Variance and Rezoning Applications (see attached supplement).
6. Following DRC review, the application is then forwarded to the Planning Commission for formal hearing. The applicant is required to submit to the Planning Department, within 2 days after the DRC hearing, 22 sets of all development plans reduced in size to 8 1/2" x 11" sheets (11" x 14" if the smaller size is not legible). These plans are to be xeroxed from a photographic reduction.
7. The applicant or his designated representative is also requested to be present at all Planning Commission hearings. The applicant will receive a copy of the staff report and agenda prior to the meeting.
8. The Planning Commission meets the second and fourth Wednesday of each month at 7:30 PM in the Town Council Chambers on the lower floor of the Town Hall. All applications, whether advertised public hearings or not, are open to the public and the public is invited to speak on any item.
9. The action of the Planning Commission is final on all applications (except zone changes where a Planning Commission recommendation for approval must be forwarded to the Town Council), unless appealed to the Town Council within seven (7) days, (fifteen days in the case of tentative subdivision maps) from the date of the action.
10. No permits shall be issued for any approval until the end of the appeal period. In addition, no permits shall be issued until conditions of approval are satisfied as required by the Town.

#### General Information

1. Other data such as letters, petitions, drawings or photographs which the applicant wishes to present with the application, may be submitted. Additional information may also be required by the Planning Director. All such exhibits become the property of the Town and cannot be returned.
2. There is no way of anticipating changes to the Zoning Ordinance. Amendments to the Zoning Ordinance occasionally occur in all zones. Under the general law of the State of California, if any amendment to any zoning ordinance that would affect or prohibit any project occurs after approval of the project, the only way that the project can be built is if a building permit is obtained and substantial construction work is done before the effective date of the change. It is the responsibility of every applicant who has received a zoning approval to keep track of changes in the Zoning Ordinance.
3. Plans submitted for approval shall be prepared and certified by the person qualified under applicable State Code provisions to submit for building permit approval. For other than single family buildings, this usually means a licensed architect, engineer, or building designer.

#### CURRENT FEE SCHEDULE

"Fees for the use of the town hall are as follows: for the use of the town hall, there are charges for the use of the town hall, and there are no other charges."

ARCHITECTURE & SITE APPROVAL.....	70.00	ENVIRONMENTAL CLEARANCE	
USE PERMIT.....	350.00	Categorical exemption.....	No fee
VARIANCE.....	120.00	Initial study.....	200.00 (deposit)**
TENTATIVE MAP		Negative Declaration.....	30.00
Less than 4 lots.....	200.00	Draft EIR.....	725.00
More than 4 lots.....	300.00/25/lot	REZONING (other than Planned	
PRELIMINARY MAP.....	No fee	Development).....	725.00
*No fee when consolidated with a Conditional		PLANNED DEVELOPMENT.....	725.00 plus
Use Permit			ordinance publication costs

\*\*The \$200 is a deposit. If the actual cost of the consultant's study is less than \$200 the difference will be refunded to the applicant. If the cost is greater than \$200 due to special studies that may be necessary, the specific study and its cost will be determined before the study is authorized and an additional deposit will be required before the additional study is commenced.

#### FOR TOWN COUNCIL USE ONLY

Application Received By	Date Received	EIR Ques. #1	Yes	No	CASH/REGISTER RECEIPT 430
DRR	2/27/79	EIR Ques. #2			
Receipt No.	Hearing Date	Preliminary Title			
5485	DRC--3/13/79	Total Fees			
Distribution:					
PW <input checked="" type="checkbox"/> BLOC <input checked="" type="checkbox"/> FIRE <input checked="" type="checkbox"/> PARKS <input checked="" type="checkbox"/> POLICE <input checked="" type="checkbox"/> HEALTH <input checked="" type="checkbox"/> SCVWD <input checked="" type="checkbox"/>					
PG&E <input checked="" type="checkbox"/> SJWW <input checked="" type="checkbox"/> SANITATION DIST. #4 <input checked="" type="checkbox"/> OTHER					





TOWN of LOS GATOS  
PLANNING DEPARTMENT  
(408) 354-6872

Box 693  
Lot 149

January 11, 1991

Mr. and Mrs. James Mellema  
17269 Verdes Robles  
Los Gatos, CA 95030

RE: 17269 Verdes Robles

Dear Mr. and Mrs. Mellema:

The Los Gatos Demolition Committee recently inspected the carport at the above referenced address which you have requested to demolish. The Committee determined that there is enough damage to warrant a demolition. However, the application will not be complete until you submit a site plan showing the location of the carport and building setbacks. You indicated on your application that you would like to construct a two-car garage in place of the carport. While the Town Council's Guidelines for Repair and Reconstruction of Earthquake Damaged Buildings allow a two-car garage to be constructed in place of a one-car garage or carport, you must meet the minimum setbacks required by the R-1:12 zone (25 foot front yard, 10 foot side yard and 20 foot rear yard).

Please submit the site plan as soon as possible so that your demolition permit can be issued. When your plans for the replacement structure are ready, submit one set (site plan and building elevations) to the Planning Department so that they may be reviewed by the Earthquake Restoration Committee.

If you have any questions, please contact Suzanne Gyorey of this office.

Very truly yours,

Leo E. Bowman  
Planning Director

LEB:SG:lkj

LG/letters/mellema

Council Agenda  
Date: 5/2/83  
Item No. 10(d)  
BOX 78

TOWN OF LOS GATOS  
Council Agenda Report

DATE: APRIL 21, 1983  
TO: MAYOR AND TOWN COUNCIL  
FROM: TOWN MANAGER *A*  
SUBJECT: CERTIFICATE OF ACCEPTANCE AND NOTICE OF COMPLETION  
17269 VERDES ROBLES (STOUT)

RECOMMENDATION:

It is recommended that the Town Council authorize the Mayor to execute and the Town Clerk to record a Notice of Completion and Certificate of Acceptance for subject project.

DISCUSSION:

This project involved a 2-lot subdivision and construction of a single family residence. The conditions of approval called for curb, gutter and sidewalk, paving, one electric pole and a sanitary lateral.

The required public improvements in connection with the subject project have been satisfactorily completed.

PREPARED BY: J. F. VAN HOUTEN *JF*  
Director of Public Works

cc: Regular Distribution  
Norman Stout - 17269 Verdes Robles, Los Gatos, CA 95030

JVH/pm

(TC 5/2-1/ENG03)

Reviewed by: \_\_\_\_\_ Attorney \_\_\_\_\_ Clerk \_\_\_\_\_ Treasurer

TOWN COUNCIL ACTION DIRECTED TO: \_\_\_\_\_

ACTION OF COUNCIL:

COMMENTS:



PLEASE RECORD AND RETURN TO

Town Clerk  
P. O. Box 949  
Los Gatos, California 95031  
Gov't. Code 6103  
No Fee

CERTIFICATE OF ACCEPTANCE AND NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

We do hereby certify that KOREAN STOUT dba S. & S. CONSTRUCTION COMPANY, Developer, has completed the work of installing the public improvements in connection with his Lot Division, as required in the Planning Commission conditions of approval and his agreement with the Town of Los Gatos dated October 11, 1979. The work is shown on plans prepared by Underwood & Associates, Campbell, California, and generally consisted of furnishing all labor, materials, tools and equipment, and all utility, transportation and service required to construct, complete and ready for use; curb, gutter and sidewalk, paving and one electroliner, together with all accessory work. The work is located at 17269 Verdes Robles, in the TOWN OF LOS GATOS, County of Santa Clara, State of California, and was completed, approved and accepted

The Surety on the bond accompanying the contract is Fidelity and Deposit Company of Maryland, San Francisco, California.

Dated \_\_\_\_\_

TOWN OF LOS GATOS

By \_\_\_\_\_  
Town Engineer

By \_\_\_\_\_  
Mayor

STATE OF CALIFORNIA )  
; ss  
COUNTY OF SANTA CLARA)

, being duly sworn says:

That he is Mayor of the Town of Los Gatos; that he has read the foregoing Notice and knows the contents thereof; that the same is true of his own knowledge, except as to the matters which are therein stated on information or belief, and as to those matters he believes it to be true.

\_\_\_\_\_  
Mayor

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 1983.

Notary Public In and For the County of  
Santa Clara, State of California.



PLANNING COMMISSION MINUTES MARCH 28, 1979

- ITEM 3: 17269 Verdes Robles -- Norman Stout  
a. Negative Declaration  
b. Subdivision Application M-79-3

Requesting approval of a 2-lot subdivision of a 25,000 square foot parcel located at the northeast corner of Winchester and Verdes Robles, in the R-1: 12,000 zone.

APPROVED UNDER CONSENT CALENDAR AS FOLLOWS:

The Commission made the Negative Declaration as recommended, found the request consistent with the General, that reasons for denial as specified by

the Map Act do not exist, and approved Subdivision Application M-79-3, subject to the following conditions (based on the original PDC report dated March 21, 1979):

1. The applicant shall guarantee, by contract and deed, the installation of standard street improvements on Kinch for Boulevard, including curb and gutter, (curbline placed 42 feet from centerline), tie-in drains, sidewalks, street lights, storm and sanitary sewers, to the satisfaction of the Town Engineer.
2. The applicant shall provide sanitary and storm sewer easements across Parcel -6 for Parcel -6-A, to the satisfaction of the Town Engineer.
3. The applicant shall file a parcel map, to the satisfaction of Town Engineer.
4. The existing building straddling the new property line be removed prior to the filing of a parcel map.
5. Approval to remove any of the three acacia trees on Lot 6-A to permit the construction of a residence is granted.

(ENDORSED)  
**FILED**  
APR 13 1979

NOTICE OF DETERMINATION

JOHN KAZUBOWSKI, Clerk  
By L. ARCIBOLATA

Responsible Agency: Town of Los Gatos  
Division: Planning Department  
Address: 110 East Main Street  
Los Gatos, California 95030  
County: Santa Clara

Project Title: Subdivision Application M-79-3

Applicant: Norman Stout

Project Location: 17269 Verdes Robles

Action:

- A. Project (approved/~~denied~~) on March 28, 1979.
- B. Determination that the project (~~will~~/will not) have a significant environmental impact.
- C. An EIR (~~has~~/has not) been prepared and certified pursuant to the provisions of CEQA.

Date 4/13/79

Lee E. Borman  
LEE E. BORMAN, PLANNING DIRECTOR

pd

**RECEIVED**

APR 18 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT  
By \_\_\_\_\_



# CONSENT ITEM

Revised 3/27/79\*\*

Date: March 21, 1979

For Agenda Of: March 28, 1979

Agenda Item # 3

REPORT TO: The Planning Commission

FROM: The Development Review Committee

SUBJECT: Subdivision Application M-79-3  
2-lot subdivision

APPLICANT: Norman Stout

LOCATION: 17269 Verdes Robles

ZONE: R-1:12 (Single Family Residential; 12,000 square foot lot minimum)

FINDINGS: As required by Map Act

ACTION: The decision of the Planning Commission is final unless appealed within 15 days

ENVIRONMENTAL ASSESSMENT: It has been determined that this project will not have a significant impact upon the environment and a Negative Declaration has been recommended.

EXHIBITS: A. Tentative map (1 sheet), received February 27, 1979.  
B. Recommended Negative Declaration, dated March 20, 1979.

## REMARKS:

1. This request is for the division of a 25,000 square foot parcel into two lots. The property contains an existing single family residence and several accessory structures, and has frontage on both Winchester Boulevard and Verdes Robles. Access to an existing carport is from Verdes Robles.
2. Under this proposal Lot 6 will contain 13,000 square feet with the existing residence and carport. Lot 6 A will contain 12,000 square feet and will be cleared of existing accessory structures including one that straddles the proposed common boundary line. The tentative map contains a preliminary site plan that demonstrates how the property could be developed. Access to the new parcel will be from the existing cul-de-sac.
- ~~3. The 12, 14 and 24 inch trees located on Lot 6-A become protected trees if this application is approved. Any ultimate development proposal for Lot 6-A that requires the removal of any of these trees would have to be reviewed by the Commission.~~
- \*\*3. There are 3 acacia trees located on Lot 6-A with 12, 14 and 24 inch circumferences that are located within the buildable areas. The Development Review Committee recommended removal of these trees if they are located in any proposed building pad.
4. The application meets all development standards required by the zoning ordinance.



