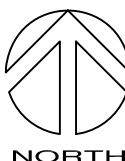
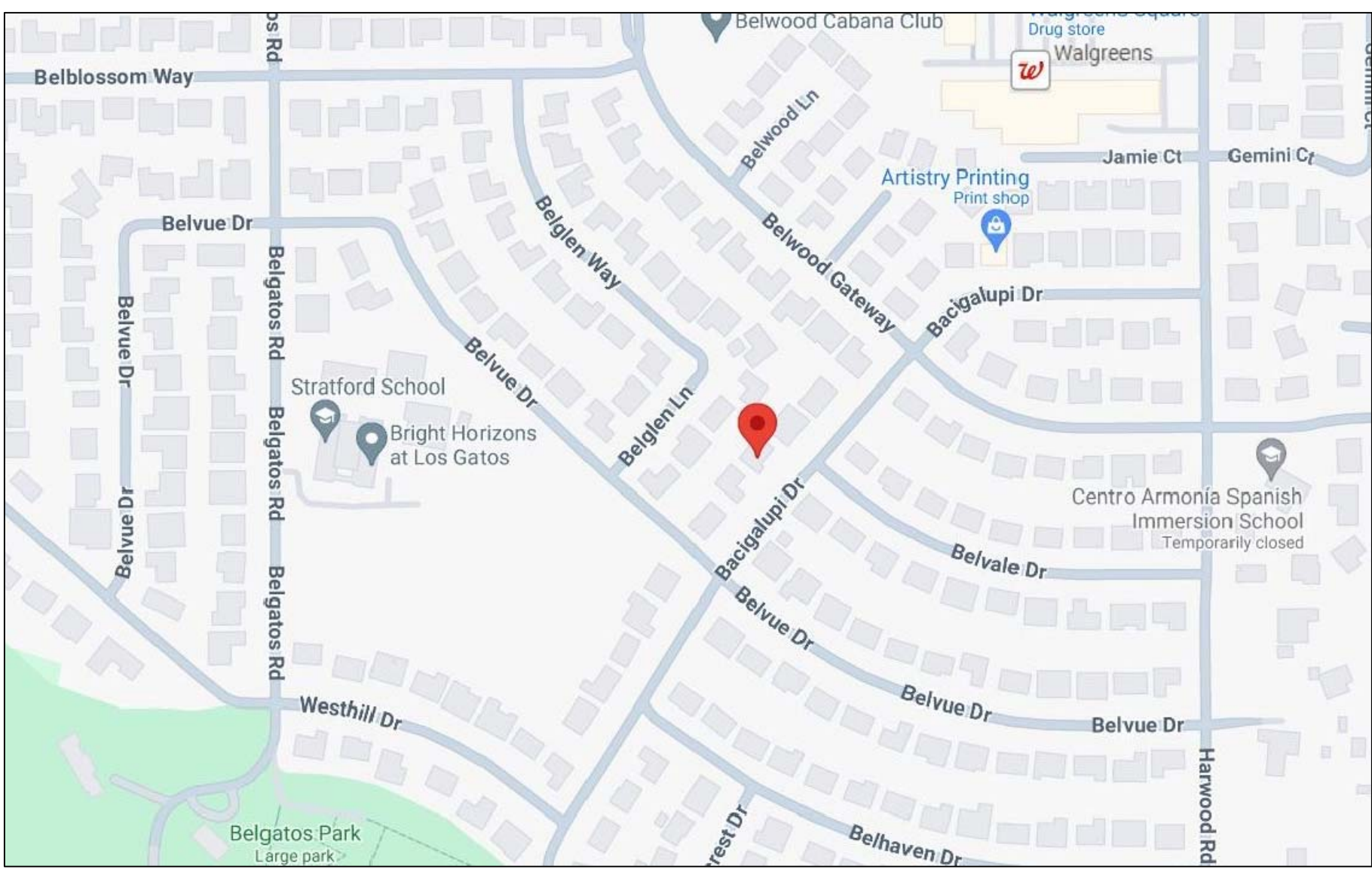


YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032



VICINITY MAP

- A1.0 PROJECT DATA / VICINITY MAP
- 1 TOPOGRAPHIC SURVEY MAP
- C0.1 CIVIL COVER PLAN
- C0.2 EROSION CONTROL PLAN
- C0.3 POLLUTION PREVENTION PLAN
- C1.0 GRADING AND DRAINAGE PLAN
- C2.0 UTILITY PLAN
- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN
- A1.3 GARAGE WIDTH CALCULATION
WINDOWS SCHEDULE
- A1.4 TOWN OF LOS GATOS SB-9 ORDINANCE 2359
- A2.1 UNIT 1 PROPOSED FLOOR PLANS
- A2.2 UNIT 2 PROPOSED FLOOR PLAN & ELEVATIONS
- A2.3 EXISTING HOUSE FLOOR PLAN
- A2.4 DEMOLITION PLAN
- A3.1 UNIT 1 EXTERIOR ELEVATIONS
- A3.2 UNIT 1 EXTERIOR ELEVATIONS
- A3.3 ROOF PLANS - SECTION - STREET VIEW
- L1 PRELIMINARY LANDSCAPE PLAN

SHEET INDEX

CONTACT: DANYE YANG & FRANKIE LIU
(650) 526-8851

PROJECT SCOPE:

PARTIAL DEMOLITION OF THE EXISTING ONE STORY HOUSE APPROX. 1,748 S.F.

SB-9 UNIT 1: THE CONSTRUCTION OF A NEW 2 STORY SINGLE FAMILY HOUSE
WITH ONE CARS GARAGE AND A JR ADU

SB-9 UNIT 2: THE CONVERSION OF THE REMAINING PORTION OF THE HOUSE
AS DETACHED UNIT WITH ONE CAR GARAGE

ADDRESS: 185 BACIGALUPI DR. LOS GATOS, CA 95032
APN: 527-31-029
ZONING: R-1

LOT SIZE: 10,004 SQ. FT. / .23 AC.

- ALLOWED FLOOR AREA FOR THE HOUSE
FAR = 0.35 - (10 - 5)/25 x 0.20
FAR = 0.35 - 0.04
FAR = 0.31 = 31 %
FAR FOR HOUSE = 3,102 SQ. FT.

- ALLOWED SB9 UNIT:
10% OF LOT SIZE = 1,000 SQ. FT.

TOTAL ALLOWED: 3,102 + 1,000 = 4,102 SQ. FT.

- ALLOWED FLOOR AREA FOR THE GARAGES:
FAR = 0.10 - (10 - 5)/25 x 0.07
FAR = 0.10 - 0.014
FAR = 0.086 = 8.6 %
FAR GARAGES = 860 SQ. FT.

- ALLOWED JADU:
500 SQ. FT. ---- PROVIDED 420 SQ. FT.

