



TOWN OF LOS GATOS
CONCEPTUAL DEVELOPMENT
ADVISORY COMMITTEE REPORT

MEETING DATE: 08/12/2020

ITEM NO: 3

DATE: August 3, 2020

TO: Conceptual Development Advisory Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Conceptual Development Advisory Committee Application CD-20-003. **Project Location: 14919 Los Gatos Boulevard.** APNs 424-07-081 and 424-07-056. Property Owner: Yuki Family Farms c/o Edward Morimoto. Applicant: Don Capobres.
Requesting preliminary review for relocation an existing pre-1941 single-family residence with additional below grade square footage on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan.

ROLE OF THE CDAC:

The Conceptual Development Advisory Committee (CDAC) advises a prospective applicant on the overall consistency of a project with Town policies prior to submitting a formal application and investing in the development review process. The Committee also endeavors to identify the potential issues that will need to be addressed during the development review process should the applicant wish to submit an application. The issues identified by the Committee are not intended to be all-inclusive and other additional issues may be identified during the formal development review process.

None of the Committee's comments are binding on the Town and in no way are they intended to indicate whether the project will be received favorably by the various review bodies that are charged with evaluating and deciding the application. As noted in this report, if an application is filed, technical analysis would need to be done during the evaluation of the proposal. In addition, public input is a required and essential component in the development review process. Notice has been sent to residents and property owners within 300 feet of the project site. In addition to the public comments received at this meeting, all applicants are strongly encouraged to hold neighborhood meetings to receive input as the design of the project evolves should they decide to proceed with the development review process.

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

PROJECT DESCRIPTION:

The project includes parcels located inside and outside of the Phase I project area of the North 40 Specific Plan (Attachment 1). The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District.

On December 11, 2019, a proposal for relocation of the existing single-family residence was considered by the CDAC. The CDAC discussed the matter and provided feedback to the applicant. The applicant has submitted a new application for a modified proposal, which would include new below grade retail use square footage. The applicant has submitted a project description (Attachment 3), overall site plan for the North 40 Phase I (Attachment 4), and preliminary plans (Attachment 5). Elements one, three, and four of the proposed project, as described below, remain unchanged from the December 11, 2019 proposal; however, elements two and five are new, as follows:

1. Relocation of an existing two-story single-family residence from its current location at 14919 Los Gatos Boulevard to a parcel located within the Phase I project area;
2. Conversion of the relocated single-family residence to a mixed use building and addition to the first floor and second floor of the single-family residence, with a below grade retail use, an office use on the first floor, and a residential use on the second floor;
3. A reduction in the number of residential units for the approved building from two to one, resulting in a total of 319 housing units for Phase I of the North 40 Specific Plan;
4. A reduction of 11 parking spaces from the surface parking lot; and
5. Increase in the total floor area from 2,370 square feet to 4,141 square feet. Of this amount, 1,517 square feet will be for the office use on the first floor and 1,530 square feet will be for the below grade retail use.

EXISTING GENERAL PLAN AND ZONING DESIGNATIONS:

1. General Plan designation: North 40 Specific Plan Overlay.
2. Surrounding General Plan designations: Mixed Use Commercial across Los Gatos Boulevard to the east, North Forty Specific Plan Overlay to the north and south, and California State Route 17 to the west.
3. Zoning designation: North 40 Specific Plan.
4. Surrounding zoning designations: R-1:10 (Single-Family Residential) across Los Gatos Boulevard to the east, North 40 Specific Plan to the north and south, and California State Route 17 to the west.

BACKGROUND:

The proposal includes relocating an existing single-family residence currently located at 14919 Los Gatos Boulevard to a parcel located in the Phase I project area of the North 40 Specific Plan. The development plans for Phase I of the North 40 Specific Plan included the approval of a two-story mixed use building located within the Transition District. The applicant proposes to replace the approved two-story mixed use building with the relocated existing single-family residence. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor, a residential use on the second floor, and below grade space for a retail use. The approved mixed use building included two office spaces and two housing units. The applicant's proposal would include one office space, one retail space, and one housing unit.

POTENTIAL CONSIDERATIONS AND ISSUES:

The following is a brief list of issues and topics for consideration by the CDAC. Staff has not reached conclusions on these topics. Staff is identifying them here to help frame the discussion and to solicit input. The main question for the CDAC is whether or not the applicant's concept for the project creates a high-quality plan appropriate for Los Gatos in this location. If an application is filed, staff would evaluate the technical issues.

1. General Plan/Zoning
 - a. The project site is currently zoned North 40 Specific Plan, which is consistent with the current General Plan designation, North 40 Specific Plan Overlay;
 - b. A reduction in the number of housing units from 320 to 319 would be consistent with the North 40 Specific Plan designation of allowed dwelling units per acre; and
 - c. The proposed uses are permitted within the Transition District of the North 40 Specific Plan.
2. Lot Layout
 - a. Compatibility of the building layout, size of the building, and mass and scale with the surrounding buildings.
3. Parking
 - a. Adequacy of parking based on the proposed uses; and
 - b. Appropriateness of the reduction in parking.
4. Design
 - a. The project plans provide the previously approved and proposed conceptual site plans (Exhibits C and D of Attachment 5) and elevation renderings (Attachment 5);
 - b. Relocation of an existing structure would require approval of an Architecture and Site application;
 - c. The side setback adjacent to Curtis Drive would decrease from nine feet to seven

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SUBJECT: 14919 Los Gatos Boulevard/CD-20-003

DATE: August 4, 2020

POTENTIAL CONSIDERATIONS AND ISSUES (continued):

- feet and the rear setback adjacent to South Turner Street would maintain a setback of 12 feet; and
- d. The proposed height of the building would decrease from 33 feet, seven inches to approximately 25 feet.

PUBLIC COMMENTS:

At this time, the Town has not received any public comment.

Attachments:

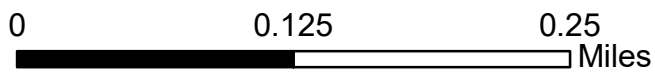
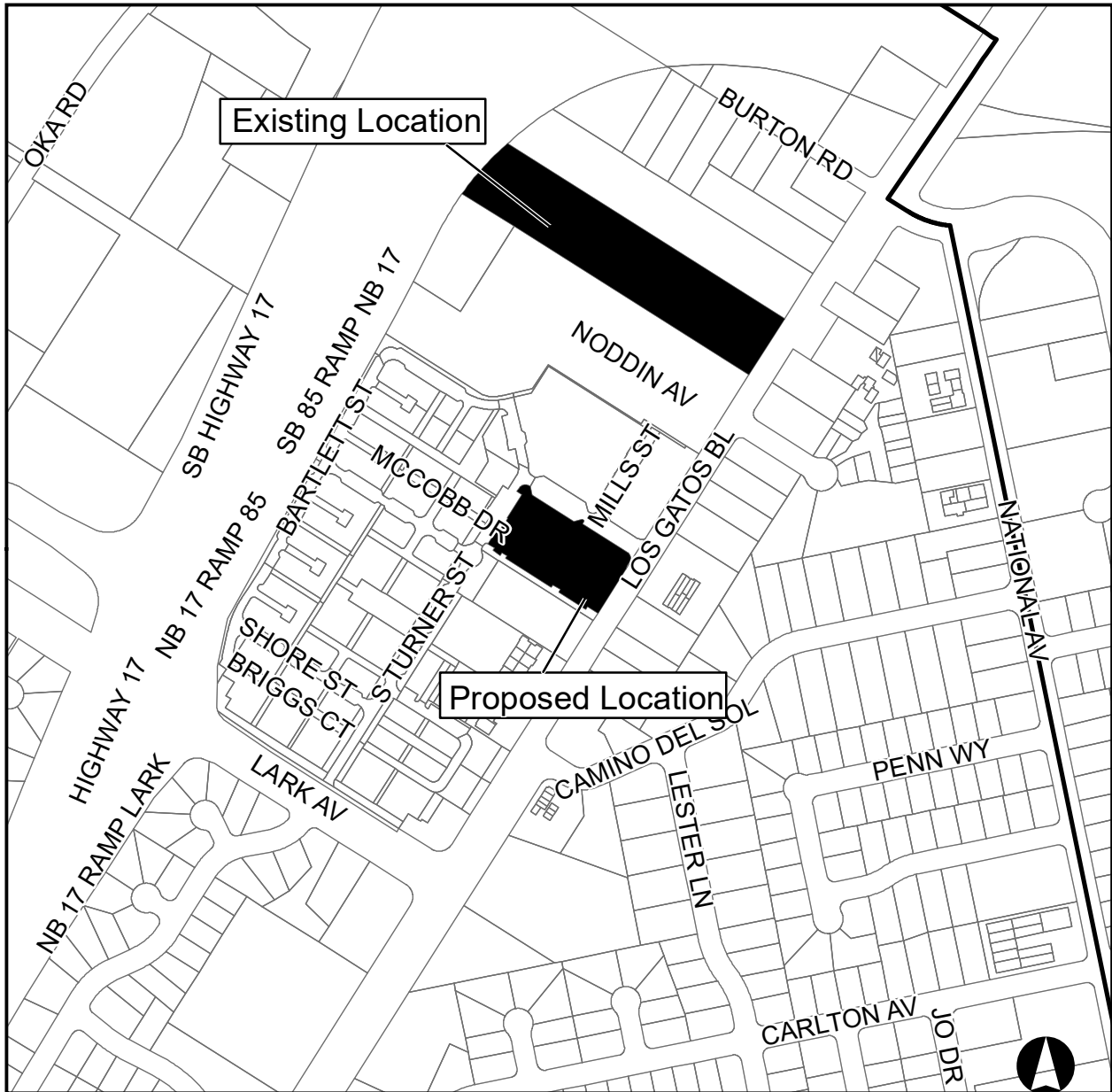
1. Location Map
2. CDAC Application
3. Project Description Letter
4. North 40 Phase I Overall Site Plan and Photographs
5. Conceptual Plans

Distribution:

Don Capobres, 221 Bachman Avenue, Los Gatos, CA 95030

Yuki Family Farms c/o Edward Morimoto, 15945 Los Gatos Blvd., Ste. 11, Los Gatos, CA 95032

14919 Los Gatos Boulevard



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**APPLICATION FOR PROJECT REVIEW
CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE**

**TOWN OF LOS GATOS - COMMUNITY DEVELOPMENT DEPARTMENT
110 E. Main St., Los Gatos, CA 95030
Phone: (408) 354-6874 FAX: (408) 354-7593**

PLEASE TYPE OR PRINT CLEARLY

PROPERTY DETAIL:

Address of subject property: 14919 Los Gatos Boulevard, Los Gatos, CA 95032
Zoning North 40 Specific Plan Site Area _____ APN 424-07-082
Existing use Single family residential

BRIEFLY DESCRIBE PROJECT:

Relocation of structure from current location at 14919 Los Gatos Blvd to the SW portion of APN 424-56-019 referred to
as the live-work buildings (A1 South) in VTM 19756, North 40 Specific Plan Area.

APPLICANT:

NAME Don Capobres PHONE: 408-355-9920
ADDRESS 221 Bachman Avenue
CITY Los Gatos STATE CA ZIP 95030

NAME OF PROPERTY OWNER: (If same as above, check here)

NAME Yuki Family Farms c/o Edward Morimoto PHONE: _____
ADDRESS 15495 Los Gatos Blvd. Suite 11
CITY Los Gatos STATE CA ZIP 95032

I hereby certify that I am the owner of record of the property described in Box #2 above, and that I approve of the action requested herein.

SIGNATURE OF OWNER _____ DATE _____

ACKNOWLEDGMENT FORM

I, the undersigned, fully acknowledge and understand the Conceptual Development Advisory Committee is only an advisory body and is not empowered by the Town Council or the Planning Commission to render recommendations or decisions regarding land use issues.

I further understand and acknowledge that any statement by the Committee that a potential land use appears consistent with Town Policy is not an express or implied approval of a development project. A project may be rejected by the Planning Commission and/or Town Council for inconsistency with Town policy or for other reasons in the course of the development review process, including public input.

I further understand and acknowledge that the members of the Conceptual Development Advisory Committee are in no way bound in their future review of my project, by their comments at this very preliminary state of project development.