5. The Verdes Robles frontage was improved in the County with curb and gutter (no sidewalks) within a 50-foot right-of-way width. The street does not conform to our standard cul-de-sac; (56 feet wide with sidewalks) however, we do not recommend further dedication and improvement. The Winchester Boulevard frontage is partially improved (4 vehicle lanes) within an existing ultimate right-of-way width. Ultimate improvements planned for the roadway include an 84-foot roadway within the 104-foot right-of-way. We recommend frontage improvements to be completed with this subdivision.
6. The proposed lot is gently sloping and could be developed fairly easily. (The approximate 6-foot fall across the proposed house could be accommodated with minor grading and/or built-up foundations.)
7. The tentative map should include a concept storm and sanitary sewer plan. It appears that an easement would have to be created across Lot #6 for storm and sanitary sewers for the new lot.
8. The existing building straddling the new property line will have to be removed prior to the recordation of the parcel map.
9. The Development Review Committee considered this matter on March 13, 1979. Their primary concern was for the existing deck that projects into the new required side yard. It was determined that this projection is permitted by the zoning ordinance since it is less than 4 feet high above the average grade.

RECOMMENDATION:

The Committee has forwarded this application to the Planning Commission with a recommendation that the Commission find the request consistent with the General Plan, that reasons for denial as specified by the Map Act do not exist, and take the following actions:

- A. The Commission make the Negative Declaration as recommended.
- B. The Commission approve Subdivision Application M-79-3, subject to the following conditions:
  1. The applicant shall guarantee, by contract and bond, the installation of standard street improvements on Winchester Boulevard, including curb and gutter, (curbline placed 42 feet from centerline), tie-in paving, sidewalks, street lights, storm and sanitary sewers, to the satisfaction of the Town Engineer.
  2. The applicant shall provide sanitary and storm sewer easements across Parcel #6 for Parcel #6-A, to the satisfaction of the Town Engineer.

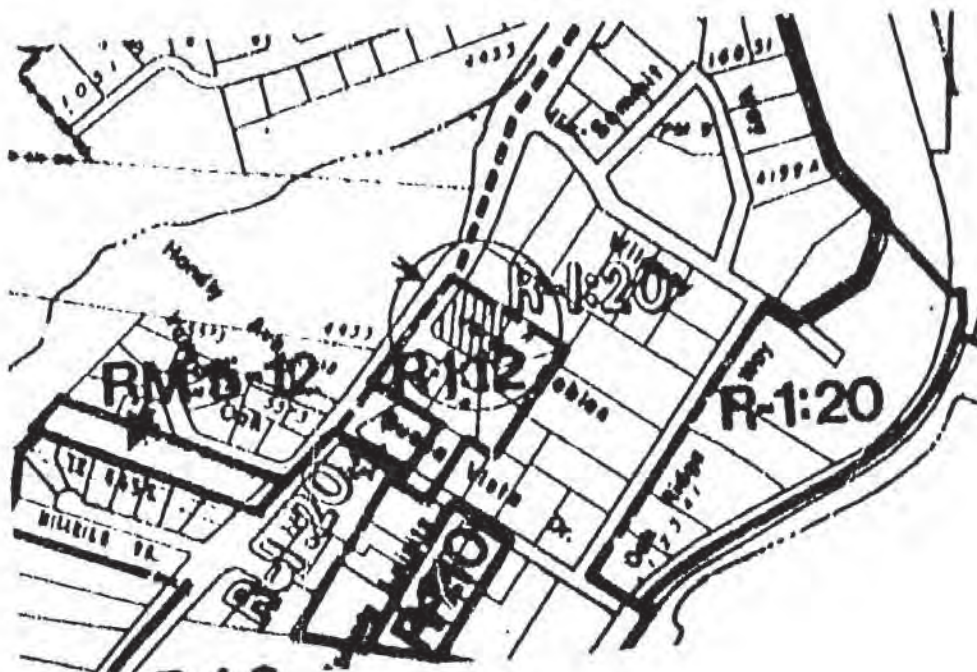


Page 3  
Planning Commission  
M-79-3 (Stout) -- March 21, 1979

3. The applicant shall file a parcel map, to the satisfaction of the Town Engineer.
4. The existing building straddling the new property line be removed prior to the filing of a parcel map.
- \*\*5. Approval to remove any of the three acacia trees on Lot 6-A to permit the construction of a residence is granted.

*Lee E. Bowman*  
LEE E. BOWMAN  
Planning Director

LEB:DRR:pd  
Attachments





TOWN OF LOS GATOS  
ENVIRONMENTAL IMPACT REVIEW

Recommended Negative Declaration

Responsible Agency: Town of Los Gatos  
Project Title: Subdivision Application M-79-3 (Stout)  
Project Address: 17269 Verdes Robles

Project Description: Subdivision of a 25,000 square foot property into two parcels in the R-1: 12,000 (Single Family Residential) zone. "Parcel 6" contains the existing residence and has an area of approximately 13,000 square feet. "Parcel 6A" has an area of approximately 12,000 square feet. The ultimate project includes construction of a single family residence on "Parcel 6A."

Environmental Study  
Prepared by: THE ENVIRONMENTAL CENTER

Environmental Assessment: It has been determined that this project will not have a significant impact upon the environment.

Supporting Statement:

1. The project conforms to the zone and the General Plan designation (Lowest Density Urban Residential).
2. Both proposed parcels conform to the frontage, depth, and area requirements of the R-1: 12,000 zone.
3. The impact on the living environment of the residence on the adjoining parcel (east) is not considered to be significant. The garage side of that residence faces the proposed "Parcel 6A."
4. Access to "Parcel 6A" may require removal of some small trees near the cul de sac. Tree replacement can compensate for any required removals.
5. The project requires the review of the Development Review Committee (DRC) and the approval of the Planning Commission prior to the filing of a final map.

Copies of the initial study used to make the above recommendation are on file and available for public inspection during regular working hours at the Town Planning Department, 110 East Main Street, Los Gatos, California.

Date

LEE E. BOWMAN, PLANNING DIRECTOR



COUNTY SANITATION DISTRICT NO. 4  
OF SANTA CLARA COUNTY

100 East Sunnyoaks Avenue  
Campbell, California 95008  
Telephone 378 2407

SERVING RESIDENTS OF  
CITY OF CAMPBELL  
TOWN OF LOS GATOS  
CITY OF MONTE SERENO  
CITY OF SAN JOSE  
CITY OF SANTA CLARA  
CITY OF SARATOGA  
UNINCORPORATED AREA

March 16, 1979

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

RE Verdes Robles  
Resubdivision of Lot 6  
Tract 3498

Gentlemen

We have reviewed the lot split and would recommend utilizing  
the existing sewer in Verdes Robles.

Special attention should be given to the plumbing so as to  
allow for a gravity system. The other alternative would be  
to connect into the Winchester Boulevard Sewer. In this case  
a private Building Sewer Easement would have to be provided  
across the other half of the lot.

Very truly yours

Stephen H. Goodman  
Manager and Engineer

*Robert L. Mochle*  
By Robert L. Mochle  
Engineering Services

RLM/glr

cc Town of Los Gatos  
Public Works Dept.  
Attention Bob Shaw  
P.O. Box 949  
Los Gatos, CA 95030

RECEIVE

MAR 23 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

By \_\_\_\_\_

RECEIVED MAR 24 1979



COUNTY SANITATION DISTRICT NO. 4  
OF SANTA CLARA COUNTY

**100 East Sunnyoaks Avenue  
Campbell, California 95008  
Telephone 378-2407**

**SERVING RESIDENTS OF  
CITY OF CAMPBELL  
TOWN OF LOS GATOS  
CITY OF MONTE SERENO  
CITY OF SAN JOSE  
CITY OF SANTA CLARA  
CITY OF SARATOGA  
UNINCORPORATED AREA**

March 16, 1979

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

RE Varden Robles  
Resubdivision of Lot 6  
Tract 3498

Gentlemen

We have reviewed the lot split and would recommend utilizing the existing sewer in Verdes Robles.

Special attention should be given to the plumbing so as to allow for a gravity system. The other alternative would be to connect into the Winchester Boulevard Sewer. In this case a private Building Sewer Easement would have to be provided across the other half of the lot.

Very truly yours

Stephen H. Goodman  
Manager and Engineer

By Robert L. Mochlo  
Engineering Services

R1M/g1r

cc Town of Los Gatos  
Public Works Dept.  
Attention Bob Shaw  
P.O. Box 949  
Los Gatos, CA 95030

RECEIVED

MAR 10 1979

**TOWN OF LOS GATOS  
PLANNING DEPARTMENT**

By \_\_\_\_\_

10.

~~SECRET~~

DIRECTOR  
ASST. DIR. PLANNING  
ASST. DIR. PERSONNEL  
CH. SEC. ADJ. GEN.  
CH. CLERK

11

100



## Santa Clara Valley Water District

5750 ALMADEN EXPRESSWAY  
SAN JOSE, CALIFORNIA 95118  
TELEPHONE (408) 265-2600



March 19, 1979

Mr. Leo Bowman  
Planning Director  
Town of Los Gatos  
Post Office Box 949  
Los Gatos, California 95030

Dear Mr. Bowman:

Reference is made to the tentative map for  
Lands of Stout, File M-79-3, sent  
with your transmittal of February 27.

The site would not be subjected to flooding from a District  
facility in the event of a 1% flood.

Proposed land use change would not directly affect any District  
facility.

In accordance with District Ordinance 75-6, the owner should  
show any existing well(s) on the plans and inform us regarding  
their proposed use. Please contact Mr. Zozaya at 299-2454  
for information about well permits.

Sincerely yours,

Eugene H. Sullivan  
Supervisor, Permits Section  
Design Coordination Division

cc: Mr. John R. Cobb  
Architect  
16535 Camellia Terrace  
Los Gatos, California 95030

Mr. Robert Warnick  
Director of Public Works  
Town of Los Gatos

**RECEIVED**

MAR 20 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

By \_\_\_\_\_

SEARCHED	INDEXED
SERIALIZED	FILED
MAR 20 1979	
TOWN OF LOS GATOS	
PLANNING DEPARTMENT	

Town of Los Gatos  
Verification of Posting  
Planning Department

This is to certify that copies of the attached Notice  
of Public Hearing concerning

Recommended Negative Re-location  
17239 Ventes Robles

were posted on the 21 day of March 1979

1. on telepole across from site
2. on telepole in front of 17239 Ventes Robles
3. on telepole corner Ventes Robles + Elmer Street
4. \_\_\_\_\_
5. \_\_\_\_\_

5-21-79  
Date

James P. Carril  
Signature

Glenn T. Smith  
Title



Town of Los Gatos  
Verification of Posting  
Planning Department

This is to certify that copies of the attached Notice  
of Public Hearing concerning

Subdivision Application M-79-3

1726 1/2 Verdes Rables

were posted on the 19 day of March 1979

1. on tele pole in front of 17259 Verdes Rables
2. across street from site
3. tele pole corner Verdes Rables & Winchester
4. \_\_\_\_\_
5. \_\_\_\_\_

3-19-79

Date

James P. Cori

Signature

James P. Cori

Title



**PROOF OF PUBLICATION**  
(2018, S.C.C.P.)

STATE OF CALIFORNIA,

County of Santa Clara

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

LOS GATOS TIMES-SARATOGA OBSERVER

114 Hayco Street, Los Gatos, California, a newspaper of general circulation, printed in the City of Cupertino, California, County of Santa Clara, and published Tuesday and Friday in the Town of Los Gatos, California, County of Santa Clara, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Santa Clara, State of California, under the date of May 28, 1957, Case No. 1531; that the notice of which the a printed copy (set in type not smaller than 10 point), has been published in each issue of said newspaper and no supplement thereof on the following date:

March 16

all in the year 19...79.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Cupertino, California, this

WITNESSED BY  
PUBLIC CLERK  
Notary Public in and for the County of Santa Clara, State of California, do hereby certify that on March 20, 1979, at 2:30 p.m., at 110 East Main Street, in the County of Santa Clara, the Los Gatos Planning Commission met and held a public hearing to consider the following:  
1. 184, 186 & 188 Veta Avenue - West 1/2 and Dorothy V. Police Zone Change Application 2734.  
2. Consideration of a change in zone from R 114 Single Family Medium Density (see attached) to R 114 Single Family Residential for approx-

imately 17,000 square feet of area located west of Jackson Avenue, south of Veta Avenue, and north of Oak Hill Way (APN 529 34 4) and 184, 186, and 188 Veta Avenue, and which parcels have been identified and a Negative Declaration has been recommended. If the Negative Declaration can be made by the Town, no environmental impact report will be required.  
3. 401 East Main Street, Corner of Main and Third Street, Zone Change Application 2735.  
4. Consideration of a change in zone from R 114 Single Family Medium Density to O 1 (Office) for an approximately 9,000 square foot parcel located at the southeast corner of Los Gatos Boulevard and Spencer Avenue (APN 517 1 131). This significant environmental impact has been identified and a Negative Declaration has been recommended. If the Negative Declaration can be made by the Town, no environmental impact report will be required.  
5. 1140 Veta Avenue - West 1/2 and Dorothy V. Police Zone Change Application 2736.  
6. Requesting approval of a 2.4 acre parcel located at the northeast corner of Winchester Boulevard and Veta Avenue (APN 424 30 0). This significant environmental impact has been identified and a Negative Declaration has been recommended. If the Negative Declaration can be made by the Town, no environmental impact report will be required.  
7. 16035 Los Gatos Almaden Road, Truman and Carol W. Cole Conditional Use Permit Application 2737.  
8. Requesting approval of a 2.4 acre parcel located at the northeast corner of Winchester Boulevard and Veta Avenue (APN 424 30 0). This significant environmental impact has been identified and a Negative Declaration has been recommended. If the Negative Declaration can be made by the Town, no environmental impact report will be required.