- PURSUANT TO THE TOWN'S SB 9 ORDINANCE, GRADING ACTIVITY ASSOCIATED WITH A TWO-UNIT HOUSING DEVELOPMENT SHALL NOT EXCEED 50 CUBIC YARDS, CUT PLUS FILL, EXCEPT:
A. LIGHT WELLS THAT DO NOT EXCEED THE MINIMUM REQUIRED PER BUILDING CODE SHALL NOT COUNT AS GRADING ACTIVITY FOR THE PURPOSE OF THIS SECTION;
B. GRADING ACTIVITIES REQUIRED TO PROVIDE THE MINIMUM DRIVEWAY AND FIRE ACCESS AS REQUIRED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT SHALL NOT COUNT AS GRADING ACTIVITY FOR THE PURPOSE OF THIS SECTION; AND
C. EXCAVATION WITHIN THE FOOTPRINT OF A PRIMARY DWELLING UNIT OR GARAGE SHALL NOT COUNT AS GRADING ACTIVITY FOR THE PURPOSE OF THIS SECTION.

- GRADING CUT/FILL FOR THE DRIVEWAY TO BE PER TABLE 1-1, SECTION 29.10.630(G) OF THE TOWN CODE:
DRIVEWAY: CUT 4' - FILL 3'

NOTES:

- ALL LANDSCAPING SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) FOR NEW IRRIGATED AREAS OF 500 SQUARE FEET OR MORE.

- NEW EXTERIOR LIGHTING FIXTURES SHALL BE DOWNWARD DIRECTED AND UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS CONSISTENT WITH SECTION 29.10.09015 OF THE ZONING CODE

NOTES:

- THE FUTURE JADU WILL BE PROCESSED THROUGH A SEPARATE BUILDING PERMIT APPLICATION

- PRIOR TO ISSUANCE OF BUILDING PERMIT - THE TREE PROTECTION FENCING AND SIGNAGE SHALL BE INSTALLED
- APPLICANT TO EMAIL PHOTOS TO PLANNER

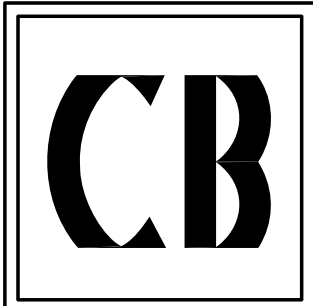
FLOOR AREA RATIO (FAR) LOT SIZE 10,004 S.F.

SB9 UNIT 1	FLOOR PLAN						
	833 S.F.						
SB9 UNIT 2	1ST FLOOR	2ND FLOOR	FUTURE JADU	TOTAL W/O JADU			
	1,512 S.F.	1,385 S.F.	400 S.F.	2,897 S.F.			
TOTAL PROPOSED							
MAX. ALLOWED							
EXISTING HOUSE	1,748 S.F.						

EXISTING SHED TO BE DEMOLISHED

PROJECT DATA

REVISIONS	BY
PLANNING 8-23-2024	△



BASSAL
Architecture
916.435.0605
408.674.2077

PROJECT DATA

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 6-30-2024
SCALE: NOTED
DRAWN: CB
JOB NO:

SHEET NO.
A1.0
OF SHEETS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Koen T. Wilson
KOE T. WILSON LS 9440 DATE 5/16/2024

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 510.20 AT CONTROL POINT #83.

GENERAL NOTES

- TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
- BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD SIDING AS IT EXISTS IN THE FIELD).
- LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- LINE ON LAYER "X-BOUNDARY" SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.
- LINE ON LAYER "X-BLDG" SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

TITLE REPORT NOTE

A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. EASEMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED AND UNRECORDED DOCUMENTS PROVIDED TO US BY THE CLIENT. WE CANNOT DETERMINE IF ANY EASEMENTS SHOWN HEREON ARE STILL VALID AND IN EXISTENCE. OTHER EASEMENTS WHICH ARE NOT SHOWN HEREON MAY ALSO EXIST. A CURRENT TITLE REPORT IS REQUIRED IN ORDER TO DETERMINE THE VALIDITY AND EXISTENCE OF ANY EASEMENTS OF RECORD. THE BOUNDARY WAS DETERMINED FROM THE CURRENT VESTING DEED.

LEGEND

●	FOUND AS NOTED	JP	JOINT POLE
○	SET 5/8" REBAR WITH PLASTIC CAP LS 9440	PP	POWER POLE
○	SET NAIL+1" BRASS TAG LS 9440 IN CONCRETE	UP	UTILITY POLE
---	PROPERTY LINE	TP	TELEPHONE POLE
---	EASEMENT LINE	⊗	BOLLARD
---	TIE LINE	⊗	VALVE
---	SS	⊗	SIGN
---	UG SEWER LINE	⊗	SANITARY SEWER MANHOLE
---	W	⊗	SD
---	UG WATER LINE	⊗	STORM DRAIN MANHOLE
---	G	⊗	M
---	UG GAS LINE	⊗	MANHOLE
---	PH	⊗	C
---	UG PHONE LINE	⊗	FIRE HYDRANT
---	E	⊗	SEWER CLEANOUT
---	OH	⊗	SURVEY CONTROL POINT
*	LAMP POST	⊗	ELECTRIC METER
CONCRETE		⊗	EM
BUILDING		⊗	SM
BRICKS		⊗	WM
PAVERS		⊗	WM
DECK		⊗	WM
WALL		⊗	WM
DROP INLET		⊗	WM
GUYWIRE		⊗	WM
MAILBOX		⊗	WM
UTILITY BOX		⊗	WM
AIR CONDITIONING UNIT		⊗	WM
WOOD FENCE		⊗	WM
CHAIN LINK FENCE		⊗	WM

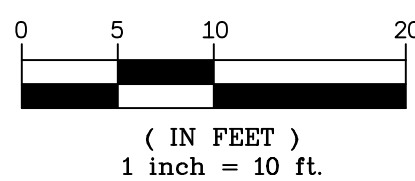
ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
RW	REDWOOD
P.S.E.	PUBLIC SERVICE EASEMENT
W.C.E.	WIRE CLEARANCE EASEMENT
FF	FINISH FLOOR ELEVATION
O.R.	OFFICIAL RECORDS
CF	CALCULATED FROM

CONTROL POINTS

Point	Northing	Eastng	Elevation	Description
83	4135.0151	6055.1954	510.196	CP N+T
87	4238.8313	6045.7775	510.623	CP SPIKE
88	4292.3085	5990.6935	511.275	CP SPIKE

GRAPHIC SCALE

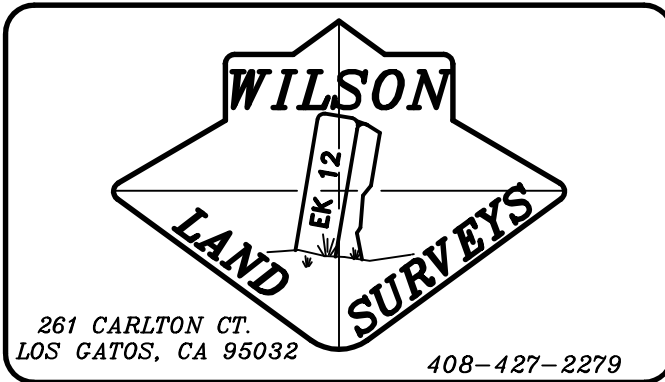


This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
FRANKIE LIU

LEGAL DESCRIPTION: LOT 45, 155 M 4-5, CITY OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 527-31-029