SIGNATURE OF OWNER  DATE 6-29-20

**** DO NOT WRITE BELOW THIS LINE**

APPLICATION No. _____

	PLPERMIT	\$2,966.00
	PLTRACK	118.64
	PLANAP	296.60
(Noticing Deposit)	PLPERMIT	500.00
	TOTAL FEE	\$3,881.24

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Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance¹ and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West. In addition, we are proposing retail/commercial space in a subterranean level ("Basement Retail").

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- Total floor area increases from 2,370 square feet to 4,141 net square feet. Of this, 1,517 will be for Yuki family business office use on the ground floor and the Basement Retail would be 1,530 net leaseable SF;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would not change significantly (slight increase), however, additional place-making opportunities are now available compared to the approved plans; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is approximately 25' from finished grade (final height dependent upon final foundation design). The approved site plan and proposed site plan with relocated house is attached as [Exhibits C and D](#), respectively. Elevations and floor plans are provided as [Exhibit E](#).

¹ According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

The approved site plan and proposed site plan with relocated house is attached as Exhibits C and D, respectively. Elevations and floor plans are provided as Exhibit E.

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EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE



Figure 1 West Elevation



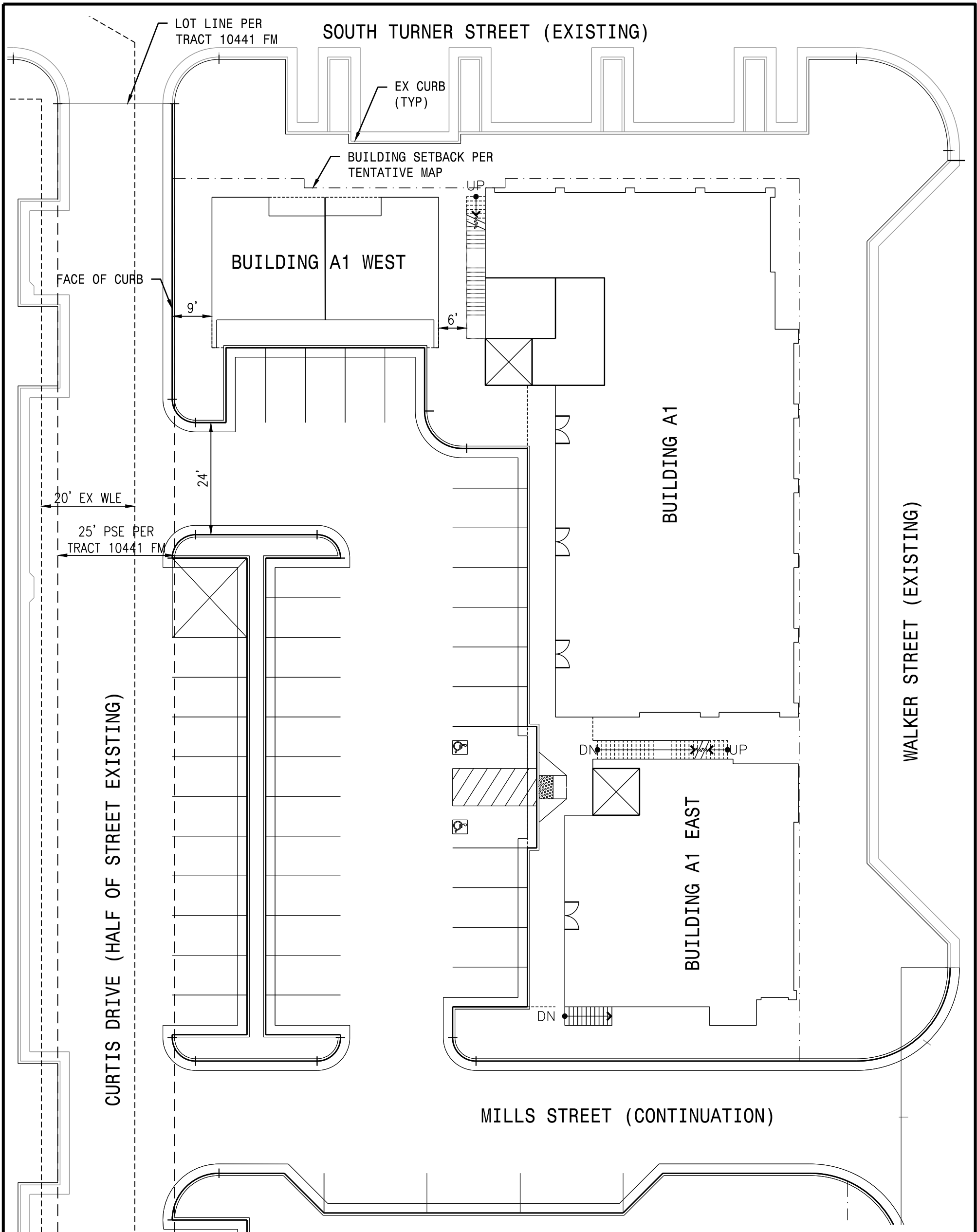
Figure 2 South Elevation



Figure 3 - East Elevation



Figure 4 North Elevation



SHEET 1 OF 2

Exhibit C
Existing Site Plan

BUILDING A2

**NORTH 40
COMMERCIAL AREA A
TENTATIVE MAP DESIGN**

TOWN OF LOS GATOS

CALIFORNIA

MACKAY & SOMPS

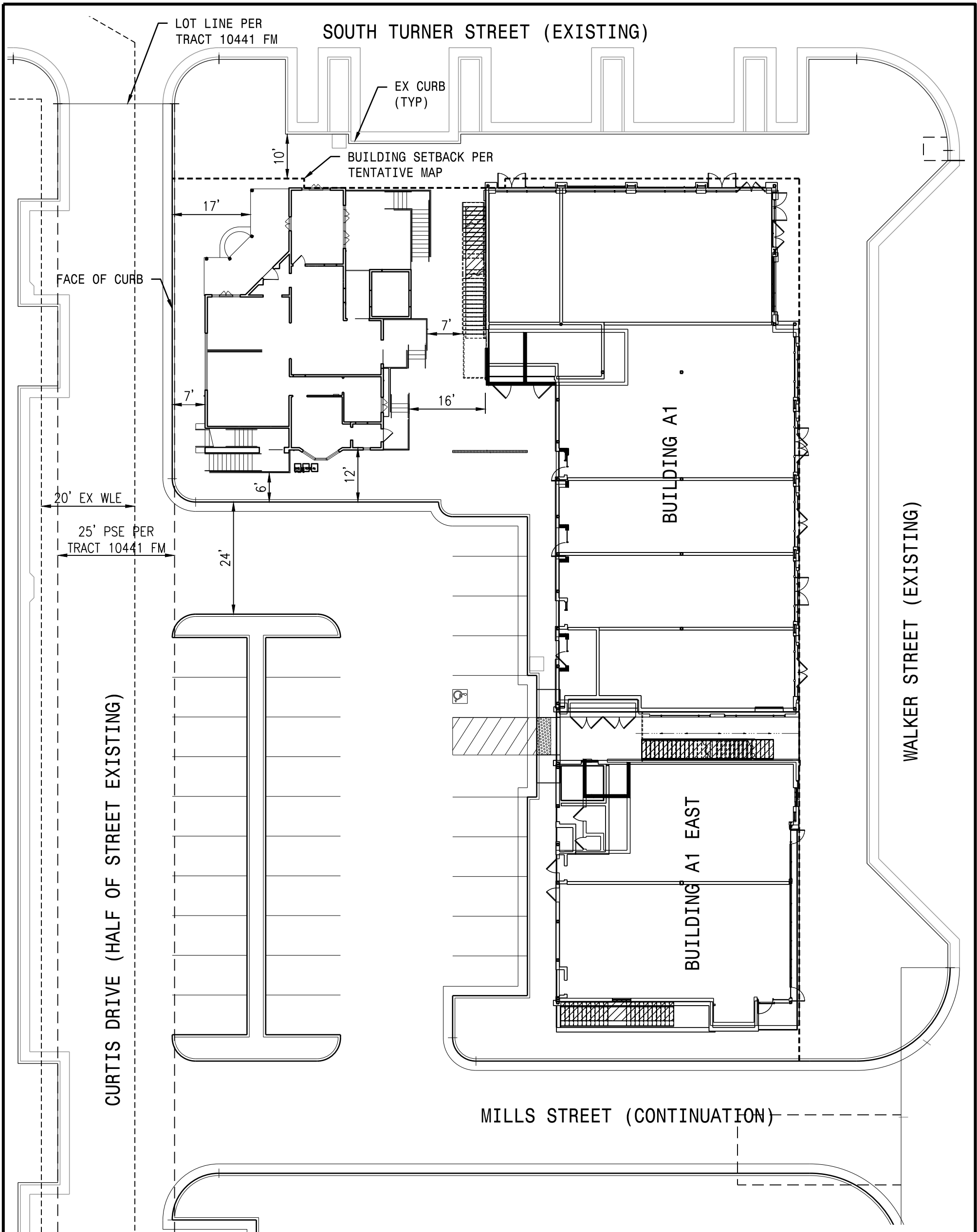
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

ATTACHMENT 5

MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT THAT ARE GENERATED BY OTHERS FROM ELECTRONIC MEDIA

PLEASANTON OFFICE	1" = 20' SCALE	10-09-2019 DATE	19890.OA1 JOB NO.
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harmonie
PARK



SHEET 2 OF 2

Exhibit D
Proposed Site Plan

BUILDING A2

NORTH 40
COMMERCIAL AREA A
GIANANDRES HOUSE RELOCATION

TOWN OF LOS GATOS CALIFORNIA

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PLEASANTON OFFICE	1" = 20' SCALE	06-26-20 DATE	19890.0A1 JOB NO.
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ABBREVIATIONS