This space is for the County Clerk's Filing Stamp

**RECEIVED**

MAR 1 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

By \_\_\_\_\_

100 120 130

**PROOF OF PUBLICATION**

A. Pablo Harring.

1. 1140 Veta Avenue - West 1/2 and Dorothy V. Police Zone Change Application 2736.  
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13. 1140 Veta Avenue - West 1/2 and Dorothy V. Police Zone Change Application 2736.  
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# THE ENVIRONMENTAL CENTER

March 6, 1979

Mr. Leo E. Bowman  
Planning Director  
Town of Los Gatos  
P.O. Box 949  
Los Gatos, CA 95030

Dear Mr. Bowman:

Reference: Subdivision Application M-79-3; 17209 Verdes Robles  
(E79.20E)

We have reviewed the tentative map, discussed the project with Town staff, observed the site, and researched the available environmental data (literature, maps, reports, etc.) on the referenced project.

Based on this review, we have determined that the project does not appear to have a significant effect on the environment and a Negative Declaration has been prepared. A copy of the Negative Declaration and the environmental analysis checklist is attached for your review.

Very truly yours,



Ron Enz  
Planner

BSC

Enclosures

**RECEIVED**

MAR 7 1979

TOWN OF LOS GATOS  
PLANNING DEPARTMENT

By \_\_\_\_\_



## ENVIRONMENTAL ANALYSIS

PROJECT NAME: SUBDIVISION APPLIC. M-79-3 Job No.: E-79-20E  
SPONSOR: NORMAN STOUT Date: MAR. 6, 1979

### LOCATION AND DESCRIPTION

Location: 17269 VERDES ROBLES  
Assessor's Parcel Number(s): 42A-30-6B  
Brief Description: SUBDIVISION OF A 25000<sup>+</sup> PROPERTY INTO TWO (2) PARCELS. THE PROPERTY CONTAINS AN EXISTING SINK. FAM. RES.  
Processing Procedure: PRE-PLAN COMM.  
Start/Completion Dates: UNKNOWN

### LAND USE

SUMMARY - See Attached Sheets

Use, Zoning, General Plan:  
Visual/Aesthetic:  
Historic:  
Airports:  
Growth Inducing Effect:

### NATURAL CONDITIONS

Topography: - GRADING ROAD FOR DRIVEWAY / RESIDENCE  
Geology and Soils: - MANHOLE CONCRETE PAVED  
Seismic Hazards:  
Biotics: - SEVERAL SMALL TREES ON BORDERED PARCEL  
Hydrology:  
Air Quality:  
Noise:  
Vibration/Glare:

### PUBLIC FACILITIES AND SERVICES

Sanitary Sewers:  
Water:  
Storm Drainage:  
Solid Waste:  
Police:  
Fire:  
Schools:  
Parks:  
Traffic/Circulation:  
Gas/Electric/Telephone:

### REMARKS:

This analysis is prepared for preliminary planning purposes only. Although The Environmental Center has used its best efforts to prepare a complete and competent analysis, the report represents the judgment of The Environmental Center, which may differ from subsequent reviews by governmental agency staffs.



LAND USE	EXISTING	PROPOSED
1. <u>Use:</u>	ONE SING. FAM. RES.	TWO SING. FAM. RES.
2. <u>Jurisdiction:</u>	TOWN OF LOS GATOS	TOWN OF LOS GATOS
3. <u>Zoning:</u>	R-1:12,000	R-1:12,000
4. <u>General Plan:</u>	LOWEST DEN. URB. RES.	LOWEST DEN. URB. RES.
5. <u>Surrounding Uses:</u>	<u>Surrounding Zoning:</u>	
North: SING. FAM. RES.	R-1:12,000	
South: " " "	R-1:12,000	
East: " " "	R-1:12,000	
West: (MOUNTAIN CIRCLE OF INFLUENCE - DEVELOPER SING. FAM. RES.)		
6. Does the project result in substantial alteration of the present or planned use of the area?	YES	MAYBE NO
		X
<u>Visual/Aesthetic</u>		
7. Does the project obstruct or eliminate a scenic view?		X
8. Does the project create an aesthetically offensive view?		X
9. Is the project site within or adjacent to a designated scenic corridor?		X
<u>Historic</u>		
10. Is the project site in an identified area of known or potential archaeological resources?		X
11. Is the project site in an identified area of known or potential paleontologic resources?		X
12. Is the project site a designated historic site?		X
13. Does the project affect an historic site?		X
14. Does the project affect a significant architectural structure or a unique cultural feature?		X
<u>Airports</u>		
15. Is the project located within the boundary of control of the Airport Land Use Commission?		X
<u>NATURAL CONDITIONS</u>		
<u>Topography</u>		
16. Are there natural slopes greater than ten percent on the project site?	X	
17. Are there natural slopes greater than thirty percent on the project site?		X
18. Does the project substantially change the natural topography of the site?		X
19. Does the project require a substantial amount of import or export of natural material?		X
<u>Geology and Soils</u>		
20. Are there any significant or unique geologic features on the site?		X
21. Are there any identified potential soils hazards (liquefaction, subsidence, etc.) on the site?		X



- |   | YES | MAYBE | NO |
|---|-----|-------|----|
| 22. Is the project site located in an area of past or potential landslides?         | —   | —     | X  |
| 23. Does the project increase the potential for erosion on or adjacent to the site? | X   | —     | —  |

#### Seismic Hazards

- |  |   |   |   |
|--|---|---|---|
| 24. Are there any faults mapped or potentially located on the project site?              | — | — | X |
| 25. Is the project site in a State-mandated Surface Rupture Study Zone (Alquist-Priolo)? | — | — | X |

#### Biotics

- |   |   |   |   |
|---|---|---|---|
| 26. Does the project require the removal of any trees or a significant amount of native plant cover?    | — | X | — |
| 27. Is the project site in an area where a known rare or endangered plant or animal species is located? | — | — | X |
| 28. Does the site contain a significant breeding, nesting or feeding area for wildlife or fish?         | — | — | X |

#### Hydrology

- |   |   |   |   |
|---|---|---|---|
| 29. Does the project site contain a natural drainage channel or streambed?                  | — | — | X |
| 30. Is the project site subject to inundation with the occurrence of a one percent flood?   | — | — | X |
| 31. Does the project substantially affect the inundation potential of any other properties? | — | — | X |
| 32. Does the project substantially affect surface or groundwater quantity or quality?       | — | — | X |

#### Air Quality

- |  |   |   |   |
|--|---|---|---|
| 33. Does the project generate substantial air pollution emissions that could violate State or Federal Standards? | — | — | X |
| 34. Does the project expose people to significant air pollution levels?  | — | — | X |

#### Noise

- |  |   |   |   |
|--|---|---|---|
| 35. Does the project substantially increase existing noise levels? | — | — | X |
| 36. Does the project expose people to significant noise levels?    | — | — | X |

#### Vibration/Glare

- |   |   |   |   |
|---|---|---|---|
| 37. Does the project produce a noticeable change in vibration or glare? | — | — | X |
|---|---|---|---|

#### PUBLIC FACILITIES AND SERVICES

##### Sanitary Sewers

- |   |    |   |   |
|---|----|---|---|
| 38. Is sanitary sewer service available to serve the project without a major offsite extension? | X  | — | — |
| 39. Is sanitary wastewater treatment plant capacity available to serve the project?             | X  | — | — |
| 40. Are septic tanks to be used for wastewater disposal?  | —  | — | X |
| 41. Do soils on the site have a positive drainfield suitability rating?                         | NA | — | — |



YES MAYBE NO

Water

42. Is water service available to serve the project without a major offsite extension?

X \_ \_

Storm Drainage

43. Are storm drainage facilities available to serve the project without a major offsite extension?

X \_ \_

Solid Waste

44. Is there adequate capacity available for the disposal of solid waste generated by the project?

X \_ \_

Police

45. Are police services available to serve the project?

X \_ \_

46. Does the project have any unusual police protection requirements?

\_ \_ X

Fire

47. Is fire protection service available within established response times?

X \_ \_

48. Does the project have any unusual fire protection requirements?

\_ \_ X

Schools

49. Does the project add students to a school that is currently or projected to be over capacity?

\_ \_ X

Parks

50. Are existing public park facilities adequate to serve the project?

X \_ \_

51. Does the project eliminate an existing recreational use at the site?

\_ \_ X

Traffic/Circulation

52. Does the project site have access to public streets with adequate capacity to serve the project?

X \_ \_

53. Does the project generate traffic that reduces the level of service on any streets or intersections in the vicinity below the community's standard?

\_ \_ X

54. Are sufficient parking spaces included in the project? ~~NA~~ UNKNOWN

Gas/Electric/Telephone

55. Are gas, electric, and telephone services available to serve the project without major offsite extensions?

X \_ \_

GROWTH INDUCEMENT

Growth Inducing Effect

56. Does the provision of public facilities (sewers, water, streets, etc.) with the project open up additional areas for early development?

\_ \_ X

Prepared by: Ronald J. [Signature] Date: 3/5/79



# NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Town Planning Commission will hold a public hearing on Wednesday, March 28, 1979, at 7:30 p.m., in the Council Chambers, 110 East Main Street, Los Gatos, to consider Subdivision Application M-79-3 of Norman Stout requesting approval of a 2-lot subdivision of a 25,000 square foot parcel located at the northeast corner of Winchester Boulevard and Verdes Robles (APN 424-30-68), and addressed as 17269 Verdes Robles. No significant environmental impacts have been identified and a Negative Declaration has been recommended. If the Negative Declaration can be made by the Town, no environmental impact report will be required.

This item is on a consent calendar. The Planning Commission will act on all items on the consent calendar in one motion at the beginning of the meeting. Before the Commission acts on the consent calendar, any person wishing to have a consent item discussed may request that it be removed from the consent calendar and it will be heard in its normal sequence. Requests for discussion made after action on the consent calendar cannot be considered.

Maps showing the precise location of the above are on file in the Los Gatos Planning Department at 110 East Main Street, and are available for public inspection during regular business hours. Reports to be submitted to the Planning Commission are also available at the Town Library.

All persons interested in said application are encouraged to appear at the public hearing and be heard.

TOWN OF LOS GATOS  
PLANNING COMMISSION

LEE E. BOWMAN  
SECRETARY



County of Santa Clara  
California

Environmental Management Agency  
Environmental Health Services  
2220 Moorpark Avenue  
San Jose, California 95128  
279-6060 Area Code 408

Please Refer Correspondence to:  
641 University Avenue  
Los Gatos, CA 95030

March 6, 1979

Town of Los Gatos  
Planning Department  
110 East Main Street  
Los Gatos, CA 95030

RE: M-79-3  
17269 Verdes Robles  
Los Gatos, CA  
John R. Cobb

Gentlemen:


We have completed our review of the above referenced application. Our conditions for approval of this proposal are noted below. This agency has no additional recommendations or requirements.

1. Domestic water is to be provided by the San Jose Water Works and sewage disposal is to be provided by connection to a sanitary sewer of the Santa Clara County Sanitation District No. 4.

Sincerely,

*Lee E. Esquibel*  
Lee E. Esquibel, Supervising  
Environmental Health Sanitarian

LEE:hpp

FILED	
	PLANNER
	SEER
	BY
	TYPIST
FILE	

RECEIVED

MAR 8 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

An Equal Opportunity Employer

To  
Los Gatos Planning Department  
From  
Dennis DeMelloPine, Fire Inspector  
Subject  
M-79-3 \* VERDES ROBLES (Cobb)



CENTRAL FIRE PROTECTION DISTRICT  
3071 DRIFTWOOD DRIVE  
SAN JOSE, CA 95128  
SINCE 1917

408 378 4010

This will acknowledge receipt of the subject application by this office. A subsequent review of the information submitted revealed that satisfactory compliance can be accomplished to the applicable codes and ordinances.