DATE: APRIL 2024

FILENAME: R-061 BACIGALUPI LIU TOPO




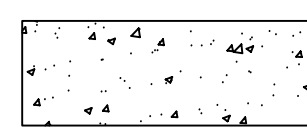


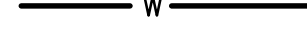





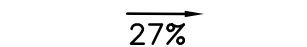
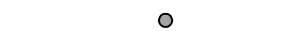
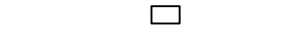

SITE ADDRESS: 185 BACIGALUPI DR, LOS GATOS, CA 95032

DRAWN BY: ARD	SCALE: 1"=10'	PROJECT: M-078	JOB NUMBER: R-061	SHEET: 1 OF 1
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GENERAL NOTES:

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE LATEST VERSION AND EDITION, CALIFORNIA PLUMBING CODE LATEST VERSION AND EDITION, AND TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECH REPORT.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

PROPOSED	
	CLEANOUT
	SANITARY SEWER PIPE
	WATER METER BOX. TO BE CONSTRUCTED BY UTILITY COMPANY.
	CONCRETE
	ASPHALT
	SAWCUT LINE
	DOMESTIC WATER LINE
	STORM DRAIN LINE
	ELECTRICAL LINE
	PROPERTY LINE
	LIMIT LINE OF WORK
	EXISTING SURFACE FLOW DIRECTION
	PROPOSED SURFACE FLOW DIRECTION
	SLOPE AND DIRECTION
	SANITARY SEWER CLEANOUT
	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANY.

ABBREVIATIONS:

BW	BACK OF WALK
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATIO
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
W	WATER

SHEET INDEX:

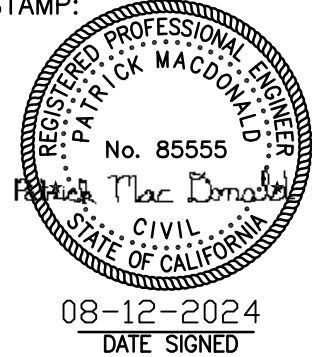
CIVIL DRAWINGS	
C0.1	CIVIL COVER PLAN
C0.2	EROSION CONTROL AND DEMOLITION PLAN
C0.3	POLLUTION PREVENTION PLAN
C1.0	GRADING AND DRAINAGE PLAN
C2.0	UTILITY PLAN

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

CONSULTANT:

COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

STAMP:

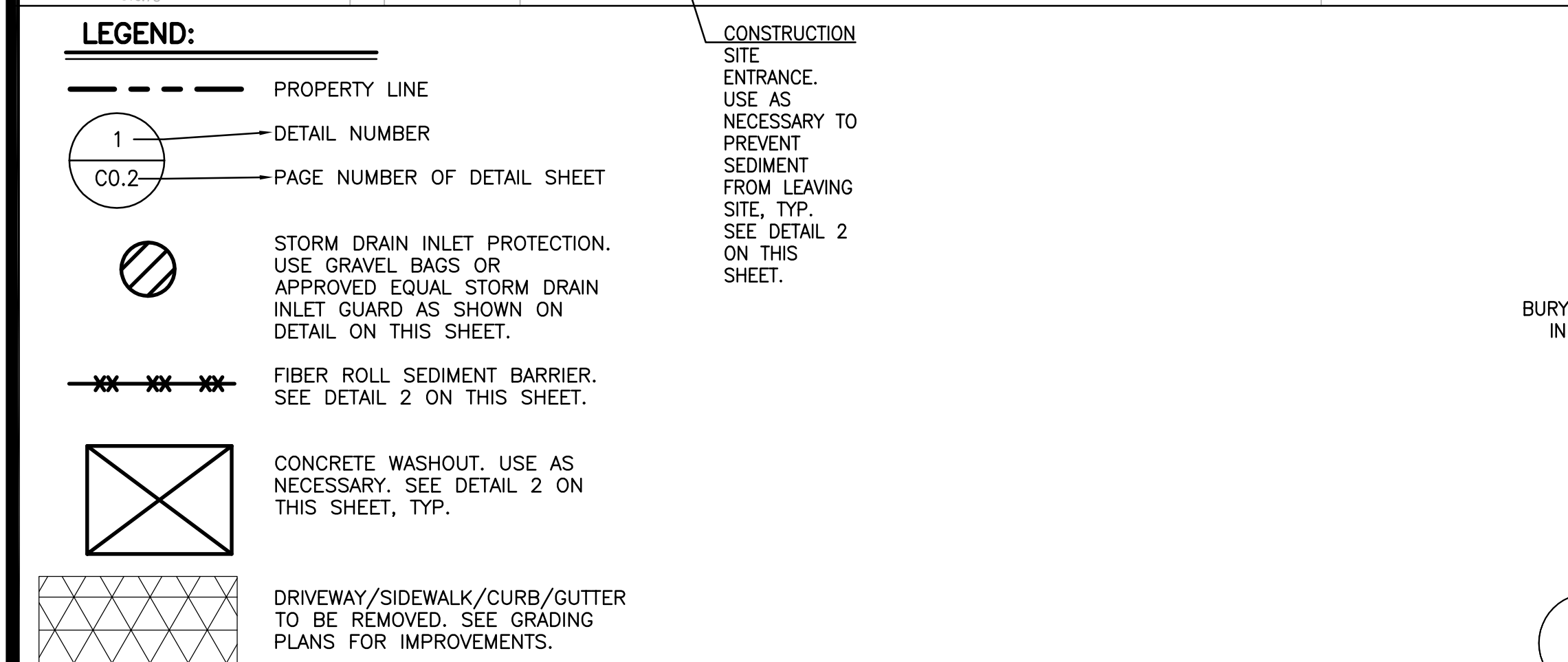


REVISIONS

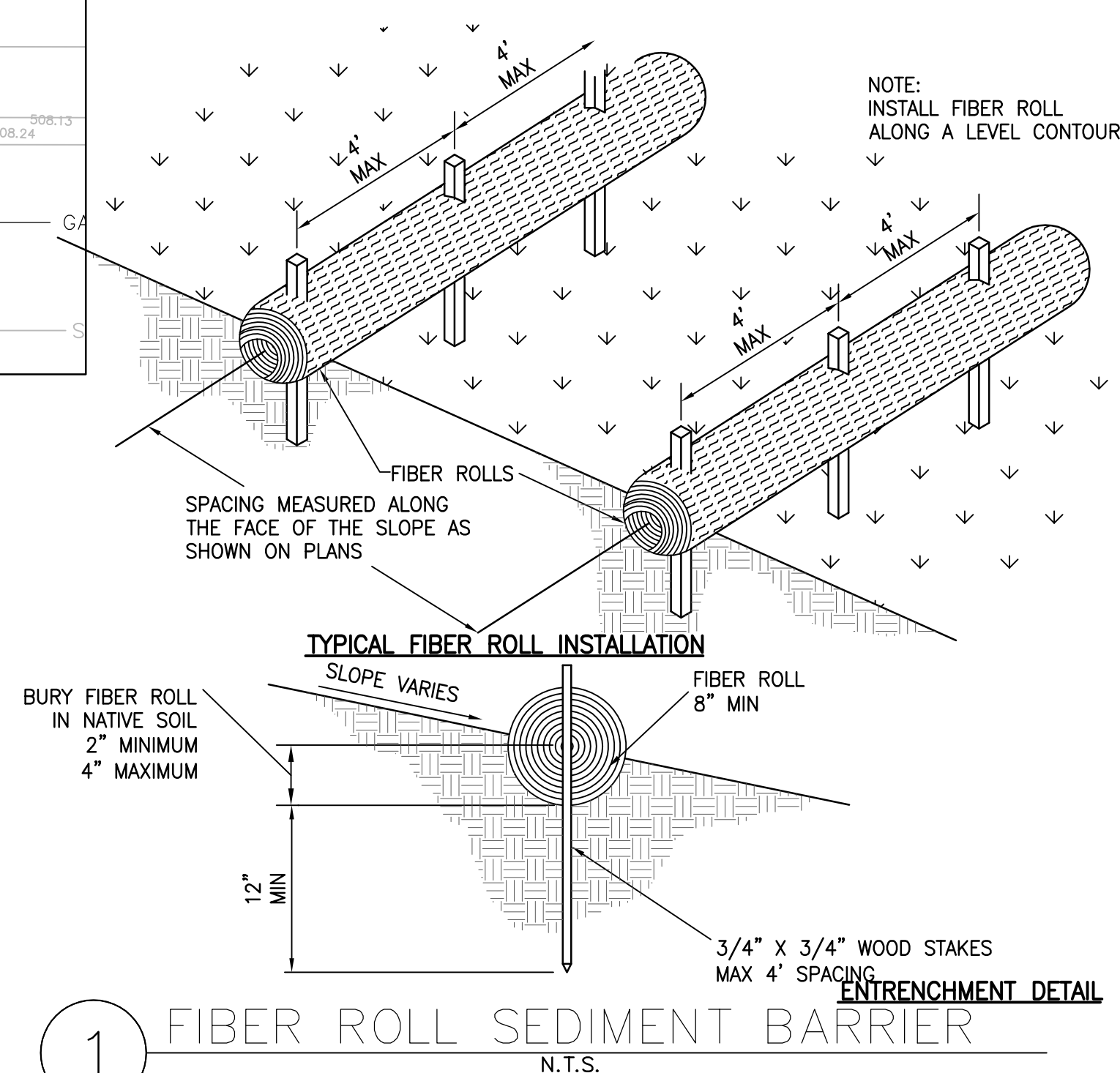
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SHEET TITLE
CIVIL COVER PLAN

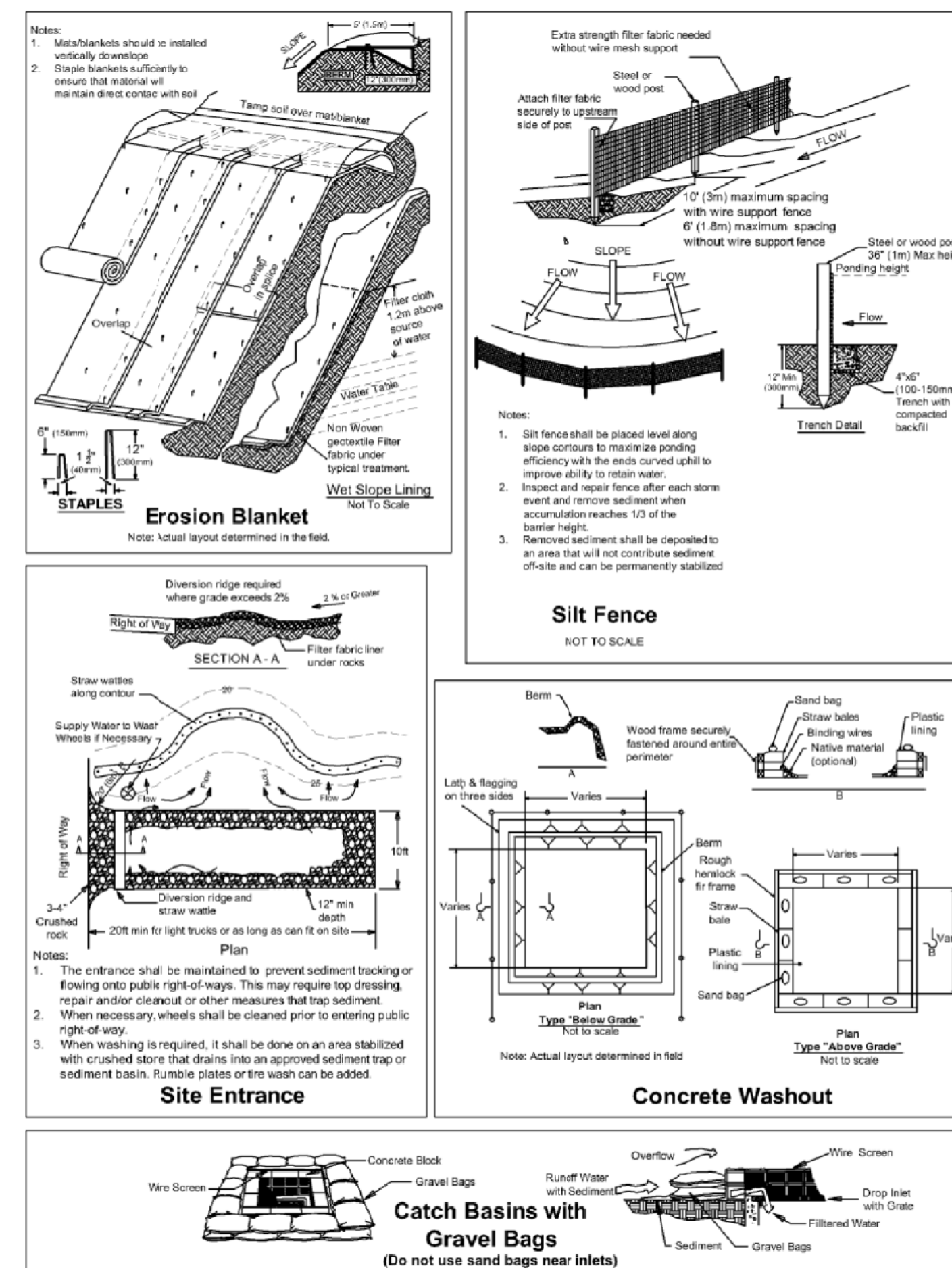
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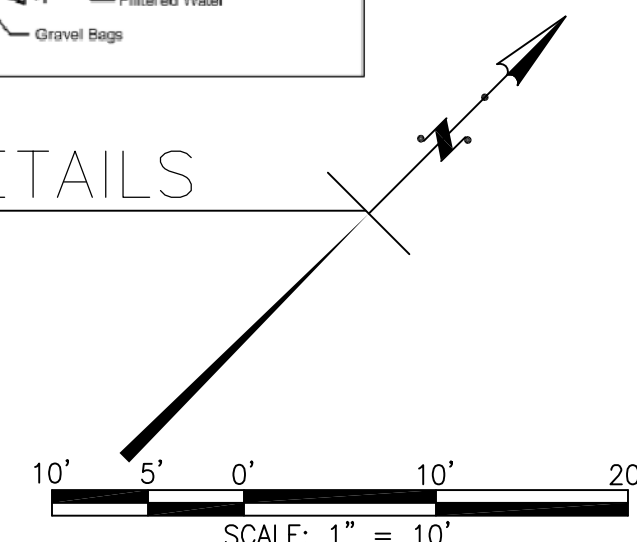
EXISTING TREE TO
REMAIN IN PLACE.
PROTECT EXISTING
TREE.