* AT	ANCHOR BOLT	LF	LINEAL FOOT
A.B.	ANCHOR BOLT	LG, L	LONG LOCKER
AC	ACRYLIC CONCRETE	LKR	LOCKER
ACQUST	ACOUSTICAL	LT	LIGHT
ADD	ADDENDUM	MAX	MAXIMUM
ADJ	ADJUSTABLE	M.B.	MACHINE BOLT
AGGR	AGGREGATE	M.C.	MEDICINE CABINET
AHJ	AUTHORITIES HAVING JURISDICTION	MECH	MECHANICAL
ALT	ALTERNATE	MEMB	MEMBRANE
ALUM	ALUMINUM	MET	METAL
APPROX	APPROXIMATELY	MFG	MANUFACTURE(R)
ARCH	ARCHITECT	MH	MANHOLE
∠	ANGLE	MI	MALLEABLE IRON
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MIR	MIRROR
BLK/G	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	M.O.	MASONRY OPENING
BOT	BOTTOM	MTD	MOUNTED
BOW	BACK OF WALK	MUL	MULLION
B.S.L.	BUILDING SETBACK LINE	N	NORTH
B.SPL	BACKSPLASH	(N)	NEW
BTW	BETWEEN	N.E.C.	NATIONAL ELECTRIC CODE
BUR	BUILT-UP ROOFING	N.C.	NOT IN CONTRACT
B.W.	BOTH WAYS	NO. *	NUMBER
CAB	CABINET	NOM	NOMINAL
C.A.H.	CLEAR ALL HEART	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN, CORNER BEAD	O/	OVER
C.B.C.	CALIFORNIA BUILDING CODE	O.A.	OVERALL
C.C.	CENTER TO CENTER	OB	OBSCURE
C.C.R.	CALIFORNIA CODE OF REGULATION	OC	ON CENTER
CEM	CEMENT	OD.	OUTSIDE DIMENSION (DIA.)
CI	CAST IRON	OFF	OFFICE
C.J.	COLD JOINT, CONTROL JOINT	OH	OVERHEAD, OVERHANG
CLG	CEILING	OPG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLO	CLOSET	OZ	OUNCE
CLR	CLEAR	P.C.	PLUMBING CONTRACTOR
C.M.F.	CALIFORNIA MECHANICAL CODE	P.F.B.	PLASTIC FINISH BOARD
C.M.P.	CORRUGATED METAL PIPE	P.L.	PLATE, PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	PLAS	PLASTER
COL	COLUMN	PLW	PLYWOOD
CONC	CONCRETE	PL	POLISHED
CONN	CONNECTION	FR	PAIR
CONSTR	CONSTRUCTION	PRECAST	PRECAST
CONT	CONTINUOUS	PT	POINT
C.O.N.C.	CALIFORNIA OFFICE OF NOISE CONTROL	P.T.D.	PAPER TOWEL DISPENSER
C.O.T.G.	CLEANOUT TO GRADE	P.T.D. & P.T.R.	PRESSURE TREATED DOUGLAS FIR COMBINATION P.T.D. & P.T.R.
C.P.C.	CALIFORNIA PLUMBING CODE	PTN	PARTITION
CPT	CARPET	P.T.R.	PAPER TOWEL RECEPTACLE
CT	CERAMIC TILE	P.U.E.	PUBLIC UTILITY EASEMENT
C.T.C.	CENTER TO CENTER	Q.T.	QUARRY TILE
C.T.S.K.	COUNTERSINK	R	RISER
CU	CONDENSING UNIT	R.A.	RETURN AIR
∅	CENTERLINE	RAD	RADIUS
D	DRYER	R.A.G.	RETURN AIR GRILLE
DBL	DOUBLE	R.C.P.	REINFORCED CONCRETE PIPE
DET	DETAIL	R.D.	ROOF DRAIN
D.F.	DOUGLAS FIR	REF	REFERENCE
D.F.	DRINKING FOUNTAIN	REINF	REINFORCED(ING)
D.I.A.	DIAMETER	RES	RESINOUS FLOORING
DIAG	DIAGONAL	RET	RETAINING
DIM	DIMENSION	REQ	REQUIRED
DISP	DISPENSER, DISPOSER	RESIL	RESILIENT
DN	DOWN	REG	REFRIGERATOR
DO	DITTO	REGTR	REGISTER
DOOR	DOOR	RM	ROOM
D.S.	DOWN SPOUT	RO	ROUGH
DW	DISHWASHER	R.O.	ROUGH OPENING
DWG	DRAWING	RS	RESAUN
DWR	DRAUER	RUL	RAINWATER LEADER
E	EAST	RWD	REDWOOD
E.A.	EACH	R/W	RIGHT OF WAY
E.A.	EXPANSION JOINT	S	SOUTH
ELEC	ELECTRICAL	SAD	SEE ARCHITECTURAL DWGS.
EL	ELEVATION	SBD	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATOR	S.A.R.	SUPPLY AIR REGISTER
EMER	EMERGENCY	S.A.S.M.	SELF-ADHERED SHEET MEMBRANE
EN	EDGE NAILING	SC	SOLID CORE
ENCL	ENCLOSURE	S.C.D.	SEAT COVER DISPENSER
EQ	EQUAL	S.D.	SOAP DISPENSER
E.Q.P.	EQUIPMENT	SECT	SECTION
E.W.C.	ELECTRIC WATER COOLER	SF	SQUARE FEET
E.W.	EACH WAY	SH	SHELF
(E)EXIST	EXISTING	SHR	SHOWER
EXP	EXPANSION	SHT	SHEET
EXPO	EXPOSED	SHTG	SHEATHING
EXT	EXTERIOR, EXTENSION	SIM	SIMILAR
F.A.	FIRE ALARM	S.M.S.	SHEETMETAL SCREWS
FAU	FORCED AIR UNIT	S.N.D.	SANITARY NAPKIN DISPENSER
F.B.	FLAT BAR	S.N.R.	SANITARY NAPKIN RECEPTACLE
F.C.	FRAMING CLIP	S.O.V.	SHUT-OFF VALVE
F.C.O.	FLOOR CLEANOUT	S 4 P	S 4 P
F.D.	FLOOR DRAIN	SQ	SQUARE
F.D.C.	FIRE DEPT. CONNECTION	S.S.	SELECT STRUCTURAL
FDN	FOUNDATION	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	S.S.K	SERVICE SINK
FF	FACE OF FRAME, FACEFRAME	ST	STREET
FF.F.	FINISH FLOOR	STA	STATION
FF.A.	FREE FLOW AREA	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FG.L	FIXED GLASS	STO	STORAGE
FIN	FINISH	STR	STRUCTURAL
FL	FLOOR	STR	STRUCTURAL
FLASH	FLASHING	SUSP	SUSPENDED
FLUOR	FLUORESCENT	SV	SHEAR WALL FLOORING
F.O.C.	FACE OF CONCRETE	SW	SHEAR WALL
F.O.F.	FACE OF FINISH	SYM	SYMMETRICAL
F.O.M.	FACE OF MASONRY	T	TEMPERED
F.O.S.	FACE OF STUD	T.B.	TOWEL BAR
F.O.	FINISHED OPENING	T 4 B	TOP 4 BOTTOM
FFRF	FIRE PROOF	T.C.	TOP OF CURB
FR.T.	FIRE RETARDANT TREATED	TEL	TELEPHONE
FR	FIRE RATED(ING)	TER	TERRAZZO
FTG.	FOOTING	T 4 G	TONGUE 4 GROOVE
FTI	FOOT 1	TH	THRESHOLD
FUR	FURRING	THK	THICKNESS
FUT	FUTURE	TOP	TOP OF FLATE
GA	GALVE	TP	TOP OF PAVEMENT
GAL	GALLON	TPD	TOILET PAPER DISPENSER
GALV	GALVANIZED	TRO	TREAD
G.B.	GRAB BAR	T.S.	TUBULAR STEEL
GLB	GLULAM BEAM	T.S.B.	TOP-SET BASE
G.I.	GALVANIZED IRON	T.V.	TELEVISION
GL	GLASS	T.W.	TOP OF WALL
GND	GROUND	TYF	TYPICAL
GR	GRADE	UNF	UNFINISHED
GSM	GALVANIZED SHEET METAL	UNO, UNON	UNLESS NOTED OTHERWISE
G.W.B.	GYPSON WALLBOARD	UR	URINAL
GYP	GYPSON	V.C.P.	VITRIOUS CLAY PIPE
H.B.	HOSE BIBB	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	VERT	VERTICAL
HD	HOLDDOWN	VEBT	VERTIBLE
HDWR	HARDWARE	V.G.	VERTICAL GRAIN
HOU	HARDWOOD	V.I.F.	VERIFY IN FIELD
HDR	HEADER	V.T.R.	VENT THROUGH ROOF
HGT	HEIGHT	V.W.C.	VINYL WALL COVERING
H.M.	HOLLOW METAL	W	WEST WASHER
HORIZ	HORIZONTAL	W	WATER CLOSET
H.R.	HANDRAIL	W.D.	WINDOW DIMENSION
HR	HOUR	WI	WROUGHT IRON
HDG	HOT DIPPED GALVANIZED	W.M.F.	WOVEN WIRE FABRIC
HWH	HOT WATER HEATER	W.U.D.W.	WINDOW WATERPROOF
I.A.W.	IN ACCORDANCE WITH	W.U.	WINDOW WATERPROOF
I.D.	INSIDE DIMENSION	W.S.	WOOD SCREWS
I.N.	INCH, INES	W.SCT	WAINSCOT
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	W.W.M.	WOVEN WIRE MESH
INV	INVERT	WRC	WESTERN RED CEDAR
ISA	INTERNATIONAL SYMBOL ACCESSIBILITY	W	WEST WASHER
JAN	JANITOR	W.C.	WATER CLOSET
JST	JOIST	W.D.	WINDOW DIMENSION
JT	JOINT	WI	WROUGHT IRON
KIT	KITCHEN	W.M.F.	WOVEN WIRE FABRIC
LAB	LABORATORY	W.U.D.W.	WINDOW WATERPROOF
LAM	LAMINATED	W.U.	WINDOW WATERPROOF
LAV	LAVATORY	W.S.	WOOD SCREWS
L.B.	LOADING	W.SCT	WAINSCOT
L.B.*	LOADING	WT	WEIGHT

GIANANDRES HOUSE

RELOCATION AND RESTORATION

INDEX OF DRAWINGS

JOB No. 2008
DATE 4 JUN 2020

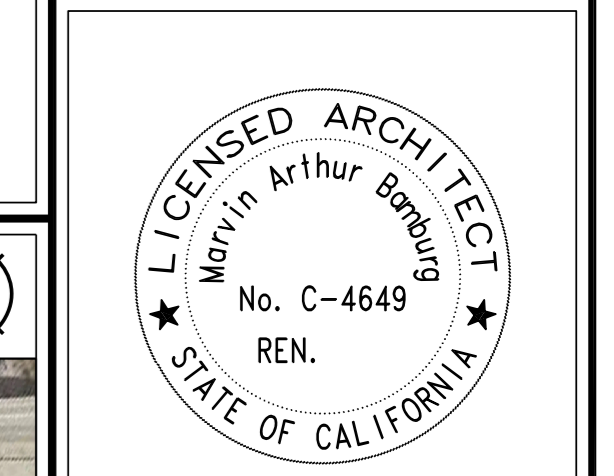
DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING
GIANANDRES HOUSE
15011 LOS GATOS BLVD.
LOS GATOS, CA

CONSULTANTS

ARCHITECTS
MBA ARCHITECTS
1176 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
PH 408/257-0268 FAX 408/257-3084



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GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS IN PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

PROJECT INFORMATION

BUILDING USE	USE	SIZE HABITABLE	EXTERIOR
BASEMENT	A/B OCCUPANCY	1,785 SF.	221 SF.
FLOOR 1	OFFICE	1,517 SF.	232.5 SF.
FLOOR 2	SINGLE RESIDENTIAL UNIT R-3	1,094 SF.	256 SF.
ACCESSOR'S PARCEL NUMBER		424-07-082	
ZONING		---	
TYPE OF CONSTRUCTION		V-B	
LOT SIZE		---	
APPLICABLE CODES:		2020 CRC 2020 CBC 2020 CEC 2020 CMC 2020 CFC 2020 CALGREEN 2020 CALIFORNIA FIRE CODE 2020 CALIFORNIA ENERGY CODE	
DESCRIPTION OF WORK:			

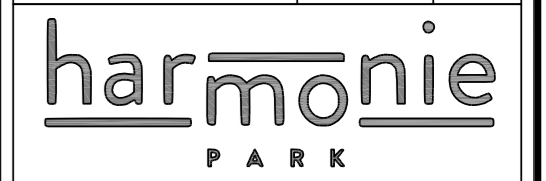
LOCATION MAP



SHEET TITLE
COVER

SCALE
CAD DRAWN BY
SHEET
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OF SHEETS

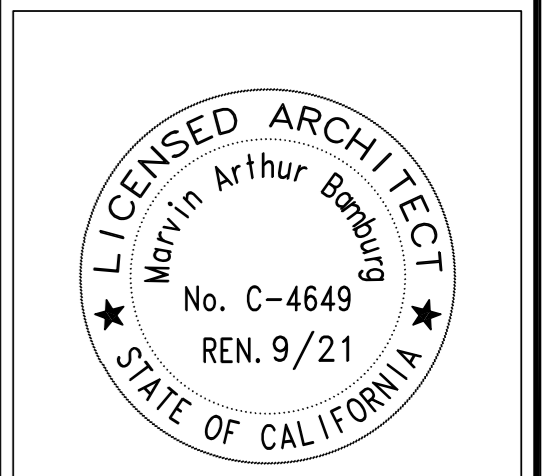
DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING
GIANANDRES HOUSE
15011 LOS GATOS BLVD.
LOS GATOS, CA

