



REQUEST FOR EXEMPTION



Town of Los Gatos
Community Development Department
110 E. Main Street | Los Gatos, CA 95031
www.losgatosca.gov

Plan Check: **S-24-045**
Architecture and Site Development Application
Address: 16511 Cypress Way | Los Gatos, CA
Description: Garage & Breezeway Replacement

LRV Exceeding 30

The colors, textures and materials will match the primary structure. The scale of the structure is within zoning height limitations and complies with the Hillside Development Standards. Other attributes are discussed further in detail in the section above including architectural style, height, bulk, scale, roofs, windows, materials, architectural features, privacy, sustainable design and fire-life safety. An exemption has been requested for the LRV exceeding 30 since the intent for the proposed garage assembly is to have the same materials, textures and colors to match the existing residence for what is already established on site.

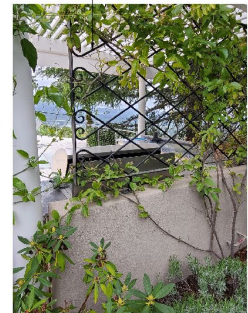
The colors, textures and materials will match the primary structure.
Exterior cladding is stucco and will match the main residence
Roof is asphalt shingle tiles and will match the main residence
Trim, gutters and fascia will match the main residence
Doors will match the stucco color
Lattice and breezeway wall will match the existing nearby bbq terrace

EXTERIOR COLOR SCHEME

DOOR: TAN/EARTH (MATCH EXISTING MAIN HOUSE) -LRV 69
FIRE-RATED HOLLOW METAL DOOR & FRAME
GARAGE DOORS: TAN/EARTH (MATCH STUCCO COLOR) - LRV 69
METAL-CLADDED INSULATED DOOR WITH WOOD TRIM
COVERED WITH 20 GA METAL FLASHING & PAINTED
TO MATCH FACIA BOARD TRIM
DORMER WINDOWS: FIRE-RATED & METAL FRAME WITH THERMAL BREAK
WHITE TO MATCH MAIN HOUSE - LRV 93
TEMPERED GLAZING WITH 3/4" WIDE WINDOW GRILLES
GABLE VENTS: METAL-PAINTED TO MATCH STUCCO COLOR -LRV 69
FAUX COLUMNS: STUCCO-CLADDED TO MATCH STUCCO TEXTURE AND
COLOR AS THE GARAGE (TAN/EARTH) - LRV 69

EXTERIOR COLOR SCHEME

STUCCO: TAN/EARTH (MATCH EXISTING MAIN HOUSE) -LRV 69
MODERN STYLE TEXTURE TO MATCH MAIN HOUSE
ROOF TILES: ASPHALT SHINGLES (SEE A2.2) - SRI 18
COLOR: CHARCOAL BLACK
TRIM: TAN/EARTH TO MATCH STUCCO - LRV 69
(STUCCO TRIM TO MATCH STUCCO COLOR)
FASCIA: WHITE TO MATCH MAIN HOUSE - LRV 93
GUTTERS: WHITE TO MATCH MAIN HOUSE - LRV 93
DOWNSPOUTS: WHITE TO MATCH MAIN HOUSE - LRV 93
LATTICE (LRV 14): BLACK IRON TO MATCH BBQ TERRACE LATTICE
RETAINING WALLS: CONCRETE AT GARAGE (FULLY CONCEALED)
(LRV 30)
SPLIT-FACE CMU TO MATCH EXISTING ON SITE



Cut and Fill Exceeding Maximum Allowed

Maximum grade cuts are based upon the existing terrain, preserving natural features and drainage and utilizing the existing garage location. Note that the garage foundation level is being maintained in the addition thus the noted maximum cut noted in the garage line item.