1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT RILLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE AND PREVENT SEDIMENT FROM LEAVING THE SITE.
2. THE RAINY SEASON IS DECLARED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES AND ACTIONS MAY BE NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUCH MEASURES REQUIRED PER THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
3. THIS PLAN IS TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED, AS AND WHEN, DIRECTED AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
5. EXCEPT WHEN DIRECTED OTHERWISE, ALL DEVICES SHOWN TO BE IN PLACE AT THE END OF EACH WORKING DAY, WHEN RAIN IS FORECASTED, AND MAINTAINED.
6. TAKE REASONABLE CARE WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. IF DIRT, MATERIALS, OR SEDIMENT BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, THEN THE DIRT, MATERIALS, OR SEDIMENT SHOULD IMMEDIATELY BE CLEANED UP.
7. DURING THE RAINY SEASON, KEEP ALL PAVED AREAS CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE SITE UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR.
8. CONTRACTOR PROVIDES DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
9. FILLED FILTER BAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED, OR WHEN THE CITY OR INSPECTOR SO DIRECTS.
10. CONTRACTOR PROVIDES WATER ONSITE AND USE IT FOR DUST CONTROL DURING CONSTRUCTION.
11. CONTRACTOR MAINTAINS STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY INSPECTOR.
12. INSTALL INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
13. BEST MANAGEMENT PRACTICES (BMPs) SHOWN ARE OUTLINED IN, BUT NOT LIMITED TO, THE CONSTRUCTION BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), 2009, OR THE LATEST REVISED EDITION, AND APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
14. MAINTENANCE TO BE PERFORMED PER THE CASQA BMP HANDBOOK AND AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION BY THE END OF EACH WORKING DAY.
 - B. INSPECT SEDIMENT TRAPS, BERMS, AND SWALES PERIODICALLY AND AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - C. REMOVE SEDIMENT AND RESTORE SEDIMENT BARRIER TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE SEDIMENT BARRIER HEIGHT.
 - D. DEPOSIT SEDIMENT THAT HAS BEEN REMOVED FROM BARRIER SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
15. CLEAN OUT INLET PROTECTION WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FILLED FILTER BAG.
16. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SEDIMENT, DUST, AND OTHER FINE MATERIALS TO PREVENT THESE MATERIALS FROM LEAVING THE SITE.
17. IF VEHICLES ARE USED DURING CONSTRUCTION TO ACCESS THE PROJECT SITE, THEN THE CONTRACTOR SHALL USE DRAIN RACK OR A GRAVEL ROADWAY/DRIVEWAY FOR THE VEHICLES TO ACCESS THE SITE. THE GRAVEL DRIVEWAY/ROADWAY SHALL HAVE 8" MINIMUM THICKNESS AND BE WIDE ENOUGH FOR VEHICLES TO ACCESS AND LEAVE THE SITE. CONSTRUCTION ROADWAY/DRIVEWAY SHALL BE APPROVED BY THE CITY'S CONSTRUCTION INSPECTOR OR ENGINEER. THE VEHICULAR ROADWAY/DRIVEWAY SHALL BE ACCOMPANIED WITH A VEHICULAR WASHING STATION. ALL VEHICLES SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY.

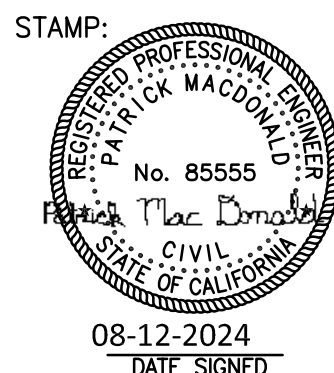


2 EROSION CONTROL DETAILS
N.T.



YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

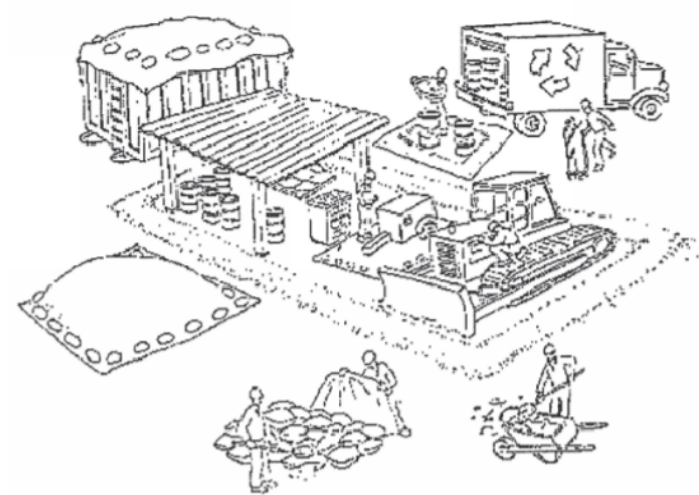
COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

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SHEET TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C0.2

Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with ^{CITY} AND COUNTY requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✔ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✔ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✔ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Dispose of all containment and cleanup materials properly.
- ✔ Report any hazardous materials spills immediately! Dial 911 or the Public Works Department by dialing 311

Construction Entrances and Perimeter

- ✔ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✔ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it will not collect in the street.
- ✔ Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✔ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✔ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- ✔ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

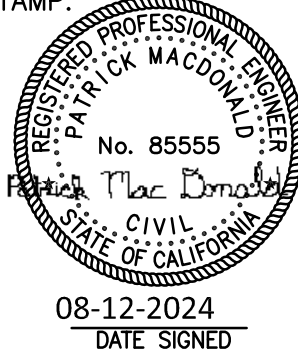
- ✔ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✔ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

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2532 SANTA CLARA AVE #151
ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