ARCHITECTS

MBA
MARVIN ARCHITECTS INC.
1175 LINCOLN AVENUE SAN JOSE CA 95125
PH 408/257-0266X13 FAX 408/257-3084

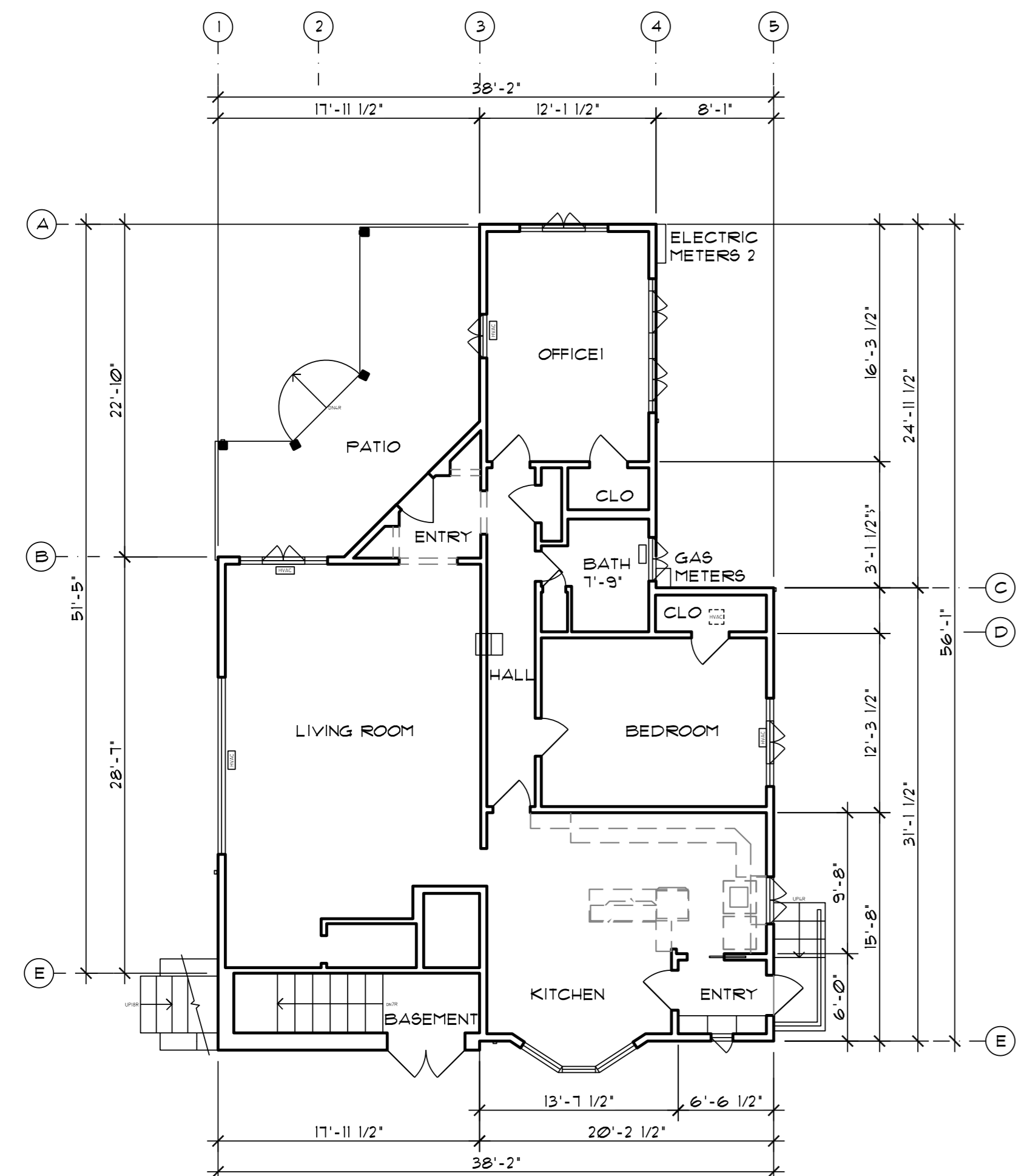


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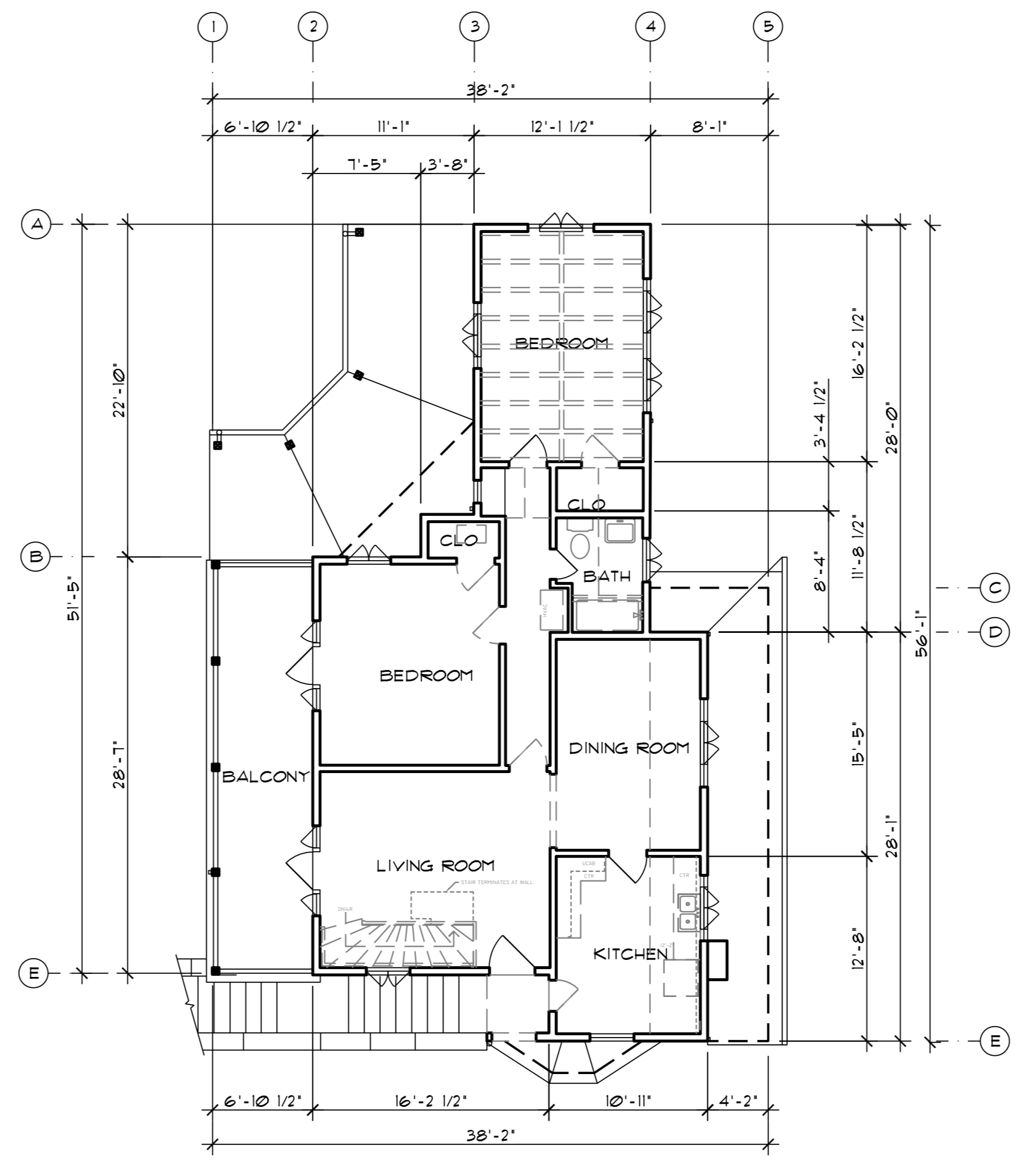
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EXISTING FLOOR PLANS

SCALE 1/4" = 1'-0"
CAD FILE 2008-FF-A1
DRAWN BY

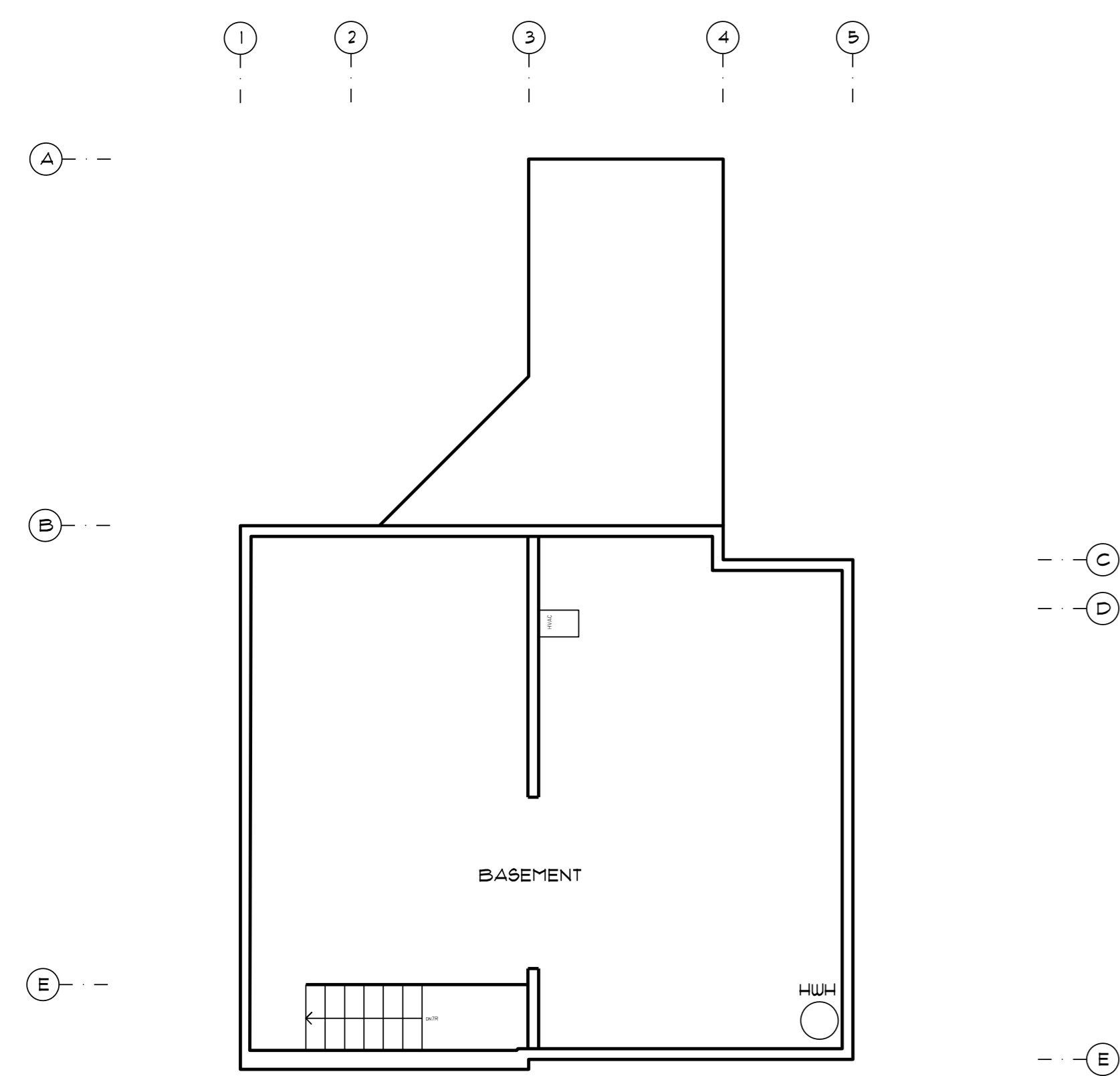
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A1
OF SHEETS