Thank you for the opportunity of reviewing this application.

DD:lg

**RECEIVED**  
MAR 13 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

Dated 12 March 1979

Signed 



PUBLIC WORKS COMMENTS TO DEVELOPMENT REVIEW COMMITTEE  
(MARCH 13, 1979 MEETING)

ITEM #3 N-79-3 2-LOT SUBDIVISION AT 17269 VERDES ROBLES (ST. J)

DATE: MARCH 12, 1979

**RECEIVED**

MAR 13 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT

COMMENTS AND/OR PLAN DEFICIENCIES:

By \_\_\_\_\_

1. The Verdes Robles frontage was improved in the County with curb and gutter (no sidewalks) within a 50-foot right-of-way width. The street does not conform to our standard cul-de-sac; (56 feet wide with sidewalks) however, we do not recommend further dedication and improvement. The Winchester Boulevard frontage is partially improved (4 vehicle lanes) within an existing ultimate right-of-way width. Ultimate improvements planned for the roadway include an 84-foot roadway within the 104-foot right-of-way. We recommend frontage improvements to be completed with this subdivision. The tentative map should include a typical section for Winchester Boulevard.
2. The proposed lot is gently sloping and could be developed fairly easily. (The approximate 6-foot fall across the proposed house could be accommodated with minor grading and/or built up foundations.) There are two trees that would have to be removed to develop the site as shown.
3. The Tentative Map should include a concept storm and sanitary sewer plan. It appears that an easement would have to be created across Lot #6 for storm and sanitary sewers for the new lot.
4. The existing building would have to be removed prior to the recordation of the parcel map.

RECOMMENDATIONS:


1. The applicant shall guarantee, by contract and bond, the installation

Item #3, Continued

Page 2

of standard street improvements on Winchester Boulevard, including curb and gutter, (curbline placed 42 feet from centerline) tie-in paving, sidewalks, street lights, storm and sanitary sewers, to the satisfaction of the Town Engineer.

2. The applicant shall provide sanitary and storm sewer easements across Parcel #6 for Parcel #6-A, to the satisfaction of the Town Engineer.
3. The applicant shall file a Parcel Map, to the satisfaction of the Town Engineer.

  
R. L. WARRICK  
Director of Public Works

RUH/jh





**TOWN of LOS GATOS**

Planning Department  
354-6872

March 6, 1979

Norman Stout  
17269 Verdes Robles  
Los Gatos, California 95030

Re: Subdivision Application M-79-3

Dear Mr. Stout:

The Town Development Review Committee will consider the above application(s) at 9:00 a.m., March 13, 1979 in the Conference Room at Town Hall, 110 East Main Street, Los Gatos, California. You and/or your representative should be present at this meeting in order to respond to questions that may be asked. The purpose of this meeting is to determine what deficiencies, if any, exist in the proposal and to prepare a recommendation to the Planning Commission.

If you have any questions concerning this notice, please contact Mr. Donald Ross of this office.

Very truly yours,

*Lee E. Bonman*

LEE E. BONMAN  
Planning Director

LEB:pd

cc: Mr. Ray Cobb

SECTION I  
ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

Project Location: 17269 Verdes Robles Los Gatos

Land Owner:

Norm Stout  
(Name)

17269 Verdes Robles  
(Address)

Los Gatos, CA 95030  
(Zip Code)

[REDACTED]  
(Telephone)

Applicant:

John R. Cobb  
(Name)

16535 Camellia Terrace  
(Address)

Los Gatos, CA 95030  
(Zip Code)

356-9118  
(Telephone)

Present Land Use/Activity: Residential

Current Zoning: R-1-12

Site Area (sq. ft. or acres): 25000 sq. ft.

Proposed Land Use: Residential

Proposed Zoning: Same

Project Description: Lot split

Is the proposed project consistent with the General Plan? Yes XX No       
If not, explain:     

Does the proposed project require a formal permit from any agency? (State, or Federal Governments or special districts such as the County Flood Control District or Bay Area Pollution Control) Yes      No XX

If Yes, list agencies:     

**RECEIVED**

NOV 1 1979  
TOWN OF LOS GATOS  
PLANNING DEPARTMENT  
By



Environmental Assessment Questionnaire  
Section I  
Page 2

Has any form of environmental statement been prepared for the project?  
Yes \_\_\_\_\_ No XX If yes, attach.

3/1/79  
Date

JOAN R. COBB  
Person who filled out questionnaire, and  
relationship to applicant

John R. Cobb  
Signature of Applicant

(For Official Use Only)

A. Based on the above information, this project is categorically exempt pursuant  
to Section \_\_\_\_\_ of the Environmental Impact Guidelines.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Director

B. Based on the above information, this project is not categorically exempt.  
Section II (Environmental Assessment Questionnaire) must be completed by  
the applicant prior to further processing.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Planning Director



## PRELIMINARY REPORT

## WESTERN TITLE INSURANCE COMPANY



100 SOUTH 1ST AVE.  
LOS GATOS, CALIF. 95030  
408-6071

20 NORTH 2ND STREET  
SAN JOSE, CALIF. 95113  
281-2410

111 MAIN STREET  
SAN ANTONIO, TEX. 78202  
541-1016



3001 HAWTHORNE DRIVE, SUITE 200  
LOS ANGELES, CALIF. 90008  
213-4472

200 UNIVERSITY AVE.  
PALO ALTO, CALIF. 94301  
321-0001

1415 ALPINE STREET, SUITE 200  
SAN JOSE, CALIF. 95112  
281-1112

ALLSTATE SAVINGS AND LOAN ASSOCIATION  
235 South First Street  
San Jose, California

ALLSTATE-449251

LP 2/76

Year No

cc: Mr. and Mrs. Stout

REPORT NUMBER: 147 Young

In response to the above referenced application for a policy of title insurance, WESTERN TITLE INSURANCE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to in the Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated at 7:30 a.m. on October 5, 1977

*[Signature]*  
Vice President

The estate or interest in the Land described herein and which is covered by this report is:

a fee

READ AND APPROVED

*[Signature]*  
*[Signature]*

Title to said estate or interest at the date hereof is vested in:

NORMAN D. STOUT AND JANET L. STOUT, his wife, as joint tenants

The Land referred to in this report is situated in the State of California, County of Santa Clara and is described as follows:

Lot 6 as shown on the Map of Tract No. 3498, being a portion of Lot 5 of the Parr Partition, filed on September 5, 1963 in Book 166 of Maps at page 11, Santa Clara County Records.

PROPERTY ADDRESS: 17269 Verdes Robles, Los Gatos, California

Form 13P1

CLTA Form No. 7 (6-1-70)—Uniform Preliminary Report SEE PAGE TWO FOR EXCEPTIONS

RECEIVED

SEP 8 1979

TOWN OF LOS GATOS  
PLANNING DEPARTMENT

By *[Signature]* 27-79-3



At the date of exceptions to coverage in addition to the printed exceptions and conditions contained in and may form conditions as follows:

1. Taxes for 1977-78, a lien not yet due or payable  
 Bill No.: 424-30-06, Code Area: 3-048  
 First Installment: \$963.17  
 Second Installment: \$963.17  
 Real Estate: \$6,700.00; Supplemental: \$11,250.00  
 Homeowner's Exemption \$1,100 of assessed value
2. Public utilities easement over the Northern corner of the subject property as shown on the Map herein referred to.
3. The right to water, with no surface rights included, granted to San Jose Water Works, by Deed recorded December 9, 1963 in Book 6301 Official Records, page 435.
4. Covenants, conditions and restrictions, but deleting restrictions, if any, based on race, color, religion or national origin, with no reversionary clause, with mortgage protection clause, embodied in the Declaration recorded December 7, 1963 in Book 6309 Official Records, page 213.
5. Deed of Trust securing payment of \$46,800.00 and other sums and obligations, dated May 12, 1974, recorded May 15, 1974, File No. 4765310: Book 3396 CR, page 554.  
 Trustor: Herman D. Stout and Janet L. Stout, his wife,  
 Trustee: Western Title Insurance Company, a corporation  
 Beneficiary: Arthur L. Smith and Evangeline H. Smith, his wife, as joint tenants  
 (308 Willow Hill Court, Los Gatos, California 95030, No VA-FHA loan, no loan no.)

Request that a copy of any notice of default or sale thereunder be mailed To:

The First National Bank of San Jose  
 P. O. Box 277  
 Los Gatos, Calif. 95030  
 February 20, 1976  
 5222811

Recorded:  
 File No.:  
 Book B 875 CR, page 542

READ AND APPROVED

Request that a copy of any notice of default or sale thereunder be mailed To:

First National Bank  
 P.O. Box 277  
 Los Gatos, CA 95030  
 September 12, 1977  
 5773727

Recorded:  
 File No.:  
 Book D 129 CR, page 66

(Continued)



6. Deed of Trust to secure payment of \$15,000.00 and other sums and obligations,

Dated: January 26, 1976  
Trustor: Norman D. Stout and Janet L. Stout, his wife  
Trustee: First Santa Clara Corporation  
Beneficiary: The First National Bank of San Jose, a corporation  
Recorded: February 20, 1976  
File No.: 5776722  
Book B 375 12, page 540

(323 No. Santa Cruz Ave., Los Gatos, Calif. 95030, no loan no.)

7. Deed of Trust to secure payment of \$15,000.00 and other sums and obligations,

Dated: August 26, 1977  
Trustor: Norman D. Stout and Janet L. Stout  
Trustee: First Santa Clara Corporation  
Beneficiary: The First National Bank of San Jose, a corporation  
Recorded: September 12, 1977  
File No.: 5776723  
Book D 129 12, page 67

(P.O. Box 277, Los Gatos, CA 95030 no loan no.)

READ AND APPROVED

N.S.  
J.L.



The information herein set forth is supplemental to Preliminary Report  
No. 62-007221 and is made a part thereof. According to the public records,  
there have been no deeds conveying the property described in this report recorded  
within a period of six months prior to the date of this report except as follows:

None

READ AND APPROVED

1/8  
10

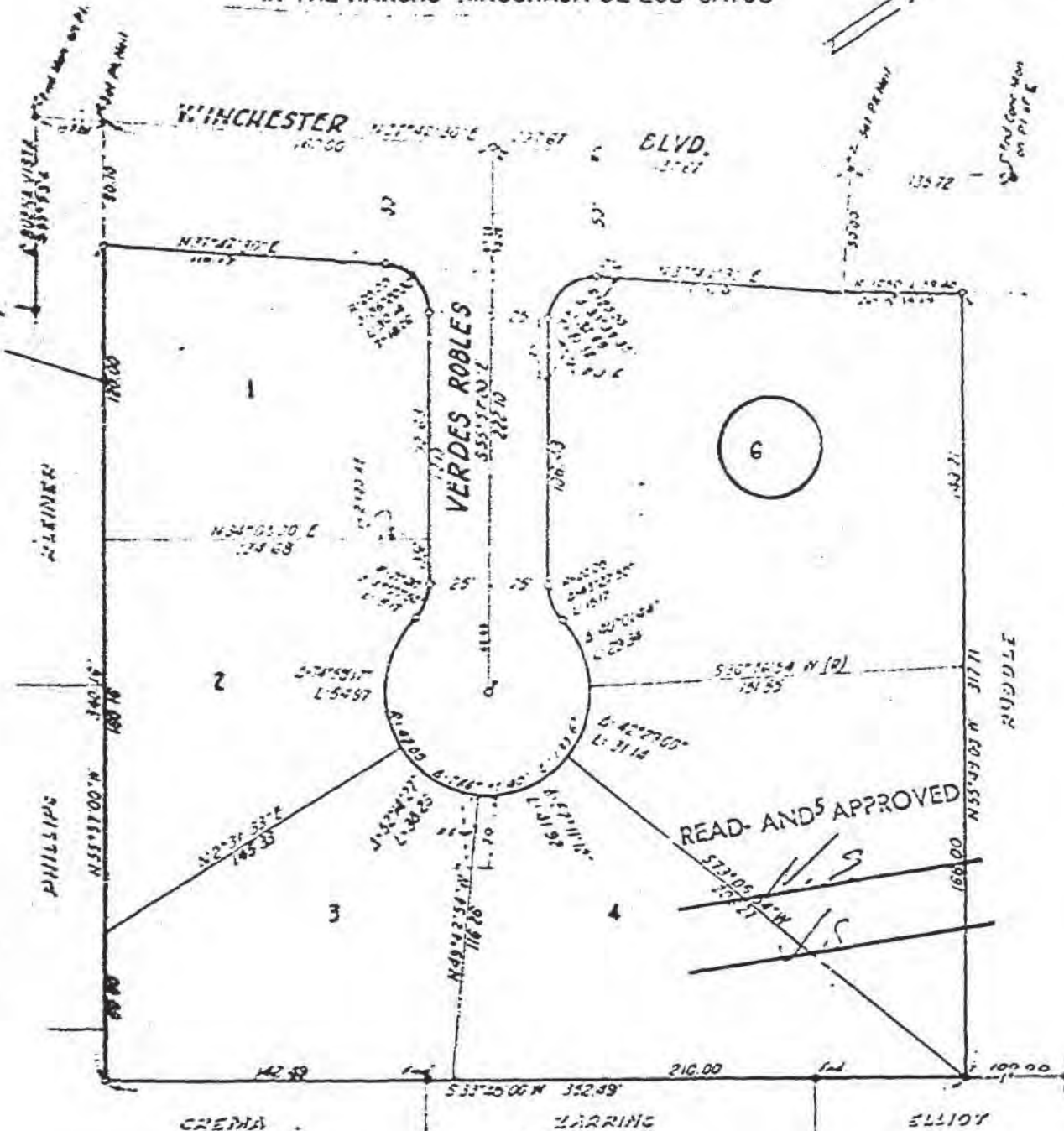


0916

TRACT NO. 3498

CONSISTING OF ONE SHEET

BEING A PART OF LOT 5 OF THE PARR PARTITION  
IN THE RANCHO RINCONADA DE LOS GATOS



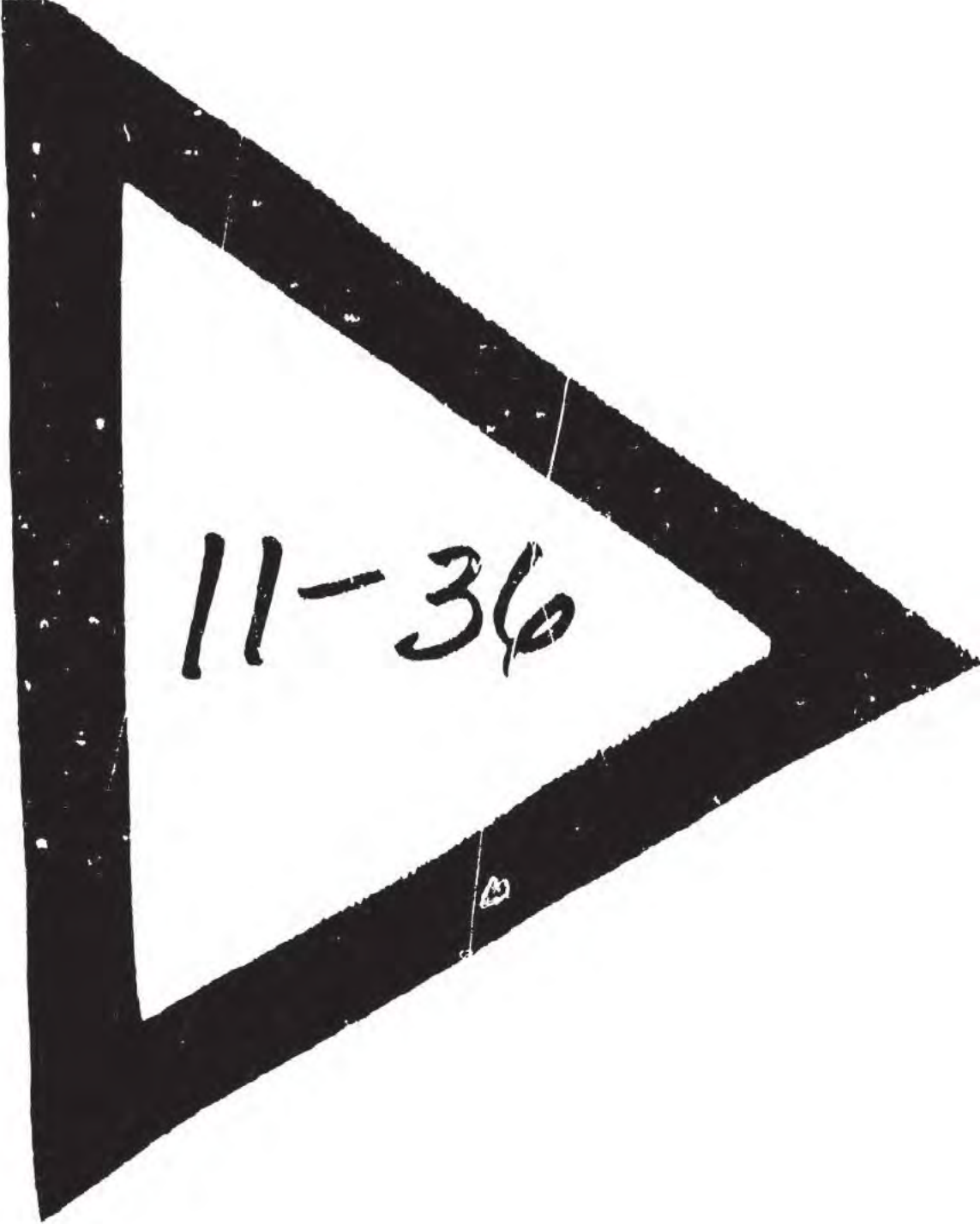
READ AND APPROVED

Facsimile of recorded map prepared by  
Western Title Guaranty Company  
Santa Clara County Division  
San Jose, California

EXPLANATORY NOTES

- 1 All distances and dimensions are shown in feet and decimals thereof.
- 2 Iron pipe set at each lot corner.
- 3 The blue border indicates the boundaries of land subdivided by this map.
- 4 ○ indicates iron pipe set
- 5 ● indicates iron pipe found
- 6 AE - indicates anchor easement.





11-36

— VERDES ROBLES - 17269 —

88  
90

VERDES ROBLES - 17269

R E V



# APPLICATION FOR DEVELOPMENT PERMITS

## TOWN OF LOS GATOS PLANNING DEPARTMENT

CIVIC CENTER, 110 E. MAIN ST., LOS GATOS CA 95032 -- P.O. BOX 949, LOS GATOS, CA 95031

PLEASE TYPE OR PRINT CLEARLY (PRESS FIRMLY)

<b>1. APPLICANT REQUEST (Check appropriate boxes)</b> <input type="checkbox"/> ENVIRONMENTAL IMPACT ASSESSMENT <input checked="" type="checkbox"/> ARCHITECTURE AND SITE <input type="checkbox"/> CONDITIONAL USE PERMIT <input type="checkbox"/> ZONE CHANGE (Rezone from _____ to _____)		<b>2. PROPERTY DETAIL:</b> SITE AREA <u>~ 12,200</u> # OF LOTS EXISTING <u>1</u> EXISTING/LAST PREVIOUS USE <u>SINGLE FAMILY RESIDENCE</u>																	
<b>3. PROPERTY LOCATION:</b> ADDRESS OF SUBJECT PROPERTY <u>17267 VERDES ROADS</u> ZONING <u>R - 112,000</u> ASSESSOR'S PARCEL NUMBER <u>421-30-103</u>																			
<b>4. REQUESTED ACTION: (Attach separate sheet if necessary.)</b> DESCRIPTION OF REQUESTED ACTION: <u>RELOCATING EXISTING DRIVEWAY FROM EXISTING LOT LINE TO ADJACENT LOT LINE TO PROVIDE ACCESS TO DRIVEWAY FROM MAIN ROAD</u>																			
<b>5. APPLICANT: (Only applicant will be notified of meetings, hearings, or action taken)</b> NAME <u>MR. &amp; MRS. JAMES M. MULLICA</u> PHONE <u>[REDACTED]</u> ADDRESS <u>17267 VERDES ROADS</u> CITY <u>LOS GATOS</u> STATE <u>CA</u> ZIP <u>95030</u> SIGNATURE OF APPLICANT <u>[Signature]</u> DATE <u>12-22-90</u>																			
<b>6. PROPERTY OWNER: (If same as above, check here <input checked="" type="checkbox"/>)</b> NAME _____ PHONE _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ I hereby certify that I am the owner of record of the property described in box #3 above and that I approve of the action requested herein. SIGNATURE OF OWNER _____ DATE _____																			
<b>7. OTHERS INVOLVED: List persons or firms involved in the design of the project (architect, engineer, planner, landscape architect, etc.)</b> <table border="1"> <thead> <tr> <th>CAPACITY</th> <th>NAME (Please Print)</th> <th>FIRM &amp; ADDRESS (Zip Code)</th> <th>TELEPHONE</th> </tr> </thead> <tbody> <tr> <td>ARCHITECT</td> <td>ACORN DESIGN</td> <td>11 E. MAIN ST., LOS GATOS</td> <td>(408) 354-5878</td> </tr> <tr> <td>LANDSCAPE</td> <td>WESTERN LANDSCAPE</td> <td>14563 BIG BASS WY</td> <td>95030</td> </tr> <tr> <td></td> <td>SURVEYOR</td> <td>CA 95030</td> <td>(408) 867-0244</td> </tr> </tbody> </table>				CAPACITY	NAME (Please Print)	FIRM & ADDRESS (Zip Code)	TELEPHONE	ARCHITECT	ACORN DESIGN	11 E. MAIN ST., LOS GATOS	(408) 354-5878	LANDSCAPE	WESTERN LANDSCAPE	14563 BIG BASS WY	95030		SURVEYOR	CA 95030	(408) 867-0244
CAPACITY	NAME (Please Print)	FIRM & ADDRESS (Zip Code)	TELEPHONE																
ARCHITECT	ACORN DESIGN	11 E. MAIN ST., LOS GATOS	(408) 354-5878																
LANDSCAPE	WESTERN LANDSCAPE	14563 BIG BASS WY	95030																
	SURVEYOR	CA 95030	(408) 867-0244																
DO NOT WRITE BELOW THIS LINE																			
<b>8. RECEIVED BY</b> APPLICATION NUMBERS ASSIGNED: S- _____ U- _____ V- _____ M- _____ EIR- _____ Z- _____ OTHER _____		ERC AGENDA ASSIGNED _____																	
<b>9. ITEMS RECEIVED:</b> SETS OF PLANS _____ FILING FEES OF \$ _____ LETTER OF JUSTIFICATION _____		PRELIMINARY TITLE REPORT _____ WELLS QUESTIONNAIRE _____ OTHERS: _____																	



**BUILDING INSPECTION DEPARTMENT • PHONE 364-8876**

INSPECTION REQUESTS PHONE 304-6677

1

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T-97-0018  
PERMIT NO.

RECEIVED

TOWN of LOS GATOS

MAY 05 1997

TREE REMOVAL PERMIT

TOWN OF LOS GATOS  
PLANNING DEPARTMENT

PARKS AND FORESTRY DEPARTMENT

352-8808 352-5770



PROPERTY OWNER: Jim Mellemma HOME PHONE: [REDACTED]

ADDRESS: 17267 Wiles Road, L.G. WORK PHONE: [REDACTED]

PROPERTY OWNER'S ADDRESS: Same

OWNER'S SIGNATURE: [Signature] ATTACH SKETCH OF TREE LOCATION

TREE TYPE (species)		*****	TRUNK DIAMETER
1. <u>CNA</u>		*	<u>48"</u>
2. _____		*	_____
3. _____		*	_____
4. _____		*	_____
5. _____		*	_____

\*\*\*\*\* FOR OFFICE USE ONLY\*\*\*\*\*

INSPECTION DATE: 5-2-97 INSPECTION MADE BY: Robert Menden

Pursuant to Section 29.10.0990 of the Zoning Ordinance of the Los Gatos Town Code removal of the tree or trees is APPROVED ☒ DENIED ☐

REASON FOR APPROVAL: Good

REASON FOR DENIAL: \_\_\_\_\_

REPLACEMENT TREES REQUIRED WITHIN 60 DAYS OF PERMIT APPROVAL 1 - 15 gallon tree replanted on property

A copy of this permit must be available on the premises for inspection at the time approved trees are removed. This permit will expire two years from the date of approval pursuant to Section 29.20.320 of the Los Gatos Town Code.

\*If the permit is denied a letter will be sent to the above address informing you of other options.