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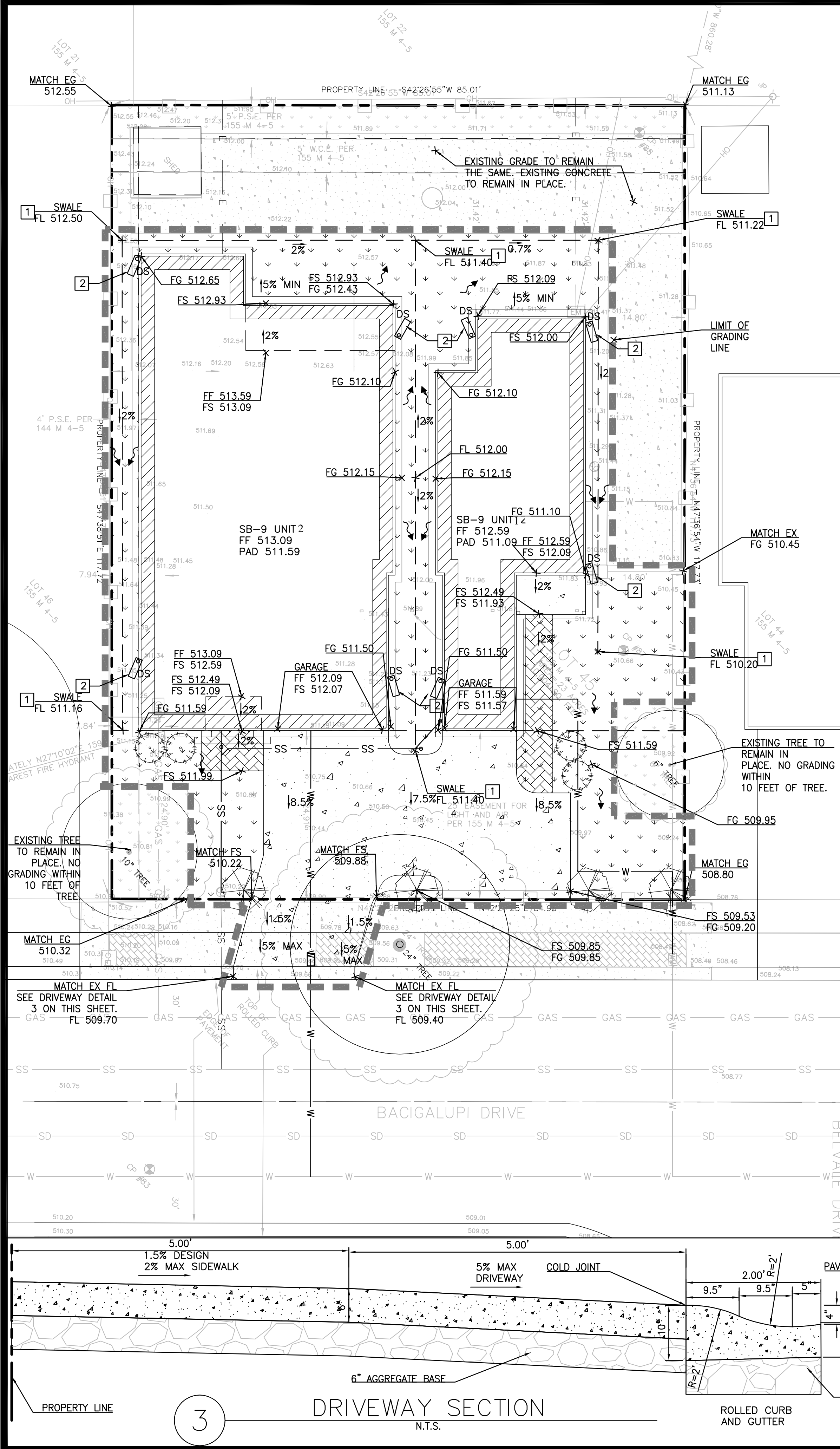


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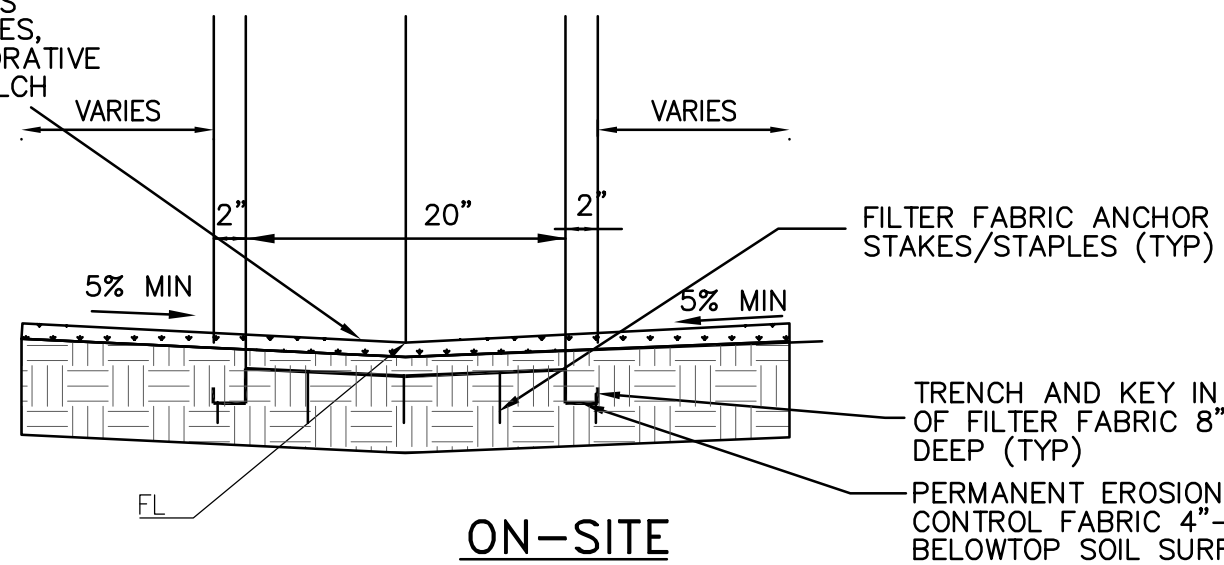
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SHEET TITLE
POLLUTION
PREVENTION
PLAN

SHEET NUMBER
C0.3



GROUND COVER TO VARY
SEE LANDSCAPE PLANS
FOR ALL PLANT SPECIES,
IRRIGATION, AND DECORATIVE
GROUND COVERS OR MULCH
DECOMPOSED GRANITE
OR GRAVEL, REDWOOD
BARK PERMEABLE OR
APPROVED EQUAL.



NOTES:

- ALL GRASS SWALES SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS ENKAMAT SERIES OR EQUIVALENT.
A) ENKAMAT CONTACT INFORMATION:
P.O. BOX 1057, SAND HILL ROAD
ENKA, NC 28728
PHONE: 1-800-365-7391 / 1-828-665-5050
- THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
- ALL PLANTING, MAINTENANCE, AND IRRIGATION SHALL BE PER THE LANDSCAPE ARCHITECTS PLAN. ALL PLANTING SHALL CONTINUE TO THE EDGE OF INLETS TO ENSURE FULL TREATMENT OF STORM WATER.