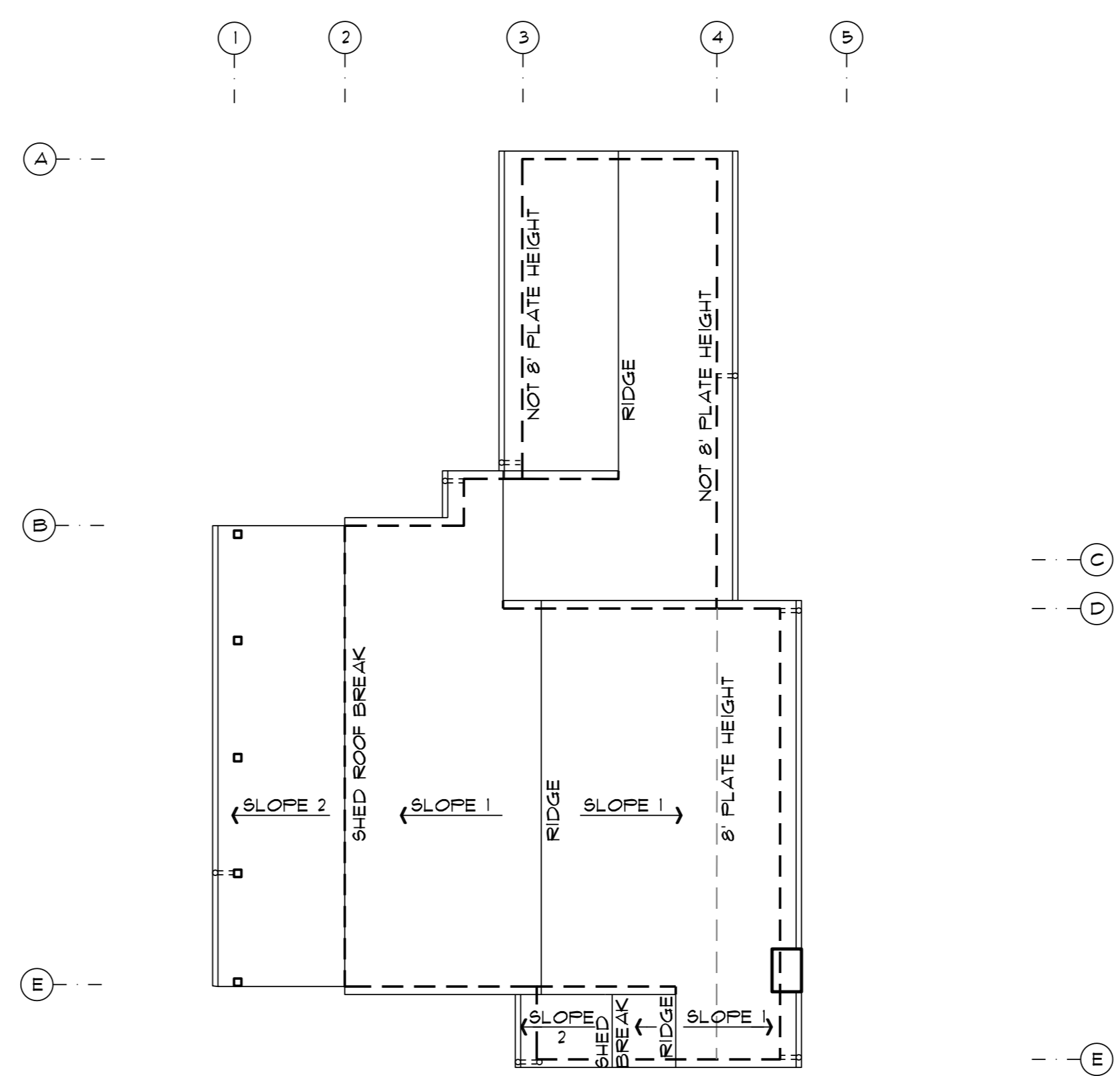
EXISTING FLOOR 1
1511 SF
STAIR NOT INCLUDED
PORCH AREA: 232.5 SF
SCALE: 1/8" = 1'-0"



EXISTING FLOOR 2
SCALE: 1/8" = 1'-0"
1094 SF
ENTRY SOUTH = 19 SF
BALCONY: 196 SF
DECK AT ELEV. 41 SF



EXISTING BASEMENT
SCALE: 1/8" = 1'-0"
1262 SF
STAIR NOT INCLUDED



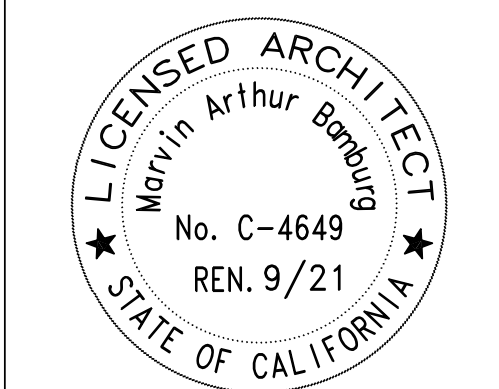
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.

harmonie PARK

RELOCATE AND REMODEL EXISTING BUILDING
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LOS GATOS, CA

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MBA
MARTIN LAMBERTO ASSOCIATES INC.
1175 LINCOLN AVENUE SAN JOSE CA 95125
PH 408.297.0289X13 FAX 408.297.0384



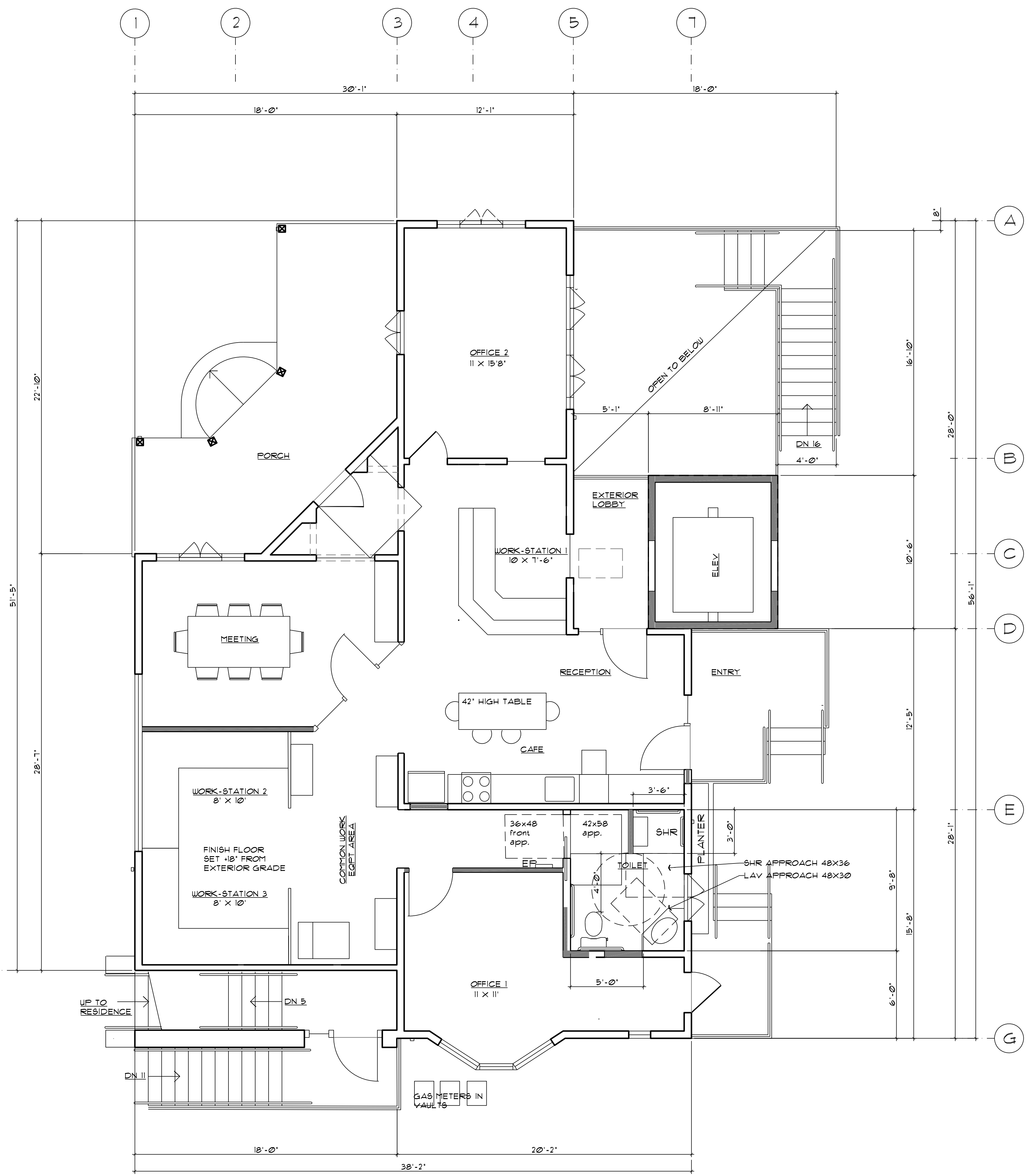
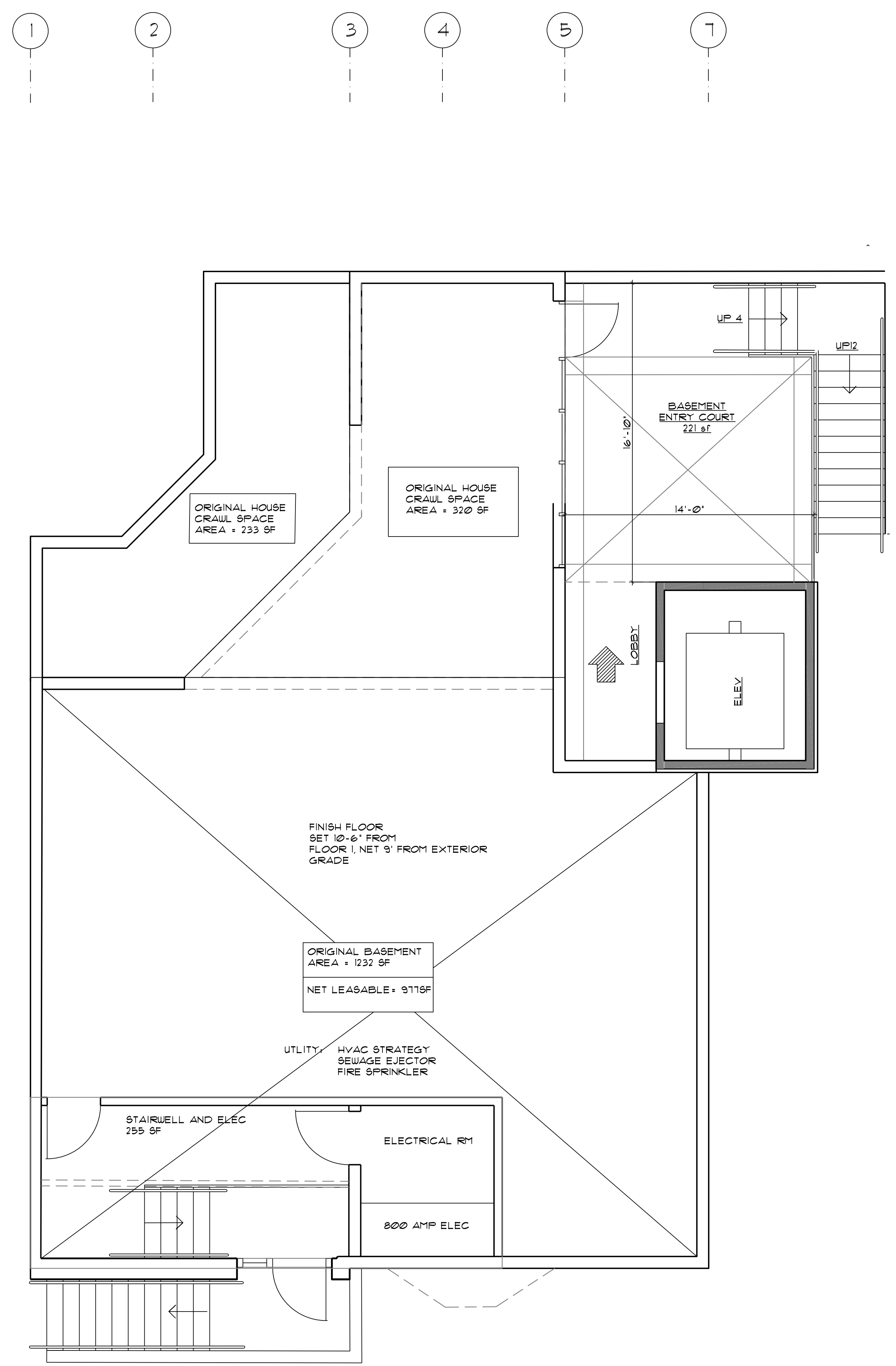
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SHEET TITLE
**FLOOR PLANS
BASEMENT
FLOOR 1**