APPROVED BY: [Signature] DATE: 5-2-97

White: Planning  
Yellow: P.F.M.  
Pink: Applicant





**TOWN OF LOS GATOS  
PLANNING DEPARTMENT  
(408) 354-6872**

January 11, 1991

Mr. and Mrs. James Mellema  
17269 Verdes Robles  
Los Gatos, CA 95030

RE: 17269 Verdes Robles

Dear Mr. and Mrs. Mellema:

The Los Gatos Demolition Committee recently inspected the carport at the above referenced address which you have requested to demolish. The Committee determined that there is enough damage to warrant a demolition. However, the application will not be complete until you submit a site plan showing the location of the carport and building setbacks. You indicated on your application that you would like to construct a two-car garage in place of the carport. While the Town Council's Guidelines for Repair and Reconstruction of Earthquake Damaged Buildings allow a two-car garage to be constructed in place of a one-car garage or carport, you must meet the minimum setbacks required by the R-1:12 zone (25 foot front yard, 10 foot side yard and 20 foot rear yard).

Please submit the site plan as soon as possible so that your demolition permit can be issued. When your plans for the replacement structure are ready, submit one set (site plan and building elevations) to the Planning Department so that they may be reviewed by the Earthquake Restoration Committee.

If you have any questions, please contact Suzanna Gyorey of this office.

Very truly yours,

Lee E. Bowman  
Planning Director

LEB:SG:IKJ

LG/letters/mellema

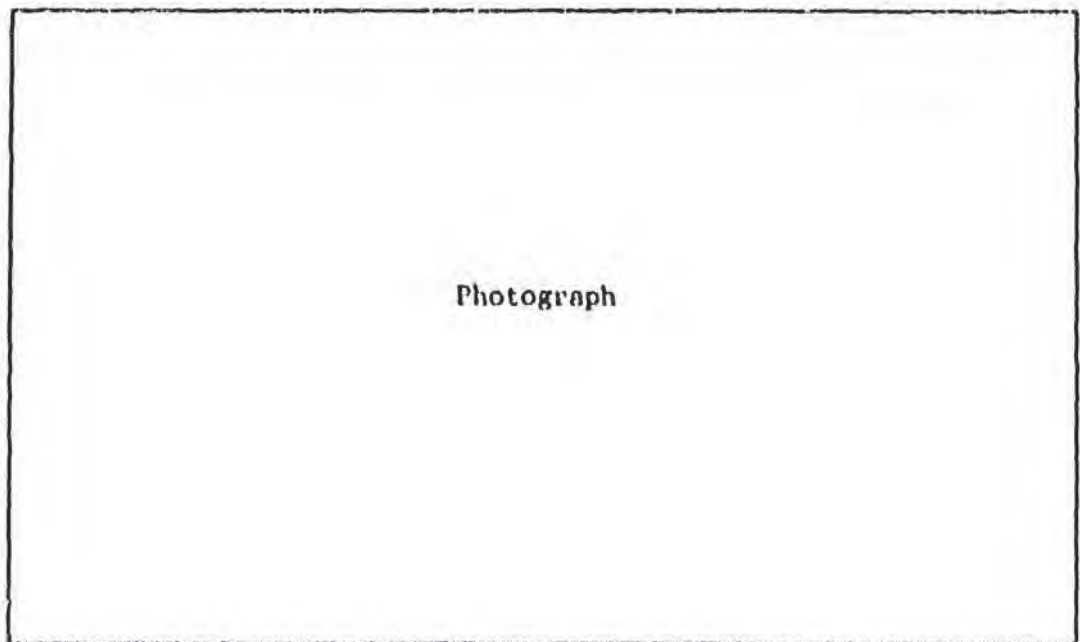


#77

LOS GATOS EARTHQUAKE RESTORATION PROGRAM

DEMOLITION DATA SHEET  
FOR BUILDINGS AFFECTED  
BY THE EARTHQUAKE

Date: 24 Dec 1990



Address 17269 Verdes Robles APN 429 20 108

Use Carport (single family residence) Zoning: R-1 12

Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Total Area of Building \_\_\_\_\_ No. of Stories One Height \_\_\_\_\_

Basement: \_\_\_\_\_ 1st Floor: \_\_\_\_\_ 2nd Floor: \_\_\_\_\_

Year Built \_\_\_\_\_ Foundation Being Removed? None

Exterior Materials: wood structure

Special Architectural Features: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





The TOPICITY OF THE PROPERTY IS  
such that NO OTHER LOCATION OF A GARAGE  
is ECONOMICALLY FEASIBLE, UNLESS A  
DETACHED GARAGE WITH ACCESS FROM COMMERCIAL  
ROAD (A DISASTROUS DISADVANTAGE FROM A SAFETY  
VIEWPOINT)



**TOWN of LOS GATOS**  
Planning Department  
354-4872

## **TREE REMOVAL PERMIT**

Granted to: James Mellema

Property Owner at: 17269 Verdes Robles

Pursuant to Chapter 3.20 of the Zoning Ordinance of the Town of Los Gatos, removal of the following tree(s) is permitted:

Two (2) oak trees with +15" and +18" trunk diameters.  
Both trees are completely dead.

Replace with one (1) 15-gallon live oak tree.  
Replacement must be made by June 15, 1988.

A copy of this permit must be available on the premises for inspection at the time of tree removal.

Approval Date: February 29, 1988

By: 

LEE E. BOWMAN  
PLANNING DIRECTOR

cc: Parks & Forestry



6-15-88

TREE REMOVAL REQUEST

RECEIVED

1100 1000  
TOWN OF ...  
PLANNING DEPARTMENT

NAME OF APPLICANT: James Mellema

ADDRESS: Verder Roblox

INSPECTION MADE ON: 2/25/88  
(Date)

INSPECTION MADE BY: John Laquinto  
(Name)

TREE SPECIES: Oak tree (2)

TRUNK DIAMETER @36" ABOVE GROUND LEVEL 1 at 15", 1 at 13"

CONDITION OF TREE: Both trees are completely dead.

SPECIAL CONDITIONS:

RECOMMENDATIONS:

Approve Removal: ☒  
Deny Removal: ☐

IF REMOVAL IS RECOMMENDED, THE FOLLOWING REPLACEMENT IS REQUIRED:

NUMBER OF TREES: 1

SPECIES: Live Oak

SIZE: 15 gal. ☒ 24" box ☐ 36" box ☐ 48" box ☐

Additional requirements:

APPROVED BY: John Laquinto

Over 1000  
Los Angeles, Ca. 9000

Los Angeles Planning Commission

Re: permission to remove  
2 trees on property

Dear Sirs:

I am requesting permission to  
remove 2 oak trees (about diameter  
approximately 18" to 20") on my property  
located at 11111 The Oaks and approximately  
2 years ago and now somewhat a hazard  
to pass parked on the street. The  
trees have no questions as to whether  
located about 10' from the curb  
and near the corner of Hardin Avenue  
and Manchester Blvd.

Sincerely,  
John S. Williams

John S. Williams

RECEIVED

FEB 21 1968  
TOWN OF LOS ANGELES  
PLANNING DEPARTMENT



# Appendix C

**TOWN OF LOS GATOS**  
110 E. MAIN ST., LOS GATOS, CA. 95030  
BUILDING INSPECTION DEPARTMENT - PHONE 384-4876

APPLICATION FOR BUILDING PERMIT

B 17330

BUILDING ADDRESS 17269 VERDES ROBLES		DATE 11-6-87
LOT NO.	TRACT	SIZE OF LOT
USE OF EXISTING BUILDING		NO. OF BUILDINGS NOW ON LOT
OWNER JIM/LISA MELEMA		PH
ADDRESS 17269 VERDES ROBLES		PH
ARCHITECT OR ENGINEER		PH
ADDRESS		CITY
CONTRACTOR ALL SEASONS FENCING		PH 971-1153
ADDRESS 1805 LITTLE LEONARD ST.		
STATE LICENSE 513001	TOWN LICENSE	
DESCRIPTION OF WORK		
NEW	ADD	ALTER
REPAIR	DEMOLISH	
1st FL	2nd FL	GAR
TOTAL FLOOR AREA	NO. OF STORIES	NO. OF LIVING UNITS
USE OF STRUCTURE		DESCRIPTION OF WORK
Fence - Back		
		EST. DATE VALUATION

BUILDING PERMIT APPROVAL		DATE
PLAN DEPT.	<i>Antilone</i>	11/10/87
ENGINEERING DEPT.		1/1
FIRE DEPT.		1/1
BUILDING DEPT.	<i>Antilone</i>	11/10/87
SEWER CONNECT		
FR SB	TYPE CONST	
REAR SB	OCC GROUP	
LEFT SB	USE ZONE	
RIGHT SB	FIRE SPR	
VALUATION	\$ 3,200.00	
FEES & TAXES		
BUILDING PERMIT	\$	63.00
SEISMIC TAX		50
CONSTRUCTION TAX		
UTILITY TAX		
PARK TAX		
PLAN CHECK FEE		
TOTAL	\$	63.50

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

CONTRACTOR'S DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE *Stephen Tracy*

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

**A** I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE *Stephen Tracy*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

**B** I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE *Stephen Tracy*

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE *Stephen Tracy*

INSPECTION RECORD

12-07-87

IN PROGRESS OK RRV

VALIDATION

4-10-88 11/10/87

APPROVALS		
	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS MATERIALS		
FRAME FIRE STOPS BRACING BOLTS		
FURNACE LOCATION GAS VENT DUCTS		
INSULATION		
LATH EXT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING IMPROVEMENTS COMPLETED		
FINAL		

# NOTICE

INSPECTION REPORT

CORRECTION LIST

JOB  
ADDRESS

OWNER  
OCCUPANT

17714 VET

17714

17714

17714

DATE

INSPECTOR

10/12/89 X: Rick V. Williams

TOWN OF LOS GATOS - BUILDING DEPARTMENT

TELEPHONE 354-6876



JUL 7 1981



TOWN of LOS GATOS

Department of Public Works  
354 6802

*Mr. Watson*

*File*

July 7, 1981

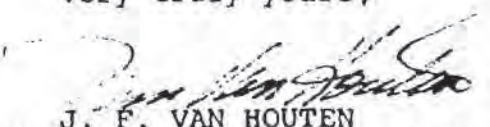
Mr. Norman Stout  
17269 Verdes Robles  
Los Gatos, California 95030

Re: Request for Building Occupancy - 17269  
Verdes Robles

Dear Mr. Stout:

This will confirm that the Town Council approved the staff recommendation to permit occupancy of your house prior to completion of street improvement work.

Very truly yours,

  
J. F. VAN HOUTEN  
Director of Public Works

JVH:pm

Block

Parcel No.

# ATC-20 Detailed Evaluation Safety Assessment Form

## BUILDING DESCRIPTION:

Name: 12A Miller

Address: 17249 Veterans Road

No. of Stories: 2

Basement: Yes ☐ No ☒ Unknown ☐

Approximate Age: 115 Years 010

Approximate Area: 2400 Square feet

### Structural System:

Wood Frame ☒ Unreinforced Masonry ☐

Reinforced Masonry ☐ Tilt-up ☐

Concrete Frame ☐ Concrete Shear Wall ☐

Steel Frame ☐ Other                     

### Primary Occupancy:

Dwelling ☒ Other Residential ☐ Commercial ☐

Office ☐ Industrial ☐ Public Assembly ☐

School ☐ Government ☐ Emer. Serv. ☐

Historic ☐ Other                     

## OVERALL RATING: (Check One)

INSPECTED (Green) ☐

LIMITED ENTRY (Yellow) ☒

UNSAFE (Red) ☐

## INSPECTOR:

Inspector ID                     

Affiliation                     

## INSPECTION DATE:

Mo/day/year 11/1/84

Time 11:40 am pm

Instructions: Complete building evaluation and checklist on next page and then summarize results below.

Posting:	Existing	Recommended
None	<input checked="" type="checkbox"/>	
Inspected (Green)	<input type="checkbox"/>	<input type="checkbox"/>
Limited Entry (Yellow)	<input type="checkbox"/>	<input type="checkbox"/>
Unsafe (Red)	<input type="checkbox"/>	<input type="checkbox"/>

Posted at this Assessment:

☒ Yes ☐ No

Existing posting by:                     

## Recommendations:

☐ No further action required

☒ Engineering Evaluation required (circle one) Structural ☐ Geotechnical ☐ Other                     

☐ Barricades needed in the following areas:                     

☐ Other (falling hazard removal, shoring/bracing required, etc.):                     

Comments (Why posted Unsafe, etc.): Can post only Inspected

Sheet        of



**Instructions:** Examine the building to determine if any hazardous conditions exist. A "yes" answer in categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "yes" answer in category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "Yes", "Unknown" findings and extent of damage under "Comments".