1

CUT AND FILL & LOT AREA INFO:

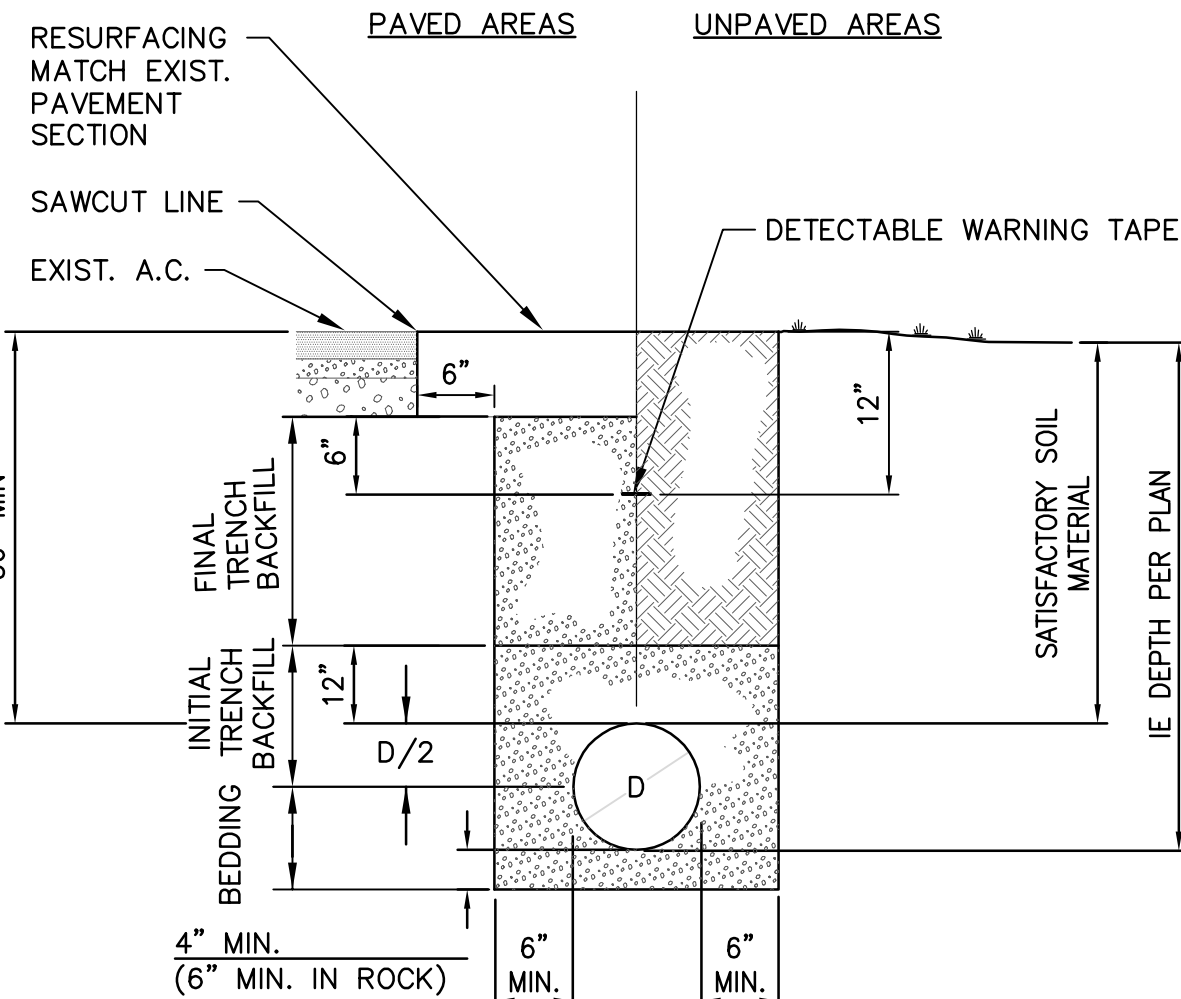
CUT AND FILL NUMBERS ARE BASED ON USING CAD PROGRAM TO COMPARE EXISTING GRADES WITH PROPOSED GRADES SHOWN ON THE GRADING PLAN. EARTHWORK NUMBERS ARE APPROXIMATE.

TOTAL CUT: 25 CUBIC YARDS
TOTAL FILL: 25 CUBIC YARDS
NET CUT/FILL: 0 CUBIC YARDS
AVG SLOPE: 2%

	CUT* DEPTH	FILL* DEPTH	CUT (CY)	FILL(CY)	NET CUT/FILL
SB-UNIT 1*	2'	2'	12 CY	12 CY	0 CY
SB-UNIT 2*	2'	2'	8 CY	8 CY	0 CY
DRIVEWAY***	1'	1'	5 CY	5 CY	0 CY

NET CUT AND FILL FOR DRIVEWAY = 0 CY
NET CUT AND FILL FOR SB-UNIT 1 = 0 CY
NET CUT AND FILL FOR SB-UNIT 2 = 0 CY

* Combined depths of cut plus fill for development other than the main residence shall be limited to 6 feet.
** Excludes below grade square footage pursuant to Section 29.40.072 of the Town Code and light-wells that do not exceed the minimum required per Building Code.
*** EXCLUDES CUT AND FILL FOR THE MINIMUM DRIVEWAY AND FIRE ACCESS STANDARDS AS REQUIRED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT.



NOTES:

- COMPACT BACKFILL IN LANDSCAPE AREAS.

2

TRENCH DETAIL

N.T.S.

GRADING AND DRAINAGE PLAN NOTES:

- PER CALIFORNIA BUILDING CODE SECTION 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).
- ALL STEPS AND CURBS SHALL BE IN BETWEEN 4" AND 7".
- ELEVATION OF LANDSCAPED AREAS ADJACENT TO SIDEWALKS OR WALKWAYS SHALL BE LESS THAN FOUR INCHES DIFFERENCE PER 1116A.1 OF THE CALIFORNIA BUILDING CODE.
- THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE HALF INCH HIGH MAXIMUM PER CALIFORNIA BUILDING CODE 11B-404.2.5.
- PROVIDE LEVEL LANDING AT DOORWAYS PER CALIFORNIA BUILDING CODE. DEPTH OF LEVEL LANDING SHALL NOT BE LESS THAN 44" AND MAX SLOPE IN ANY DIRECTION OF LEVEL LANDING SHALL BE TWO PERCENT.
- PER CALIFORNIA PLUMBING CODE, SANITARY SEWER HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT TOWARD THE POINT OF DISPOSAL PROVIDED THAT, WHERE IT IS IMPRACTICAL DUE TO THE DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT (20.8 MM/M) OR 2 PERCENT, SUCH PIPE OR PIPING 4 INCHES (100 MM) OR LARGER IN DIAMETER SHALL BE PERMITTED TO HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT (LOA MM/M) OR 1 PERCENT, WHERE FIRST APPROVED BY THE AUTHORITY HAVING JURISDICTION.

