

Town of Los Gatos**Hillside Development Standards & Guidelines: Compliance Checklist**Address: 14915 SHANNON ROAD

Section	Standards & Guidelines	Compliance
B Plant Material	<ul style="list-style-type: none"> S1 Select native species that are adapted to climate & soil char. of site S2 Ornamental landscaping no more than 30' from residence. Discouraged S3 No spreading plant that will change the character of the hillside S4 Turf grass & high water using plants are prohibited G1 Drought tolerant, water conserving, fire resistant, erosion control G2 Adaptable to climate & soil conditions of site G3 Trees & shrubs should be selected from Town's list G4 Plants adjacent to street & visible from public areas - Use Town's list G5 Native shrubs for large slope plantings 	
D Tree Preservation	<ul style="list-style-type: none"> S1 Existing trees shall be preserved & protected S2 When trees may be impacted by development, include tree info on plans S3 Visual impact of tree removal shall be submitted with plans S4 Pruning to be consistent w/ Best Management Practices G1 No grading/constructing within drip line of an existing tree G2 Limit pruning of existing trees G3 Minimal pruning permitted for construction clearance G4 Can remove branches up to 3" in dia for emergency situation 	
VIII Subdivision and Planned Development Projects		
A Purpose and intent: to reduce hillside impacts.		—
B Applicability of standards: PD applications in hillside areas		NOT REQ'D
C Least restrictive development areas (LRDA)	<ul style="list-style-type: none"> S1 Preserve open space and significant natural features. Develop in LRDA S2 LRDA = below ridge view; outside riparian areas; slope < 30%; min impact. S3 Map LRDA (Sub-areas 2-9). Development outside LRDA is a last resort. S4 Sub-area 1: LRDA is identified in <u>Blossom Hill open space study</u>. ATTACHED 	YES YES COMPLIES YES
D Exceptions to development within LRDA	<ul style="list-style-type: none"> 1 Compliance w/ HDSG, Hillside Specific Plan, General Plan 2 Minimal grading, tree removal, landscape changes & more advantageous. 3 Development inside LRDA needs driveway outside LRDA 4 Project Visibility from viewing platform < if inside LRDA 	NO EXCEPTIONS
E Development standards and guidelines		—
1 Site Preparation	<ul style="list-style-type: none"> S1.a Min grading. Visually blend with adjacent natural areas S1.b Elevation plans to show existing natural grade and proposed grade S1.c Avoid sharp cuts & fills, long linear slopes that have a uniform grade 	COMPLIES CONCEPTUAL COMPLIES