SCALE 1/4" = 1'-0"
CAD FILE 2008-PF-A2
DRAWN BY

SHEET
A2.1
OF SHEETS



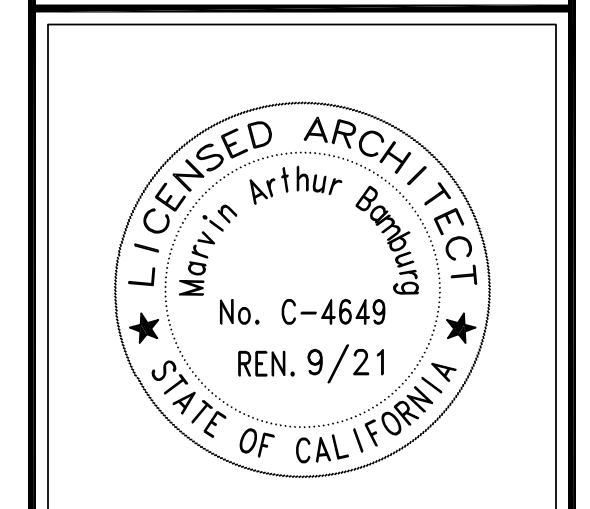
UTILITY: HVAC STRATEGY
FIRE SPRINKLER

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING
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 LOS GATOS, CA

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 MBAA
 MEMBER ARCHITECTS ASSOCIATION OF CALIFORNIA
 1176 LINCOLN AVENUE SAN JOSE CA 95125
 PH 408/297-0288X13 FAX 408/297-0384

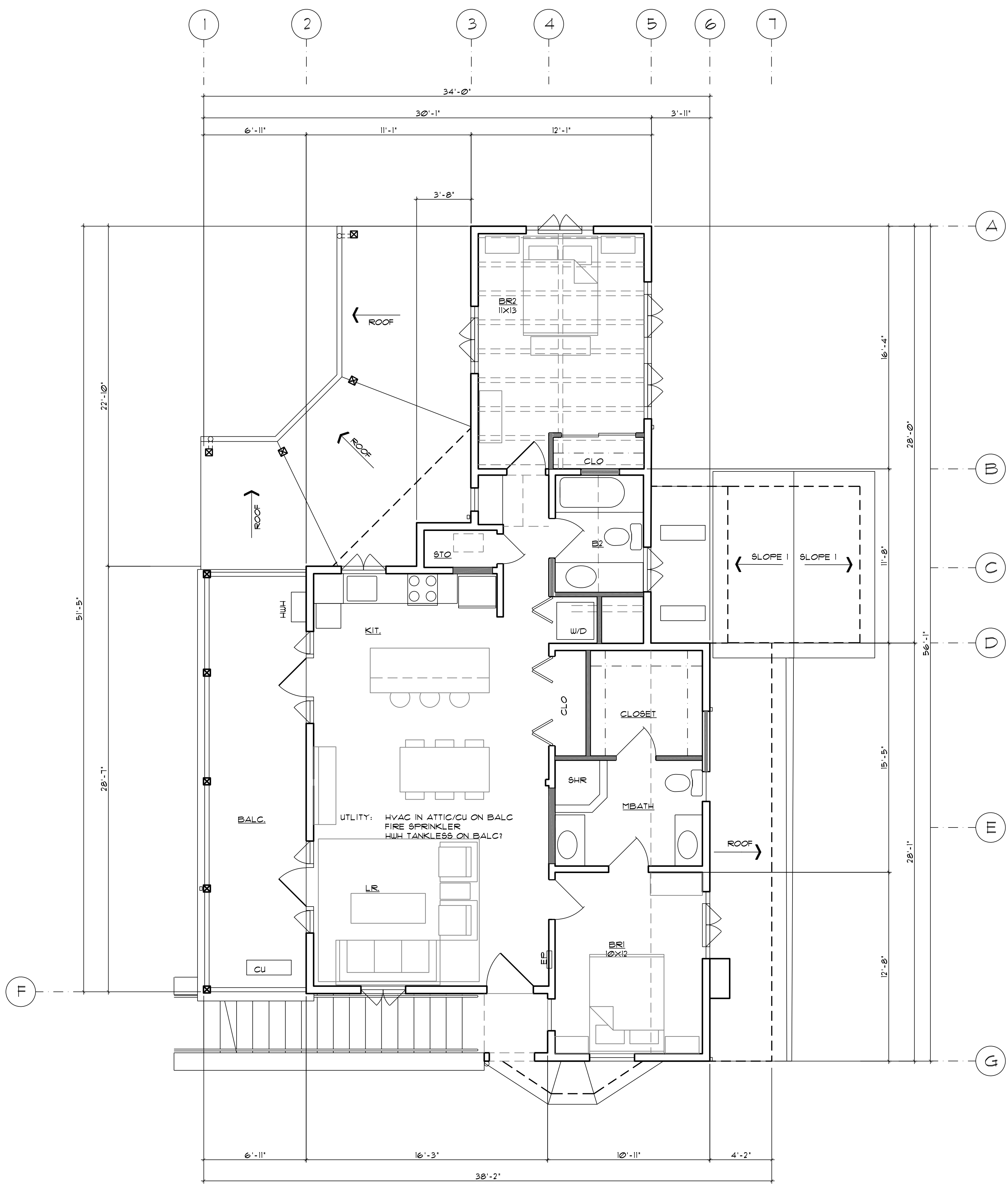


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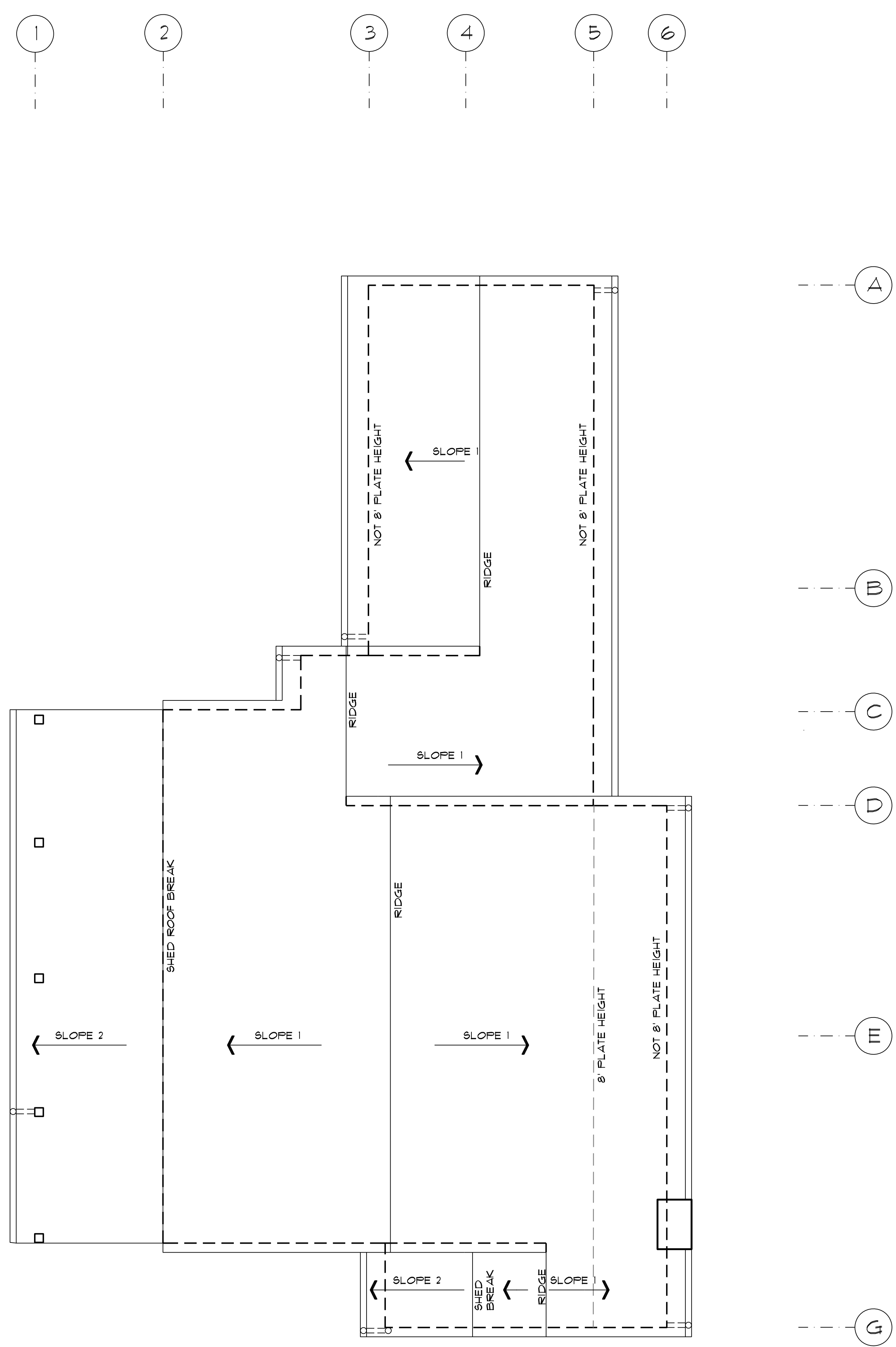
SHEET TITLE
**FLOOR 2
 PLAN
 AND
 ROOF PLAN**

SCALE 1/4" = 1'-0"
 CAD FILE 2008-PL-A2
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SHEET
A2.2
 OF SHEETS



RESIDENTIAL LEVEL
 1094 SF
 ENTRY SOUTH = 19 SF
 BALCONY: 136 SF



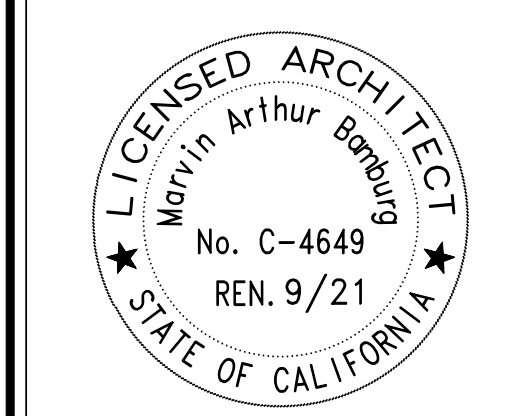
ROOF PLAN

DESCRIPTION	DATE	REV.

harmonie
 PARK

RELOCATE AND REMODEL EXISTING BUILDING
 GIANANDRES HOUSE
 15011 LOS GATOS BLVD.
 LOS GATOS, CA

ARCHITECTS
MBA
 MARTIN ARTHUR BARBUR ASSOCIATES INC.
 1176 LINCOLN AVENUE SAN JOSE CA 95125
 PH 408.297.0288X13 FAX 408.297.0384