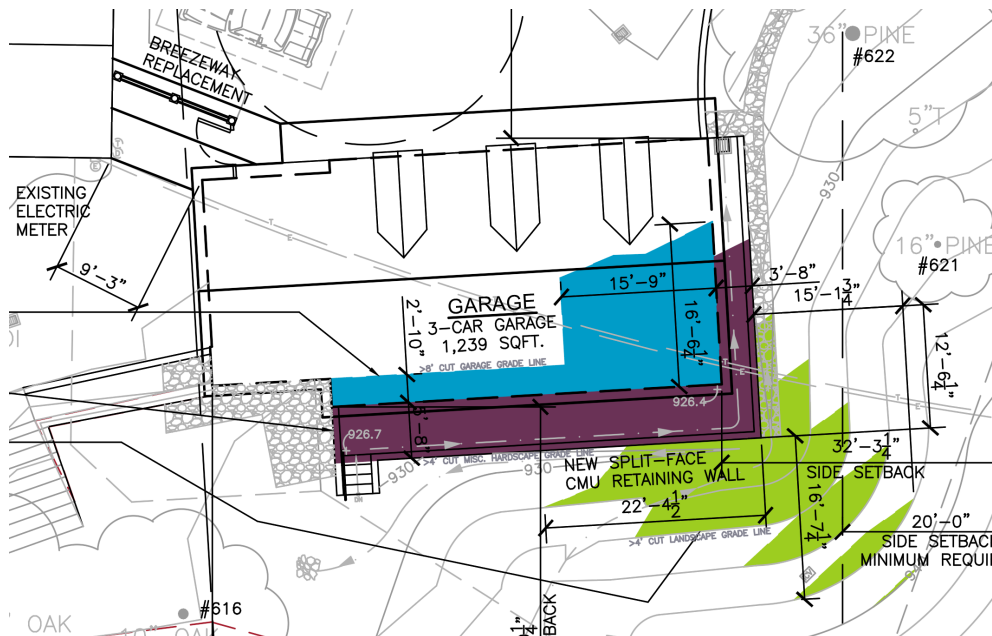
APPROXIMATE EARTHWORK QUANTITIES

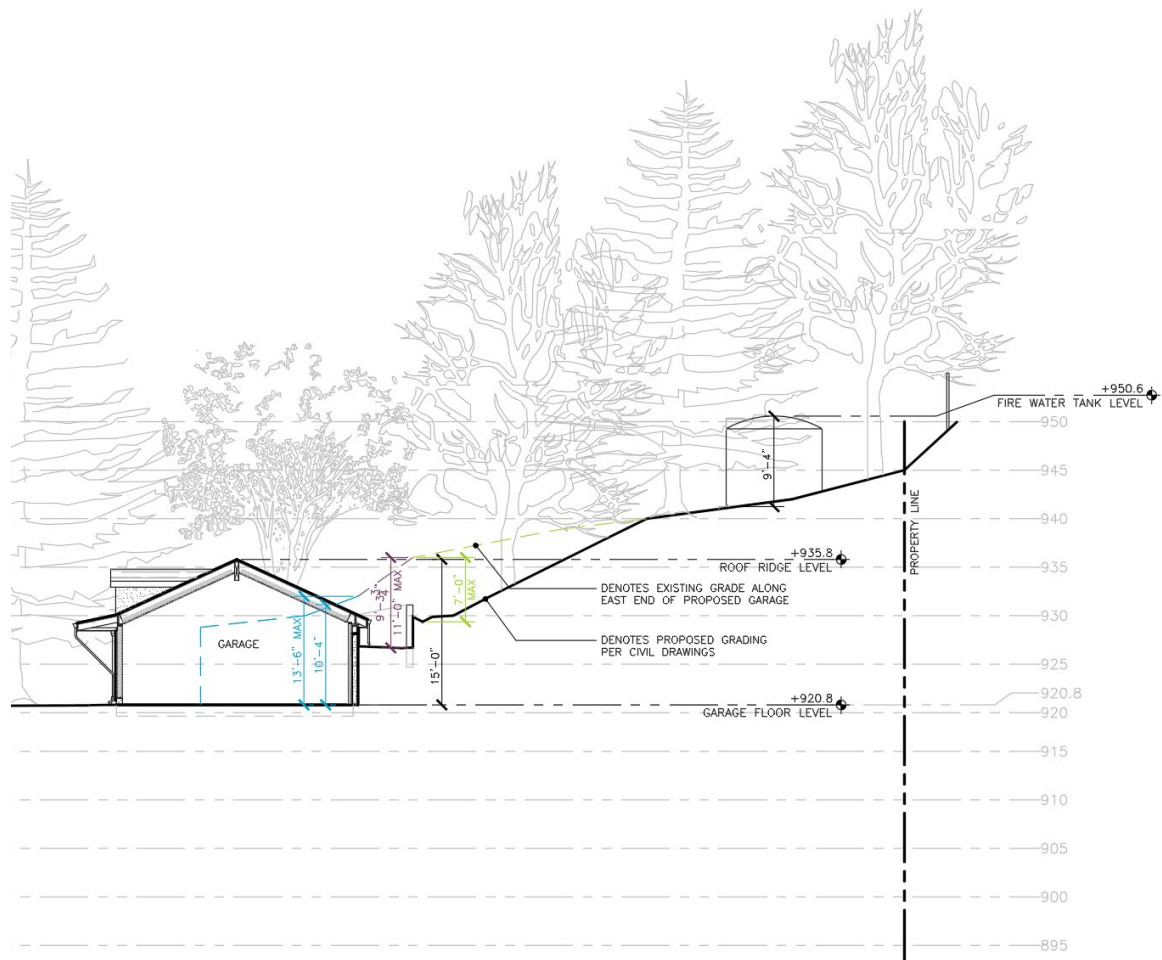
AVERAGE SLOPE: ~32%	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		(CY)	
SITE ELEMENT	CUT	FILL	CUT	FILL	IMPORT	EXPORT
LANDSCAPE	236	0	7	—	0	236
MISC. HARDSCAPE	57	0	11	—	0	57
GARAGE	122	0	13.5	—	0	122
TOTAL	415	0			0	415

*LANDSCAPE INCLUDES GRADING SOUTH OF GARAGE.

*MISC. HARDSCAPE INCLUDES CONCRETE PAD AND RETAINING WALL GRADING.

A request for exemption is requested due to existing conditions on site. The garage is maintaining the same pad elevation as the existing removed. Due to the existing site configuration and constraints, cutting an additional 5.5' is necessary to maintain the same pad elevation. Elevating the garage would require significantly more grading and asphalt modifications. The same is true for the additional 7' of cut for the miscellaneous hardscape and additional 3' of cut for the landscaping.





Additional Trees Removed & In Lieu Fee Request

Tree removal is necessary to accommodate the new garage size with the grading and drainage required. The Town's Arborist report identifies 4 trees to be removed, however this was based upon the original submittal before comments were received. The resubmittal has shown a total of 8 trees to be removed in order to comply with the requirements in the Hillside Development Standards for retaining walls limited to 5-foot high and WUI (Wildland Urban Interface) requirements through AMMC (25-0417). The site is located in a very high fire hazard severity zone (VHFHSZ).

Tree replacement is not being proposed due to WUI requirements as planting new trees will result in a greater fire hazard than the original condition, especially when the trees are fully mature. Tree canopies in Zone 1 shall not touch in order to accommodate a reasonable fire break. Planting any new tree would not accommodate this. In-lieu fees are being requested instead of planting any new trees.