Condition	Hazardous Condition Exists			Comments
	Yes	No	Unknown	
<b>1. Structure Hazardous Overall</b>				
Collapse/partial collapse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or story leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2. Hazardous Structural Elements</b>				
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof/floors (vertical loads)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns/pilasters/corbel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms/horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls/vertical bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Moment frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Precast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3. Nonstructural Hazards</b>				
Parapets/ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cladding/glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings/light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls/partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric/gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Police Dept. Case</i>
<b>4. Geotechnical Hazards</b>				
Slope failure/debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SKETCH:

Sheet \_\_\_\_\_ of \_\_\_\_\_



# TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030

BUILDING INSPECTION DEPARTMENT • PHONE 364-0876

INSPECTION REQUESTS PHONE 364-0877

B 22673

1

BUILDING ADDRESS <b>17269 VERDES ROBLES, Los GATOS</b>		SUITE OR APT. NO.																	
LINE OF EXISTING BUILDING <b>SINGLE FAMILY RESIDENCE</b>		DATE <b>8/14/91</b>																	
OWNER <b>Jim &amp; Lisa Mellema</b>		SUITE OR APT. NO.																	
ADDRESS <b>SAME</b>		SUITE OR APT. NO.																	
CITY <b>LOS GATOS</b>		ZIP																	
ARCHITECT <input type="checkbox"/> ENGINEER <input type="checkbox"/> DESIGNER <input checked="" type="checkbox"/> <b>DRAFTING ROOM</b>		PH. <b>395-9237</b>																	
ADDRESS <b>644 N. SANTA CLARA AV #12</b>		SUITE OR APT. NO.																	
CITY <b>LOS GATOS</b>		ZIP																	
CONTRACTOR <b>SELF</b>		PH.																	
ADDRESS		SUITE OR APT. NO.																	
CITY		ZIP																	
STATE LICENSE		TOWN LICENSE																	
<b>SQUARE FOOTAGE</b> <table border="1"> <tr> <th>EXISTING</th> <th>ADDITION</th> </tr> <tr> <td>1st FL. <b>1700</b></td> <td></td> </tr> <tr> <td>2nd FL. <b>1200</b></td> <td></td> </tr> <tr> <td>BASE/4 FL.</td> <td></td> </tr> <tr> <td>SUBTOTAL <b>2900</b></td> <td></td> </tr> <tr> <td>GARAGE <b>361</b></td> <td><b>420 Replacement</b></td> </tr> <tr> <td>OTHERS</td> <td></td> </tr> <tr> <td colspan="2">TOTAL</td> </tr> </table>				EXISTING	ADDITION	1st FL. <b>1700</b>		2nd FL. <b>1200</b>		BASE/4 FL.		SUBTOTAL <b>2900</b>		GARAGE <b>361</b>	<b>420 Replacement</b>	OTHERS		TOTAL	
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TOTAL																			
NO. OF STORIES <b>2</b>	SIZE OF LOT <b>12,000</b>	NO. OF LIVING UNITS <b>1</b>																	
APN	ESTIMATE VALUATION <b>400,000</b>																		
DESCRIPTION OF WORK <b>CARPORT DAMAGED IN EARTHQUAKE - PLAN 2 CAR GARAGE REPLACEMENT</b>																			
CALCULATED VALUE		<b>400,000</b>																	
LENDING AGENCY <b>N/A</b>		ADDRESS:																	
HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use, indicate if the intended occupancy will use hazardous materials. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> NO																			
<b>CONTRACTORS DECLARATION</b> I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW. SIGNATURE <input checked="" type="checkbox"/>																			
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TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

B22673

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: yes or       .  
(yes) (no)
2. I have signed an application for a Building permit for the proposed work:  
yes or       .  
(yes) (no)

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

Jim Mellema  
(SIGNATURE)

8/28/91  
(DATE)

Property Owner: Jim Mellema

Address: 17269 Verdes Rottles,  
(Of job site)



# TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 354-6576  
INSPECTION REQUESTS PHONE 354-6577

E 19157

1

UNIT FEE	NO. OF ITEMS	AMOUNT	PER
OUTDOOR LIGHTS	2	.90 EA.	1.80
INDOOR LIGHTS	3	.90 EA.	2.70
SWITCHES	4	.90 EA.	3.60
RECEPTACLES, OUTLETS	3	.90 EA.	2.70
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR-COND, SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS <i>Garage door opener</i>	2	3.00 EA.	6.00
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		6.00 EA.	
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		8.00 EA.	
OVER 10 KW		15.00 EA.	
OVER 50 KW		30.00 EA.	
OVER 100 KW		45.00 EA.	
BUSWAY (PER 100 FEET)		5.00 EA.	
SIGNS		20.00 EA.	
SERVICE EQUIP. NOT OVER 200 AMPS		20.00 EA.	
SERVICE EQUIP. OVER 200 AMPS		40.00 EA.	
SERVICE EQUIP. OVER 800 VOLTS		75.00 EA.	
SUBPANEL		11.00 EA.	
MISC. APPARATUS, CONDUITS & CONDUCTORS		12.00 EA.	
TEMPORARY POWER POLE		20.00 EA.	
TEMPORARY LIGHTING SYSTEM		10.00 EA.	
SWIMMING POOL SYSTEM		30.00 EA.	
NEW RESIDENTIAL CONST. SQ. FT. X \$0.08 =			
		SUBTOTAL	15.20
ELECTRICAL PLAN CHECK FEE 25%			3.75
ISSUANCE OF PERMIT			20.00

**TOTAL FEES \$ 38.75**

## CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE *X*

## COMPLETE A OR B

### WORKER'S COMPENSATION DECLARATION

**A** I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE *X*

### CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

**B** I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE *X*

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO MECHANICAL CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE *X*

BUILDING ADDRESS	17269 Verdes Robles
USE OF BUILDING	Single family residence
OWNER	Jim + Lisa Mellema
PHONE	
MAIL ADDRESS	17269 Verdes Robles
CITY	Los Gatos, CA
ZIP	95030
CONTRACTOR	Self
PHONE	
MAIL ADDRESS	
CITY	
ZIP	
STATE LICENSE	
TOWN LICENSE	

## NOTICE:

- SIGNS ARE REGULATED, SEE PLANNING DEPT.
- OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES. SHOESTRING LIGHTING NOT PERMITTED.

GROUP	USE ZONE	PROCESSED BY	DATE
		<i>PT/MK</i>	<i>2/1/96</i>

## INSPECTION RECORD

*Busbatten*

## VALIDATION

7093A111 (02/04/96) 10:23

## APPROVALS

	DATE	INSPECTOR'S SIG
CONDUIT		
ROUGH WIRING		
SERVICE EQUIP.		
FIXTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL		

*EX-101 2/1/96*



# TOWN OF LOS GATOS

BUILDING DEPARTMENT \* PHONE 354-6881 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

P01- 345

UNIT PRICE	NO. OF UNITS	AMOUNT	PER	BUILDING ADDRESS	Historic - Pre-1941
WATER CLOSET (TOILET)		7.00 EA		17269 Verdes Robles	<input checked="" type="checkbox"/>
BATH TUB HOT TUB		7.00 EA		USE OF EXISTING BUILDING (Please mark)	Commercial Building/ Parking Structure
SHOWER/BALNA		7.00 EA		Single-family Residence <input checked="" type="checkbox"/>	Condo/Apartmental/Townhome
LAVATORY (BATHROOM SINK)		7.00 EA		PROPERTY OWNER	Attached Garage or Detached Garage
SINK		7.00 EA		James D. Melkema, MD	PHONE (REQUIRED)
DISHWASHER		7.00 EA		MAIL ADDRESS	
DISPOSER		7.00 EA		17269 Verdes Robles	
CLOTHES WASHER		7.00 EA		CITY	ZIP
FLOOR DRAIN		7.00 EA		Los Gatos, CA	95038
FOUNTAIN		7.00 EA		CONTRACTOR	PHONE
RAINWATER SYSTEM		7.00 EA		Carlock Plumbing (408) 354-5413	
HOUSE SEWEROOTHER PLUMB DEVICE		15.00 EA		MAIL ADDRESS	
WATER HEATER / WATER SOFTNER		15.00 EA		16721 Madrone Ave	
GREASE TRAP		12.00 EA		CITY	ZIP
GAS SYSTEM		10.00 SYSTEM		Los Gatos	95038
LAWN SPRINKLER		9.00 SYSTEM		STATE LICENSE	446107
WATER SYSTEM		10.00 EA		EXPIRE DATE	3/31/03
VACUUM BREAKER/HOSE BIBS		2.00 EA		MUST SHOW CURRENT WORKER'S COMP	
BACKFLOW DEVICE		6.00 EA		WKN 1032971	
PRIVATE SWIMMING POOL		40.00 EA		DESCRIPTION OF WORK:	
SEWER CLEANOUT		8.00 EA		Residential Repiping.	
PRIVATE SEWAGE DISPOSAL SYSTEM		45.00 EA			
SEPTIC ABATEMENT		25.00 EA			
RESIDENTIAL WATER REPIPING	X	45.00 EA	45		
NEW CONST.		SQ. FT. X \$0.08 =			
SUBTOTAL					
IF PLANS ARE REVIEWED, ADD PLAN CHECK FEE 25%					
LIQUANCE OF PERMIT			\$25.00	35	
TOTAL FEES				70	





**TOWN OF LOS GATOS**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
PO Box 949, Los Gatos, CA 95031  
(408) 354-6881

**OWNER-BUILDER INFORMATION**

Attention Property Owner:

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

- Register with the State and Federal government as an employer.
- Withhold and remit income tax for each employee.
- Withhold and remit social security costs on each employee and pay social security costs on each employee
- Withhold and remit disability insurance costs for each employee and pay worker's compensation insurance costs for each employee.
- Pay employee unemployment insurance costs on each employee.
- There may be financial risks for you if you do not carry out these obligations and these risks are especially serious with respect to worker's compensation insurance
- If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.
- A frequent practice of unlicensed persons professing to be contractors is to secure an "Owner-Builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally.

Information about licensed contractors, insurance, and lien laws may be obtained by contacting the Contractors' State License Board and/or various business and trade associations.

Please complete the "Owner-Builder Verification" form (reverse side) and sign below so that we can confirm that you are aware of these matters. The building permit cannot be issued until the verification has been completed and signed to the Community Development Department.

I declare under penalty of perjury that the information provided on the reverse side is true and correct. I have read and understand the Owner-Builder Information.

Property Owner's Signature: \_\_\_\_\_

Date: 11/21/01

Job Address: 17269 Verdes Robles

Permit #: F01-545

Print Owner's Name: James D. Mellema, M.D.



# **OWNER-BUILDER VERIFICATION**

1. I or my immediate family (parent, spouse, or child) will perform (check one):
  - A. ☐ All the work authorized by this permit.
  - B. ☐ A portion of the work
  - C. ☒ None of the work.

*If B or C is checked, complete 2 or 3 below.*

2. A state licensed contractor will be hired to do (complete section below):
  - A. ☒ All of the work.
  - B. ☐ A portion of the work
  - C. ☐ None of the work

Contractor	Address/City	Phone Number	State License #	Type of work to be performed
Dalcon Elect	San Jose	(408) 395-2810	582916	Rewire Electric
Carlock Plumb.	Los Gatos	(408) 354-5413	446107	Replumb

3. ☐ I will utilize unlicensed person(s) other than my family to perform all or portions of the authorized work. I understand that I may be an employer (see reverse side). A Certificate of Insurance covering worker's compensation must be on file at the Community Development office.

Person/Firm	Address/City	Phone Number	Type of work to be performed

- I AGREE TO CHECK THAT EACH CONTRACTOR AND SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN TO WORK. YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT (408) 354-6831 OR (408) 399-5704.

Property Owner's Initial   *8*  

**Any changes to this form shall be submitted to the Community Development Department**





## TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
PHONE (408) 354-6881 FAX (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

October 31, 2003

Mr. James Mellema  
17269 Verdes Robles  
Los Gatos CA 95032

*Expired*

Job Address: 17269 Verdes Robles

Expiration Date: 11/23/03

Dear Mr. Mellema:

Town records indicate that there has been no activity (inspections) within the last six months on the following listed permit(s) E03-000116. The Uniform Building Code states that every permit issued shall expire if the work is suspended or abandoned for a period of more than 180 days.

In order to keep your permit(s) active, you will need to:

1. schedule an inspection on or before the above expiration date by calling the 24-hour voice mail inspection request line at (408) 354-6877; OR
2. apply for a one-time only permit extension by filling out the enclosed form and returning it to the Building Department Counter with the required fee(s).

If you feel you have received this notice in error or have any questions, please contact your inspector, John Munoz, Building Inspector directly at (408) 354-6861.