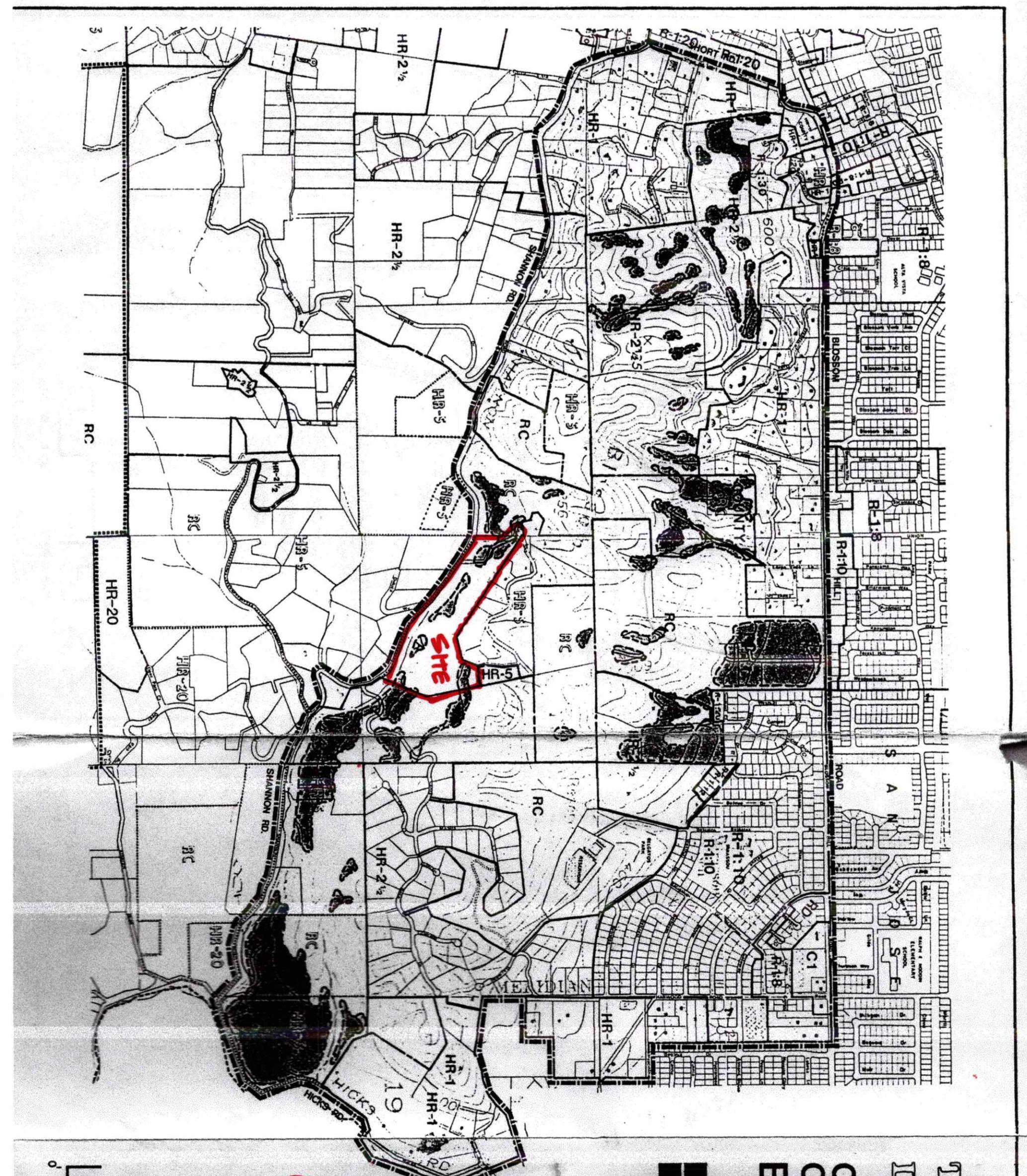
Town of Los Gatos

Hillside Development Standards & Guidelines: Compliance Checklist

Address: 14195 SHANNON ROAD

Section	Standards & Guidelines	Compliance
	G1 Avoid grading in areas where slope is greater than 25 percent	YES
	G2 Avoid pad & terrace grading. <i>STEPPED HOUSE CONCEPTS</i>	YES
2	Drainage	—
	S2.a Upslope development shall not negatively impact downslope drainage	OK
	S2.b Natural drainage course shall be preserved	OR
	G1.a Terrace drains, use landform slope. Down drains-least consp location	NA
	G1.b Native rock for drainage channels & brow ditches	NA
3	Lot configuration and building locations	—
	S1 Layout/plan to adapt to existing topo	YES
	S2 Offer a variety of lot sizes & shapes influenced by topo	YES
	S3 Preserve open space, protect natural features, reduce repetitive designs	YES
	S4 Indicate Building footprint on grading plan & staked on site <i>(DEFER)</i>	—
	S5 Mfc'td slopes located on uphill side of bldgs; hide slope behind bldg	NA
	G1 Preserve environmentally sensitive areas, natural features, open space	YES
4	Street layout and driveways	—
	S1 Street & drainage shall reflect rural character, natural features	OK
	G1 Streets, drives, parking, emerg. veh. access be aligned to existing grades	YES
	G2 Joint driveways will have street addresses for all resid. Using driveway	COMPLIES
	G3 DW approach located to max on-street parking	NA
	G4 Limit road lighting to intersections, curves, dead ends, multi-use parking	OK
	G5 Road & driveway graded banks-plant with grasses & native trees & shrubs	OK
5	Trails	—
	S1 Plans must be reviewed w/Trails section of Town & SC Cty General Plans <i>(INVALID)</i>	—
*	G1 Trail easement dedication & construction shall be a condition of approval	NOT OFFERED
	G2 Design trails for multiple use <i>BICYCLES IN STREET PER COMPL. STREETS</i>	NA
	G3 Form CC&R's or maint. Districts so trail expense will be borne by HO's	NA
	G4 Locate away from existing residential areas	NA
	G5 Cross -country type trails should be developed	NA
	G6 Place trails in dedicated open space + though trees and scenic areas	NA
	G7.a Limit trail use to pedestrian, bicycle, and equestrian use only	NA
	G7.b Prevent use by all motorized vehicles	NA
	G7.c Protect the natural environments	OK
	G7.d Promote safe recreational use	NA
	G7.e Determine appropriate width	NA
	G7.f Establish policies regarding fencing location & type	NA
	G7.g Incorporate erosion control measures	OK