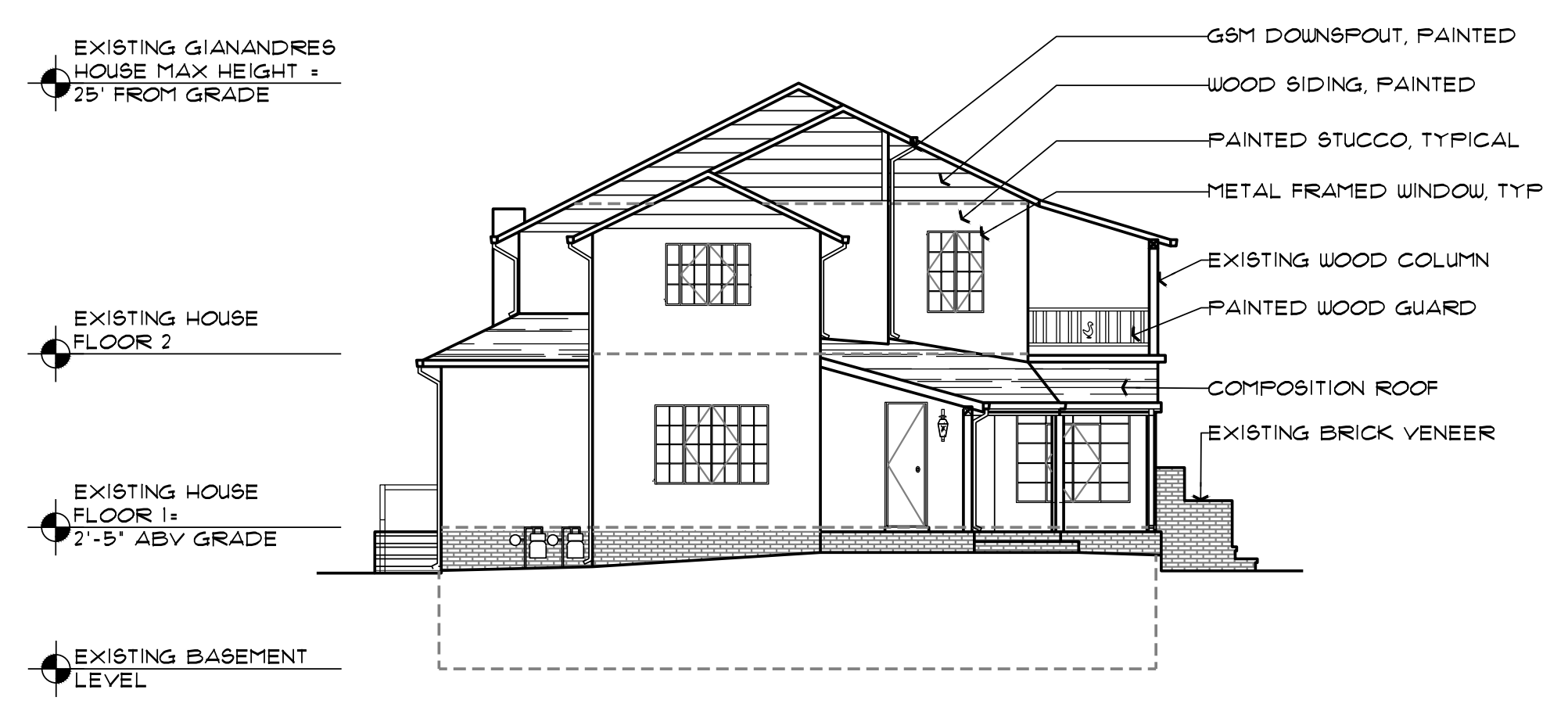
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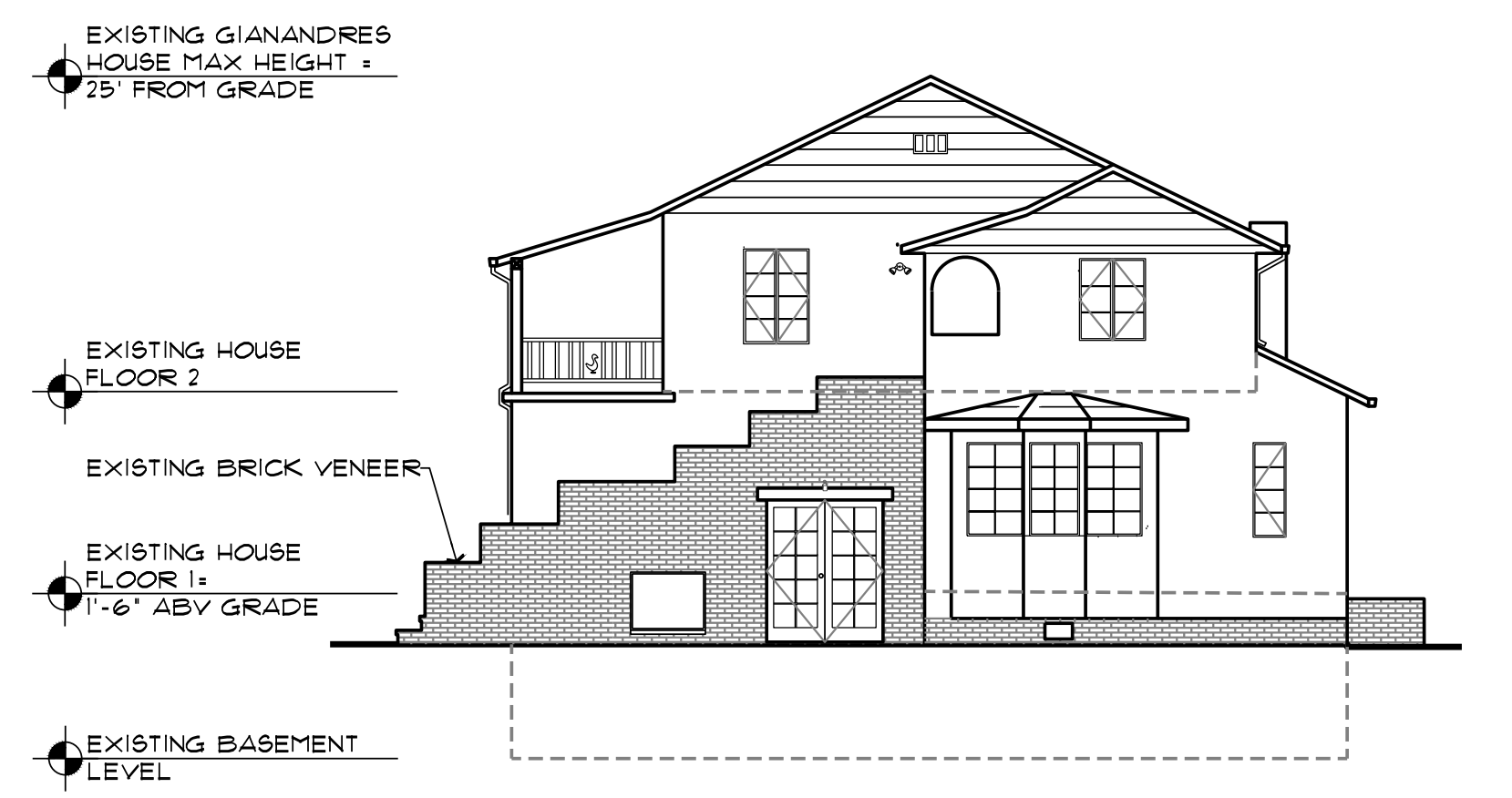
SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"
 CAD FILE 2008-FF-A4
 DRAWN BY

SHEET
A4
 OF SHEETS



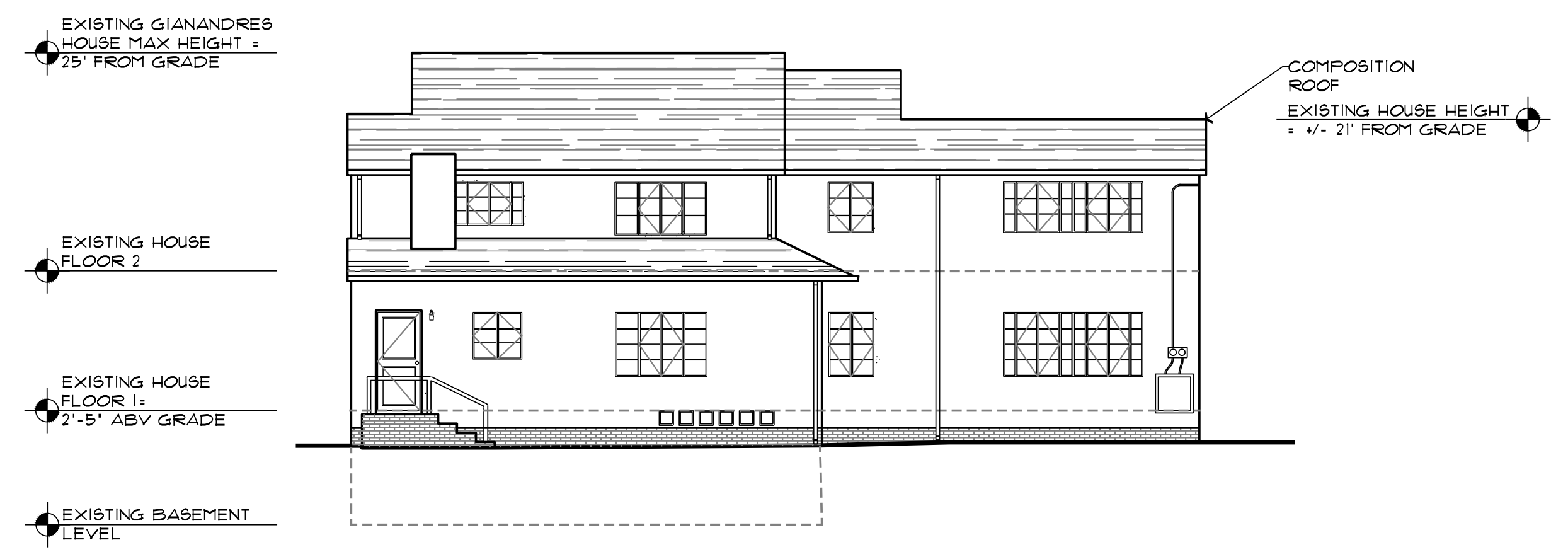
EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

JOB No. 2008

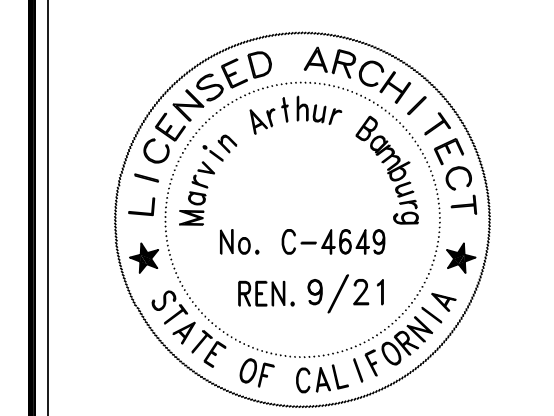
DATE 15 JUN 2020

DESCRIPTION	DATE	REV.

harmonie
PARK

RELOCATE AND REMODEL EXISTING BUILDING
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LOS GATOS, CA

ARCHITECTS
MBA
MEMBER ARCHITECTS ASSOCIATION OF CALIFORNIA
1176 LINCOLN AVENUE SAN JOSE CA 95125
PH 408/297-0288X13 FAX 408/287-0384

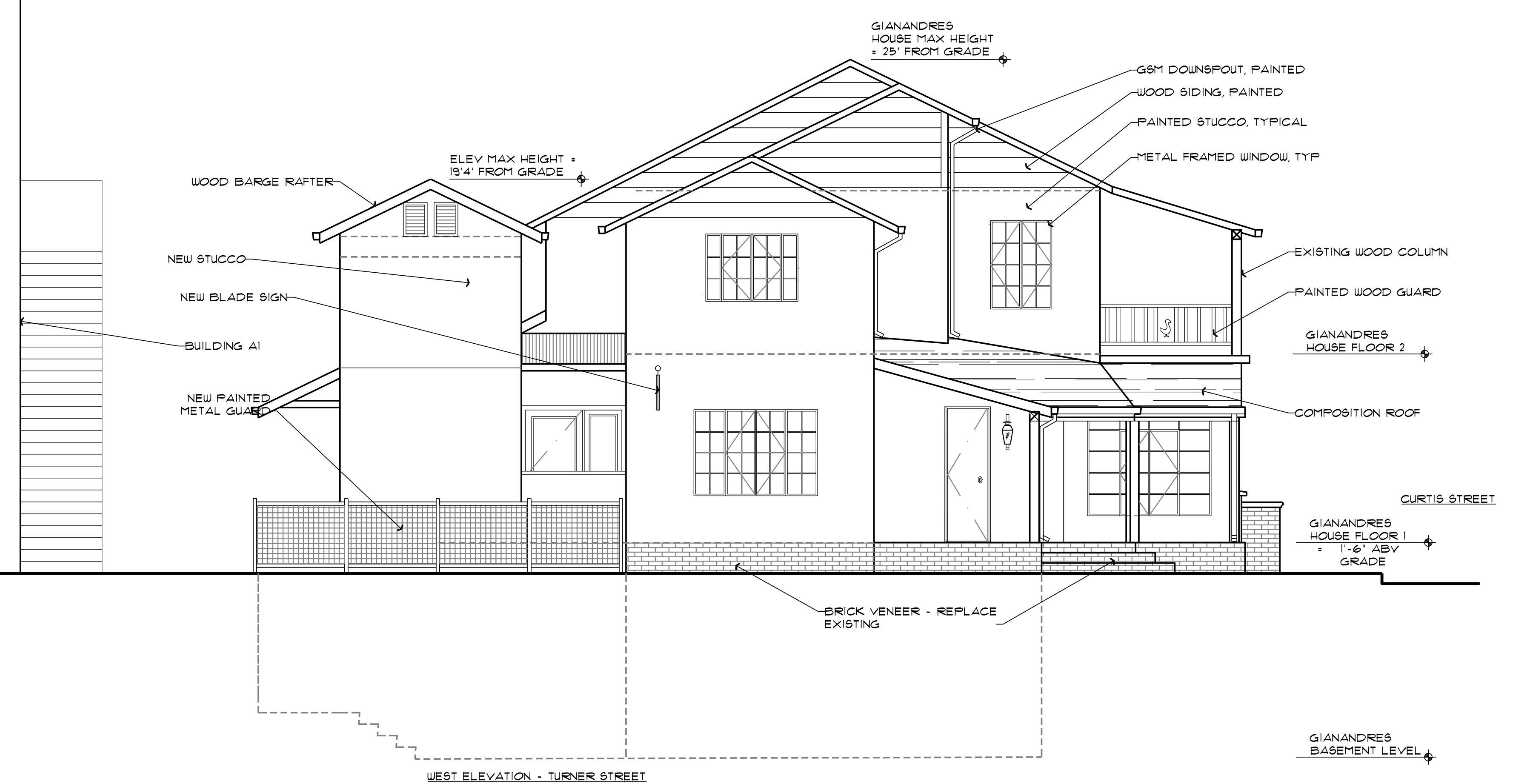


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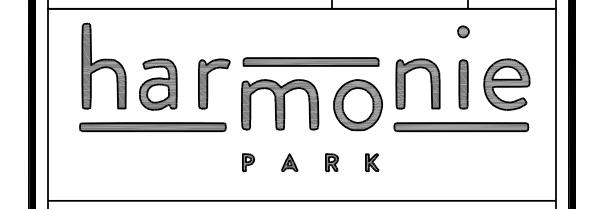
SHEET TITLE
WEST & SOUTH
EXTERIOR
ELEVATIONS