Sincerely,

Bud N. Lortz  
Director of Community Development  
by:

Cherie Strand  
Counter Technician

cc: John Munoz, Building Inspector

BNL:DM:cher

Enclosure

\*\*\*\*\*

### FOR OFFICE USE ONLY

	First Contact	Second Contact	Third Contact
	<input type="checkbox"/> Phone <input type="checkbox"/> Site Visit	<input type="checkbox"/> Phone <input type="checkbox"/> Site Visit	<input type="checkbox"/> Phone <input type="checkbox"/> Site Visit
Date			
Outcome			

INCORPORATED AUGUST 10, 1887





**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
ELECTRICAL PERMIT**

Permit Number: **E03-000116**

Work Description: **REPLACE DETERIORATED KNOB & TUBE WIRING; DIVIDE OVERLOADED CIRCUIT TO 4 CIRCUITS; UPGRADE PANEL**

Building Address: **17269 VERDES ROBLES LG**

Applied: **03/19/2003**

Approved:

Status: **ISSUED**

Issued: **03/19/2003**

Expired: **09/15/2003**

OWNER **MELLEMA JAMES D SR  
17269 VERDES ROBLES  
LOS GATOS, CA  
95030-2304**

**03/19/2003 Phone: 408 395-9059**

License:  
CONTRACTOR **OWNER/BUILDER  
SAME**

**03/19/2003 Phone:**

License: **000000**

--Square Footage--

New Residence: **0**

Remodel: **0**

Commercial: **0**

Description	Tot Fee
Electical Permit Fees	55.00
*****	
Total Calculated Fees:	\$55.00
Total Additional Fees:	\$0.00
Total Fees Due:	\$55.00
Total Payments:	\$0.00
Balance Due:	\$55.00

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature X \_\_\_\_\_

**COMPLETE A or B**

**WORKER'S COMPENSATION DECLARATION**

A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature X \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature X *James D. Mellem*

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.**

**CERTIFICATION OF OWNER/BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.

Signature X *James D. Mellem*

**NOTICE:**

1. Signs are regulated. See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.





**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
PO Box 949, Los Gatos, CA 95031  
(408) 354-6881**

**OWNER-BUILDER INFORMATION**

Attention Property Owner:

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

- Register with the State and Federal government as an employer.
- Withhold and remit income tax for each employee.
- Withhold and remit social security costs on each employee and pay social security costs on each employee
- Withhold and remit disability insurance costs for each employee and pay worker's compensation insurance costs for each employee.
- Pay employee unemployment insurance costs on each employee.
- There may be financial risks for you if you do not carry out these obligations and these risks are especially serious with respect to worker's compensation insurance
- If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.
- A frequent practice of unlicensed persons professing to be contractors is to secure an "Owner-Builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally.

Information about licensed contractors, insurance, and lien laws may be obtained by contacting the Contractors' State License Board and/or various business and trade associations.

Please complete the "Owner-Builder Verification" form (reverse side) and sign below so that we can confirm that you are aware of these matters. The building permit cannot be issued until the verification has been completed and signed to the Community Development Department.

I declare under penalty of perjury that the information provided on the reverse side is true and correct. I have read and understand the Owner-Builder Information.

Property Owner's Signature: \_\_\_\_\_

Date: 3-19-03

Job Address: 17269 Verdes Robles

Permit #: E03-116

Print Owner's Name: Jim Mellema



# **OWNER-BUILDER VERIFICATION**

1. I or my immediate family (parent, spouse, or child) will perform (check one):
- A. ☐ All the work authorized by this permit.
  - B. ☐ A portion of the work
  - C. ☒ None of the work.

*If B or C is checked, complete 2 or 3 below.*

2. A state licensed contractor will be hired to do (complete section below):
- A. ☒ All of the work.
  - B. ☐ A portion of the work
  - C. ☐ None of the work

Contractor	Address/City	Phone Number	State License #	Type of work to be performed
Southwest Electric	14510 Big Basin Saratoga	(408) 506 6421	710041	Electrical

3. ☐ I will utilize unlicensed person(s) other than my family to perform all or portions of the authorized work. I understand that I may be an employer (see reverse side). A Certificate of Insurance covering worker's compensation must be on file at the Community Development office.

Person/Firm	Address/City	Phone Number	Type of work to be performed

- I AGREE TO CHECK THAT EACH CONTRACTOR AND SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN TO WORK. YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT (408) 354-6831 OR (408) 399-5704.

Property Owner's Initial   *JS*  

*Any changes to this form shall be submitted to the Community Development Department*

n:\master\finance\permit



## INSPECTION REQUESTS PHONE 314 6872

# APPLICATION FOR ELECTRICAL PERMIT

E02- 116

UNIT FEE	NO. OF UNITS	AMOUNT	\$	PER	BUILDING ADDRESS	Historic - Pre-1941
LIGHTS, SWITCHES, OUTLETS		2.00 EA			17269 Verdes Robles	
RESIDENTIAL APPLIANCES: COOK TOP, OVEN, RANGE, DISPOSALS, CLOTHES DRYER, OR OTHER MOTOR OPERATED APPLIANCE NOT EXCEEDING ONE HIRSEPOWER		6.00 EA			USE OF EXISTING BUILDING (Please mark): <b>PRIVATE SINGLE RES.</b> Single Family Residence <input checked="" type="checkbox"/> Condo/Apartment <input type="checkbox"/> Townhome <input type="checkbox"/> Attached Garage or Detached Garage <input type="checkbox"/>	
NONRESIDENTIAL APPLIANCES: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CASHIERS, LAUNDRY MACHINES, PHOTOCOPIERS, AND/OR OTHER SIMILAR EQUIPMENT (NOTE SEE BELOW FOR OTHER EQUIPMENT)		7.00 EA			PROPERTY OWNER: <b>JAMES D. HELLERMAN, MD</b> MAIL ADDRESS: <b>17269 VERDES ROBLES</b>	PHONE (REQUIRED) [REDACTED]
POWER APPARATUS: GENERATORS, TRANSFORMERS, A.C., HEAT PUMPS, BAKING EQUIPMENT					CITY: <b>LOS GATOS</b> ZIP: <b>95030</b>	
UP TO 10 KV		13.00 EA			CONTRACTOR: <b>SOUTHWEST ELECTRIC</b> PHONE: [REDACTED]	
OVER 10 KV, AND NOT OVER 50 KV		20.00 EA			MAIL ADDRESS: <b>14510 Big Basin Wy</b>	
OVER 50 KV, AND NOT OVER 100 KV		40.00 EA			CITY: <b>Saratoga, CA</b> ZIP: <b>95070</b>	
OVER 100 KV		55.00 EA			STATE LICENSE: <b>710041</b> EXPIRE DATE: [REDACTED]	MUST SHOW CURRENT WORKER'S COMP
MOTORS:					TENANT: [REDACTED] PHONE (REQUIRED): [REDACTED]	
UP TO 1/2 HP		13.00 EA			MAIL ADDRESS:	
1/2 TO 3/4 HP		20.00 EA			CITY: [REDACTED] ZIP: [REDACTED]	
3/4 TO 5/8 HP		40.00 EA				
OVER 5/8 HP		50.00 EA				
TRANSFORMERS:						
UP TO 5 KVA		13.00 EA				
UP TO 10 KVA		20.00 EA				
UP TO 50 KVA		35.00 EA				
OVER 50 KVA		50.00 EA				
BUSWAYS (PER 100 FT) CONDUITS		7.00 EA				
SERVICE EQUIPMENT:					DESCRIPTION OF WORK: 1) Replacing deteriorated knob & tube wiring 2) Dividing 1 over loaded circuit to 4 circuits 3) Upgrade subpanel	
500 AMPS OR LESS		50.00 EA			I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the property for inspection purposes.	
501 TO 999 AMPS		70.00 EA			Signed: <b>B. Hellerman</b> Date: <b>3/17/03</b>	
SUBPANELS DISCONNECTS	1	25.00 EA		25	NOTICE: 1. SIGNS ARE REGULATED, SEE PLANNING DEPT. 2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED	
TEMP POWER POLE		50.00 EA				
TEMP DISTRIBUTION SYSTEM & TEMPORARY LIGHTING SYSTEM		25.00 EA				
PRIVATE SWIMMING POOL		40.00 EA				
PUBLIC SWIMMING POOL		75.00 EA				
SPAS OR SAUNAS		25.00 EA				
ILLUMINATED SIGNS		40.00 EA				
PHOTOVOLTAC SYSTEM (RES)		47.00 EA				
SOLAR SYSTEMS		47.00 EA				
NEW RESIDENTIAL BLDG. SQ. FT. X \$0.10*						
PERMIT ISSUANCE	1	30.00		30		
ADDITIONS TO PERMIT		10.00				
TOTAL FEES						



**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING PERMIT**

Permit Number: B04-0857

Work Description: OVERLAY (E) LAYER COMP WITH COMP SHINGLES 1300 SF

Building Address: 17269 VERDES ROBLES LG

Status: ISSUED

Applied: 10/13/2004 Issued: 10/13/2004

Approved: 10/13/2004 Expires: 04/11/2005

OWNER MELLEMA JAMES D SR  
17269 VERDES ROBLES  
LOS GATOS, CA  
95030

10/13/2004 Phone: [REDACTED]

CONTRACTOR CONRAD ROOFING SERVICE, INC. 10/13/2004 Phone: 294-7615  
332 PHELAN AVE.  
SAN JOSE CA 95112  
95112  
License: 211652

Valuation: \$3,900.00

Total Sq. Ft.: 1300 Liveable Sq. Ft.: 0

Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	128.25
Computer Services Fee	3.89
Microfilm Fees - Bldg.	2.20
NPDES Fee	50.00
Road Impact Basin #2	52.00
Seismic Tax 5%	.03
Seismic Tax 95%	.47

Total Calculated Fees:	\$236.84
Total Additional Fees:	\$0.00
Total Fees Due:	\$236.84
Total Payments:	\$0.00
Balance Due:	\$236.84

**LICENSED CONTRACTOR'S DECLARATION.**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature X \_\_\_\_\_

COMPLETE A or B

**WORKER'S COMPENSATION DECLARATION**

A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature X \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature X \_\_\_\_\_

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.**

**CERTIFICATION OF OWNER/BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.

Signature X \_\_\_\_\_





## TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
(408) 354-6881 or (408) 399-5711 FAX (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

### PERMIT APPLICATION FOR PLAN REVIEW, BUILDING PERMIT OR REROOF PERMIT

804-857

SITE ADDRESS 17269 Verdes Robles Suite \_\_\_\_\_ Today's Date 12-13-04

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☐ Alteration ☐ Repair ☒ Reroof ☐ Deck ☐ Pool/Spa ☐ Renewal

DETAILED DESCRIPTION OF WORK TO BE DONE Over-lay existing comp shingles  
with comp

PROJECT AREA	New/Add Sq. Ft.	Alteration Sq. Ft.	Reroof/Pool/Spa/Deck SF	Retaining Wall L.F.
1 <sup>st</sup> Floor			<u>13</u>	
2 <sup>nd</sup> Floor				
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION: \$2,900

Include costs of all labor and materials

IS BUILDING/ADDITION: Heated? ☐ Yes ☐ No Cooled? ☐ Yes ☐ No ☐ Pre 1941/Historic ☐ Fire Sprinkler System

Proposed Use of Building: \_\_\_\_\_ Construction Type \_\_\_\_\_ Occupancy Type \_\_\_\_\_

CONTACT NAME Keith Carnahan Phone 294-7615 Fax 294-9766  
Address 332 Phelan Ave City S.J. Zip 95112

Property Owner Name Jim Mellen Phone (Required) \_\_\_\_\_  
Address 17269 Verdes Robles City Los Gatos Zip 95030

Architect/Engineer/Designer \_\_\_\_\_ License # \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Contractor Name Conrad Roofing Service  
State License No. 211652 License Type C-39 Expires 8- Town Business Lic. No. 11771

Commercial Tenant \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

#### CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (sec. 3097, Civ. C.)

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the property for inspection purposes.

Signature [Signature]

Date 10-13-04

8-Town Form 150 Application wpd

INCORPORATED AUGUST 10, 1887

Rev 4/04





Appendix D

Site Visit Photographs

17269 Verdes Robles, Los Gatos, CA 95030

March 14, 2025



Photo 1. Front Elevation.





Photo 2. Side elevation facing Winchester Boulevard.



Photo 3. Side elevation facing Winchester Boulevard.



Photo 4. Rear elevation from backyard.



Photo 5. Rear elevation, basement entry under deck.



Photo 6. Rear elevation from deck.



Photo 7. Rear elevation from deck.





Photo 8. Side elevation, garage side.



Photo 9. Side elevation, garage side.



Photo 10. Garage, side elevation.



Photo 11. Garage, front elevation.