* NO TRAILS ARE OFFERED BY APPLICANT



**TOWN of
LOS GATOS**

**COMPREHENSIVE
OPEN SPACE STUDY**

BLOSSOM HILL

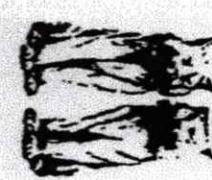


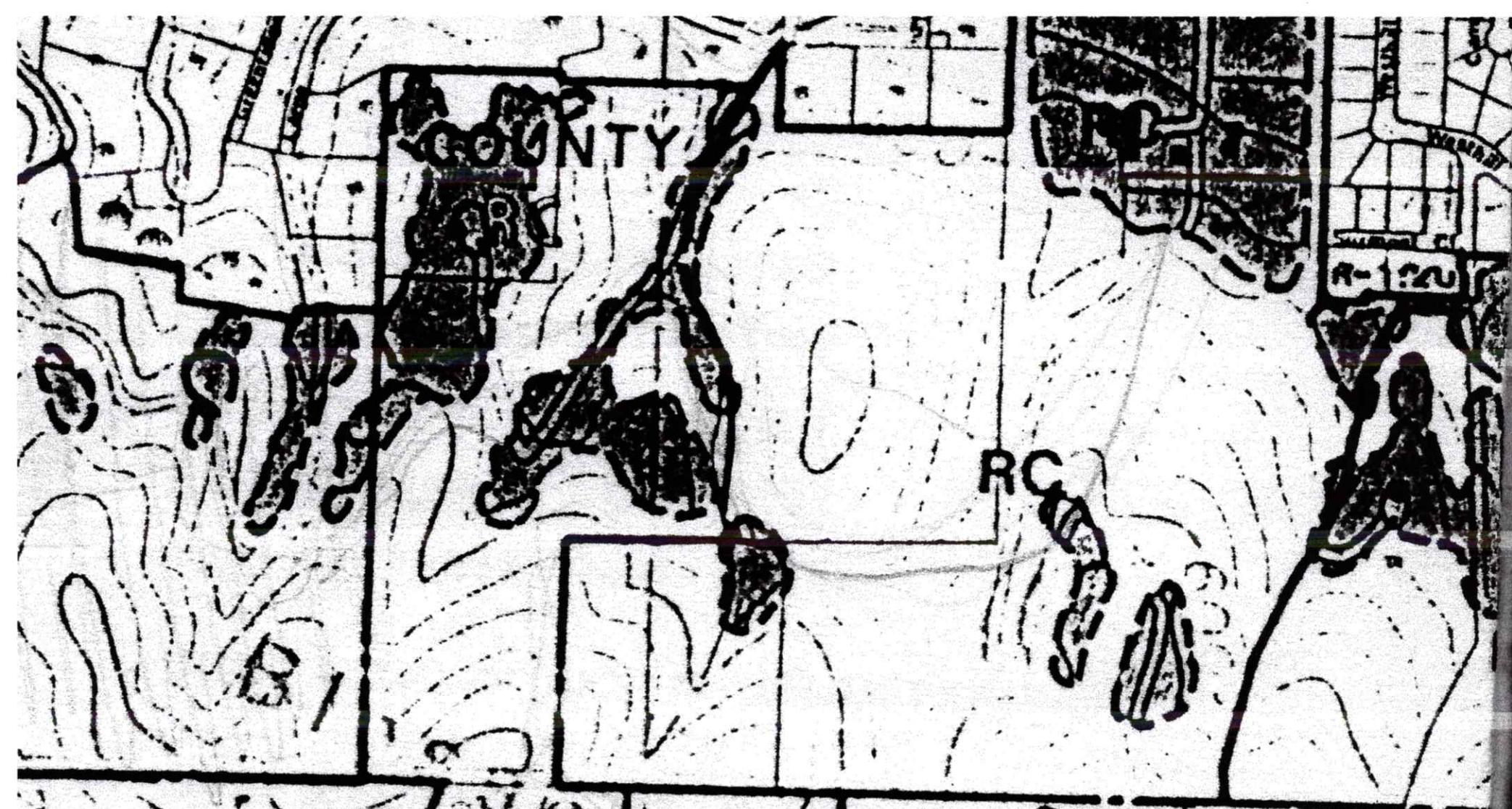
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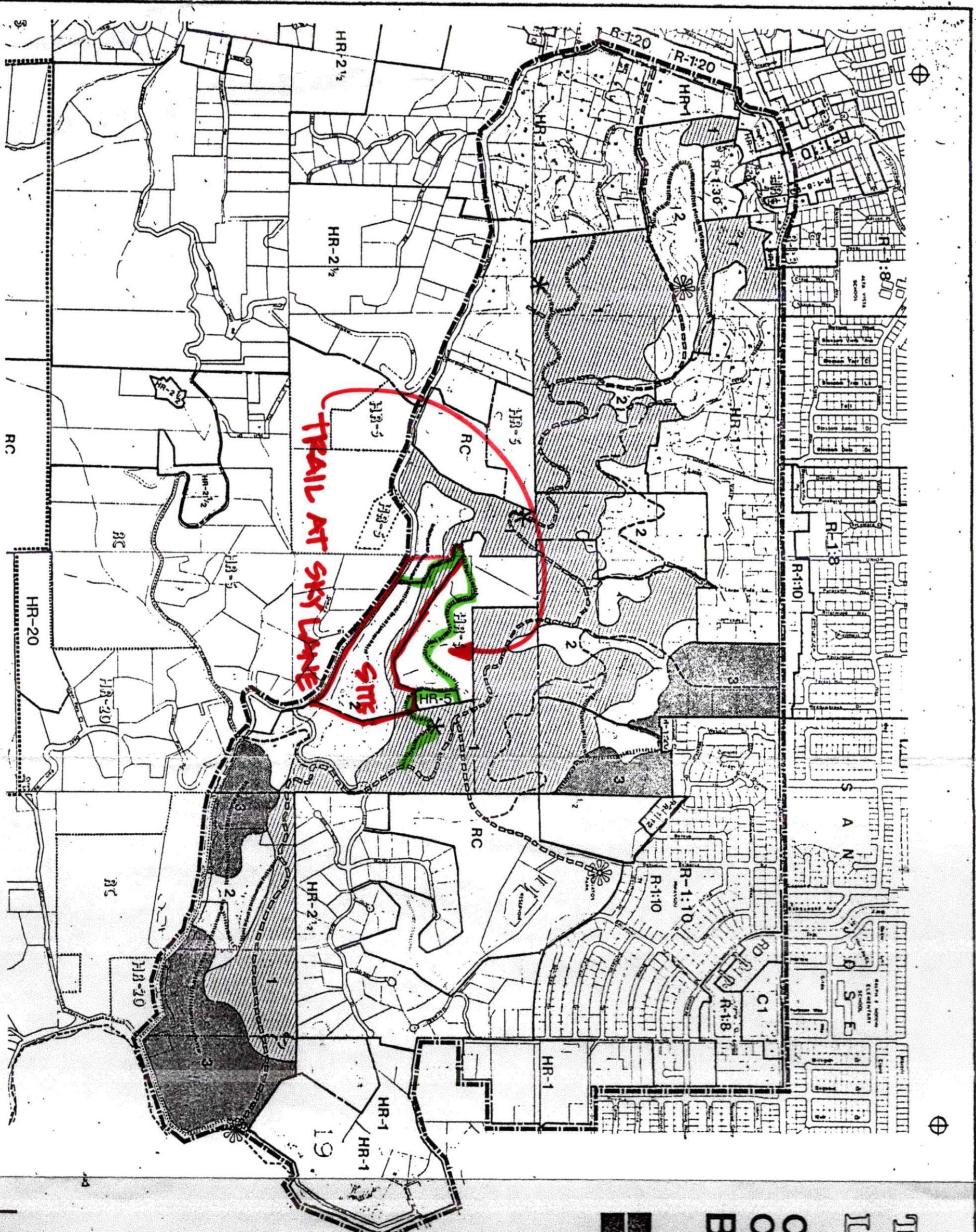
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**LEAST RESTRICTIVE
DEVELOPMENT AREAS**

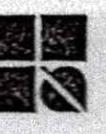
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TOWN of LOS GATOS COMPREHENSIVE OPEN SPACE STUDY BLOSSOM HILL


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TRAIL & RECREATION

- MAJOR TRAIL
- SECONDARY TRAIL
- MINOR TRAIL
- OVERLOOK

OPEN SPACE CATEGORIES

	CATEGORY 1
	CATEGORY 2
	CATEGORY 3