SCALE 1/4"=1'-0"
CAD FILE 2008-FF-A5
DRAWN BY

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A5.1
OF SHEETS

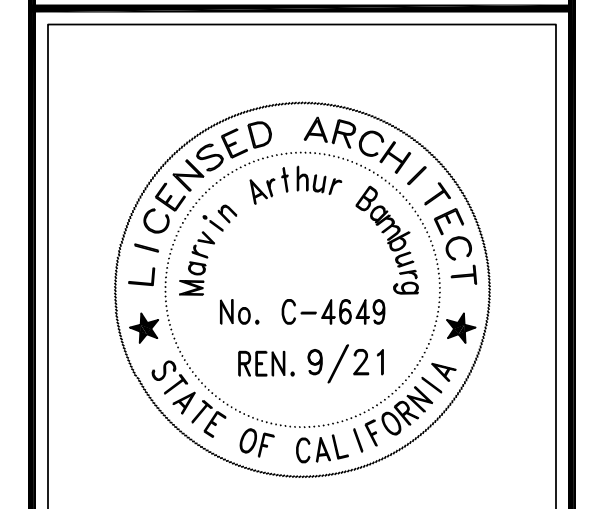


DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING
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 LOS GATOS, CA

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 MBAA
 MEMBERS OF THE CALIFORNIA ARCHITECTURAL BOARD
 1176 LINCOLN AVENUE SAN JOSE CA 95125
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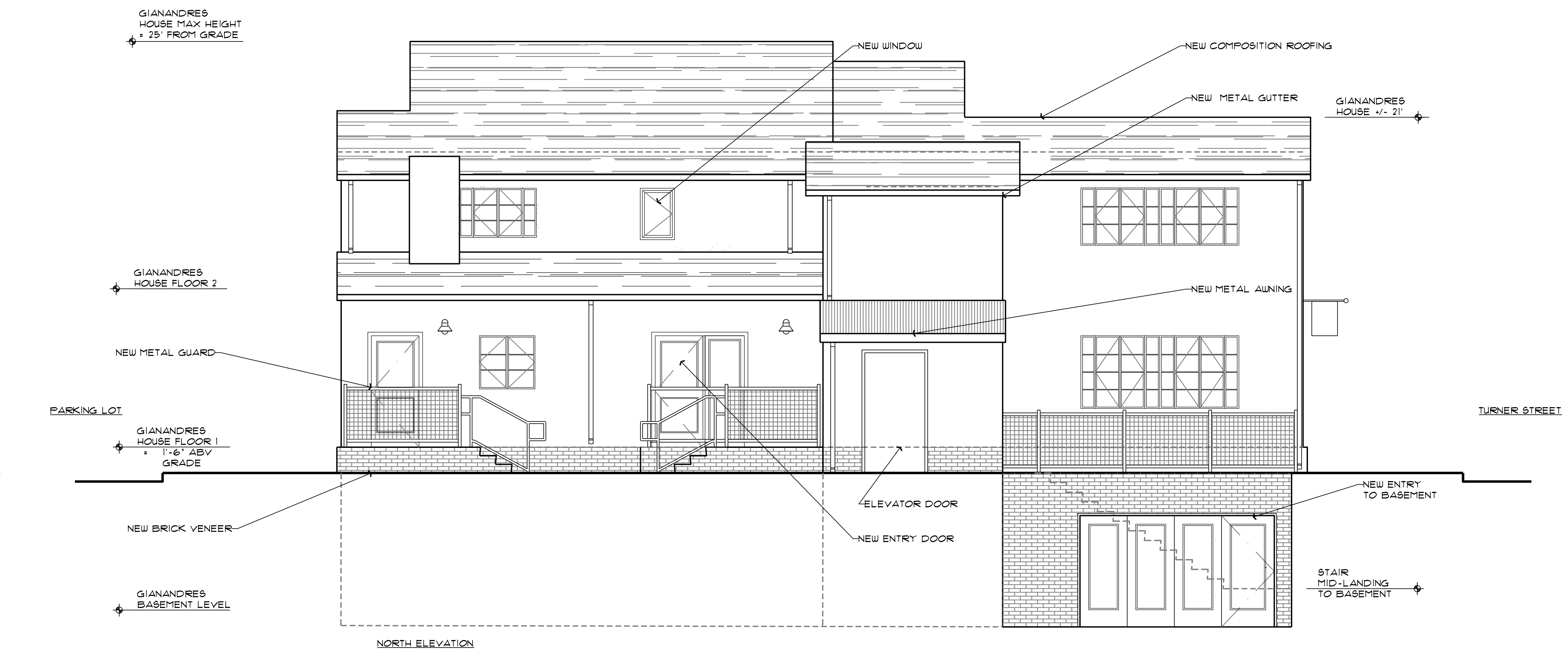
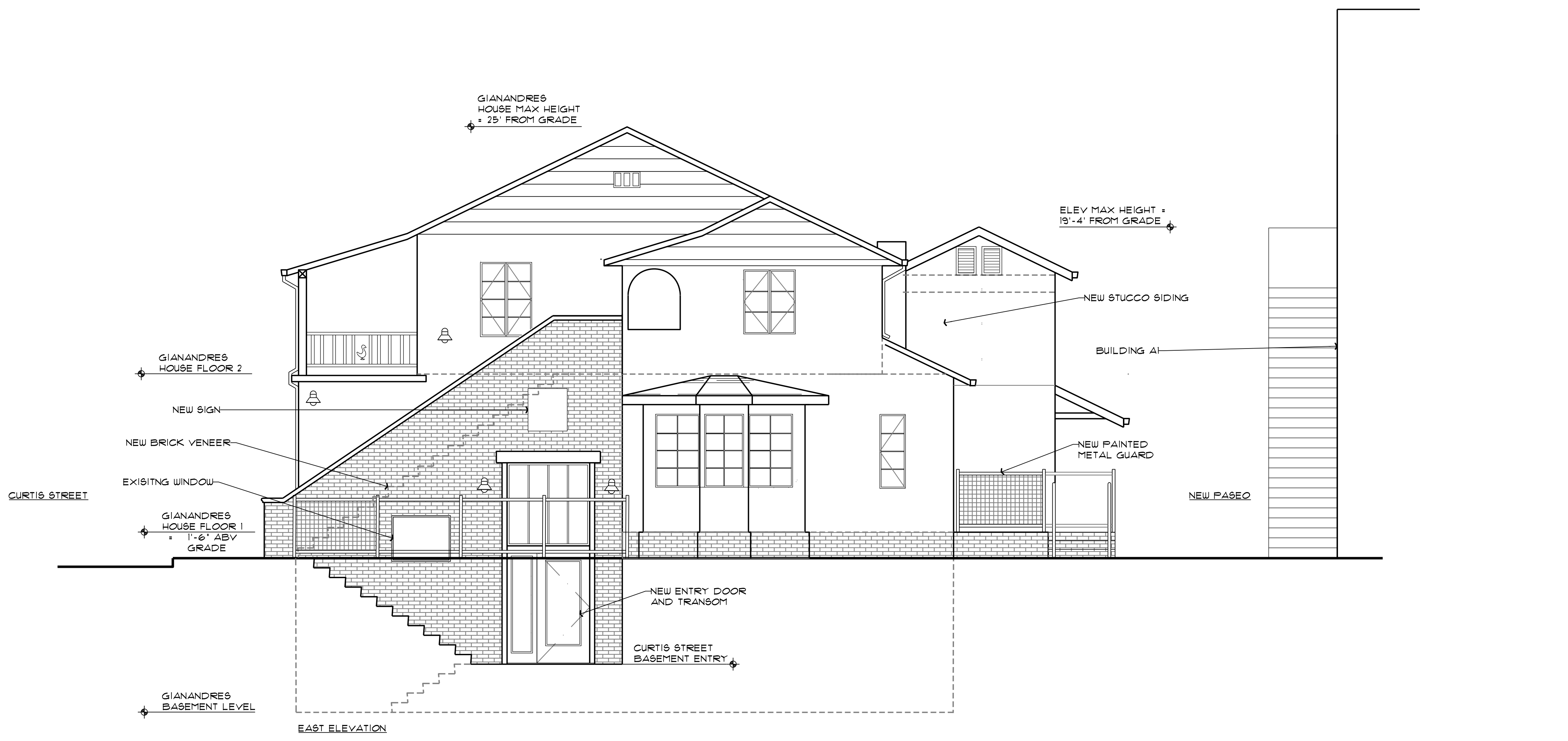


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SHEET TITLE
EAST & NORTH EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"
 CAD FILE 2008-PL-A5
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**TOWN OF LOS GATOS
CONCEPTUAL
DEVELOPMENT ADVISORY
COMMITTEE REPORT**

**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING
AUGUST 12, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on August 12, 2020, at 4:30 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 4:30 P.M.

ROLL CALL

Present: Chair Mary Badame, Planning Commissioner Jeffrey Barnett, Planning Commissioner Melanie Hanssen, Council Member Rob Rennie, and Council Member Marico Sayoc
Absent: None.

VERBAL COMMUNICATIONS

- None.

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

1. Approval of Minutes – February 12, 2020
2. Approval of Minutes – June 10, 2020

MOTION: **Motion by Committee Member Marico Sayoc to approve the consent item. Seconded by Committee Member Jeffrey Barnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 14919 Los Gatos Boulevard
Conceptual Development Advisory Committee Application CD-20-003

Requesting preliminary review for relocation an existing pre-1941 single-family residence on property zoned North 40 Specific Plan to a property in the approved first phase of the North Forty Specific Plan. APNs 424-07-081 and 424-07-056.

PROPERTY OWNER: Yuki Family Farms c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- What type of use is anticipated as being viable for the below grade retail space?
- How will the below grade retail space be visible to customers?
- Is the loss of parking consistent with the Specific Plan?
- Will the additional commercial square footage be consistent with the Specific Plan and future commercial square footage in Phase II?
- Concerns about how the proposal will be compatible with the adjacent buildings in terms of scale and architecture.
- Committee members appreciated the applicant's request to preserve and repurpose the existing single-family home to maintain the heritage of the property.
- The historic detail of the single-family home should be preserved with review by the Historic Preservation Committee.
- Staff should work with the applicant to make sure that parking and side setback reduction is in compliance with the Specific Plan and visually fits the site.
- The downstairs retail has the possibility to provide a good placemaking space without resulting in significant exterior modifications to the building besides an elevator.

OTHER BUSINESS

- None.

ADJOURNMENT

The meeting adjourned at 5:12 p.m.

PAGE 3 OF 3

MINUTES OF CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING OF AUGUST
12, 2020

This is to certify that the foregoing is a true
and correct copy of the minutes of the
August 12, 2020 meeting as approved by the
Conceptual Development Advisory Committee.

/s/Sally Zarnowitz, Planning Manager

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