LEGEND:

- PROPOSED SURFACE FLOW DIRECTION
- 27% SLOPE AND DIRECTION
- (E) EXISTING
- E ELECTRICAL SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
- W WATER PIPE.
- SS 4" SEWER PIPE
- o SANITARY SEWER CLEANOUT
- METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.
- PROPERTY LINE
- SWALE. SEE DETAIL 1 ON THIS SHEET.
- CONCRETE
- NEW LANDSCAPE. REDWOOD BARK PERMEABLE OR APPROVED EQUAL.
- LIMIT OF GRADING LINE
- DOWNSPOUT DRAINS TO SPLASHBLOCK TOWARDS LANDSCAPE, TYP. LOCATION OF DOWNSPOUT MAY VARY DURING CONSTRUCTION.
- EXISTING LANDSCAPE

STORMWATER NOTES:

STORMWATER FROM ROOF DRAINS TO DOWNSPOUTS WITH SPLASH BLOCKS WHICH DRAINS TO VEGETATED AREA

COUNTY C3 STORMWATER REQUIREMENTS:

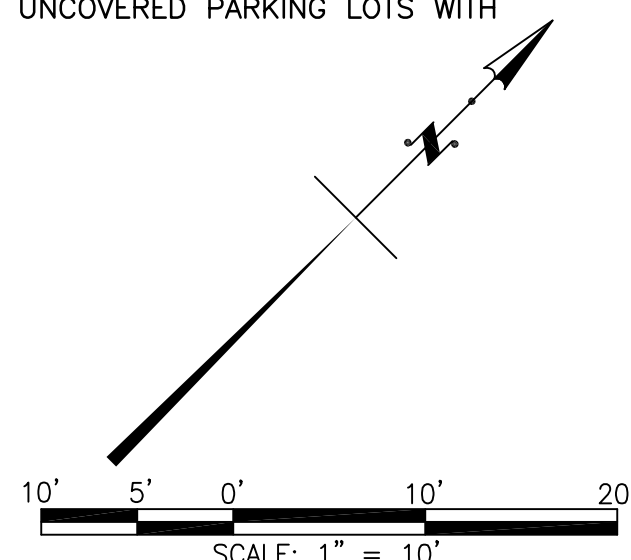
PERMIT REQUIREMENTS FOR SMALL PROJECTS

PROJECTS THAT CREATE AND/OR REPLACE 2,500 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE. APPLICABLE PROJECTS MUST IMPLEMENT AT LEAST ONE OF THE FOLLOWING SITE DESIGN MEASURES:

- DIRECT ROOF RUNOFF INTO CISTERNS OR RAIN BARRELS FOR USE.
- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
- DIRECT RUNOFF FROM DRIVEWAYS/UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
- CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS WITH PERMEABLE SURFACES.
- CONSTRUCT BIKE LANES, DRIVEWAYS, AND/OR UNCOVERED PARKING LOTS WITH PERMEABLE SURFACES.

ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INVERT	INVERT
LF	LINEAR FEET
PL	PROPERTY LINE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT
TG	TOP OF GRADE

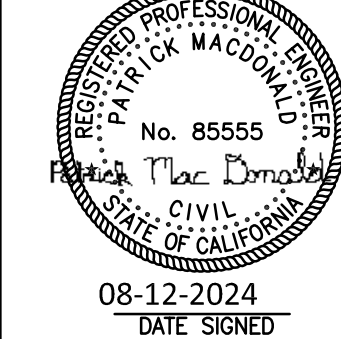


YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

CONSULTANT:

COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
2532 SANTA CLARA AVE #151
ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

STAMP:



REVISIONS

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SHEET TITLE
GRADING AND DRAINAGE PLAN

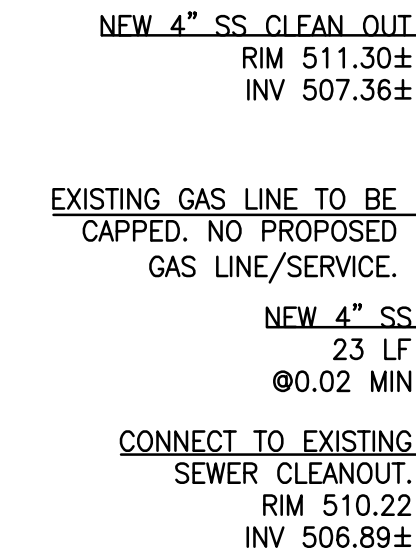
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C1.0

GAS & ELECTRIC SERVICES
PACIFIC GAS & ELECTRIC
(800) 743-5000
[HTTP://PGE.COM/](http://PGE.COM/)

SANITARY SEWER SERVICES
WEST VALLEY SANITATION DISTRICT(WVSD)
408-378-2407 BUSINESS HOURS
408-299-2507 AFTER HOURS
WWW.WESTVALLEYSAN.ORG

WATER COMPANY
SAN JOSE WATER COMPANY
408-279-7900
[HTTP://WWW.SJWATER.COM/](http://www.sjwater.com/)

PER THE TOWN'S UNDERGROUNDING REQUIREMENTS, ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.



CONTRACTOR TO
VERIFY LOCATION
OF EXISTING UTILITIES,
TYP.
SURVEY ONLY PICKED UP
SURFACE FEATURES.
UNDERGROUND UTILITY
LOCATIONS ARE
APPROXIMATE.

EG	EXISTING GROUND
EX	EXISTING
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT

- UTILITY NOTES:

1. UTILITY PIPES AND STRUCTURES SHALL BE INSTALLED AT LEAST FIVE FEET FROM THE EDGE OF EXISTING OR PROPOSED TREE BASINS.
2. SEWER PIPE SHALL BE HDPE SDR 21 OR APPROVED EQUAL.
3. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCH DETAILS AND NOTES SHOWN ON THE DETAILS SHEET .
4. SEE GRADING PLAN FOR STORM DRAINAGE DESIGN.
5. UTILITY CROSSINGS SHOULD HAVE AT LEAST ONE FOOT OF VERTICAL SEPARATION IN BETWEEN THE CROSSING UTILITIES.


— E

E	ELECTRICAL SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
W	WATER PIPE. BLDG TO CONNECT TO EXISTING WATER LINE.
SS	4" SEWER PIPE. BLDG TO CONNECT TO EXISTING WATER LINE.
⊙	SANITARY SEWER CLEANOUT
□	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.

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LOS GATOS, CA 95032

COMPANY NAME: SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
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ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
(E) sfcivil@yahoo.com

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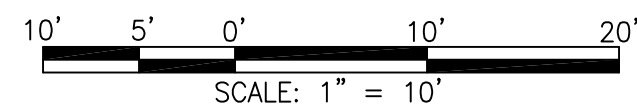


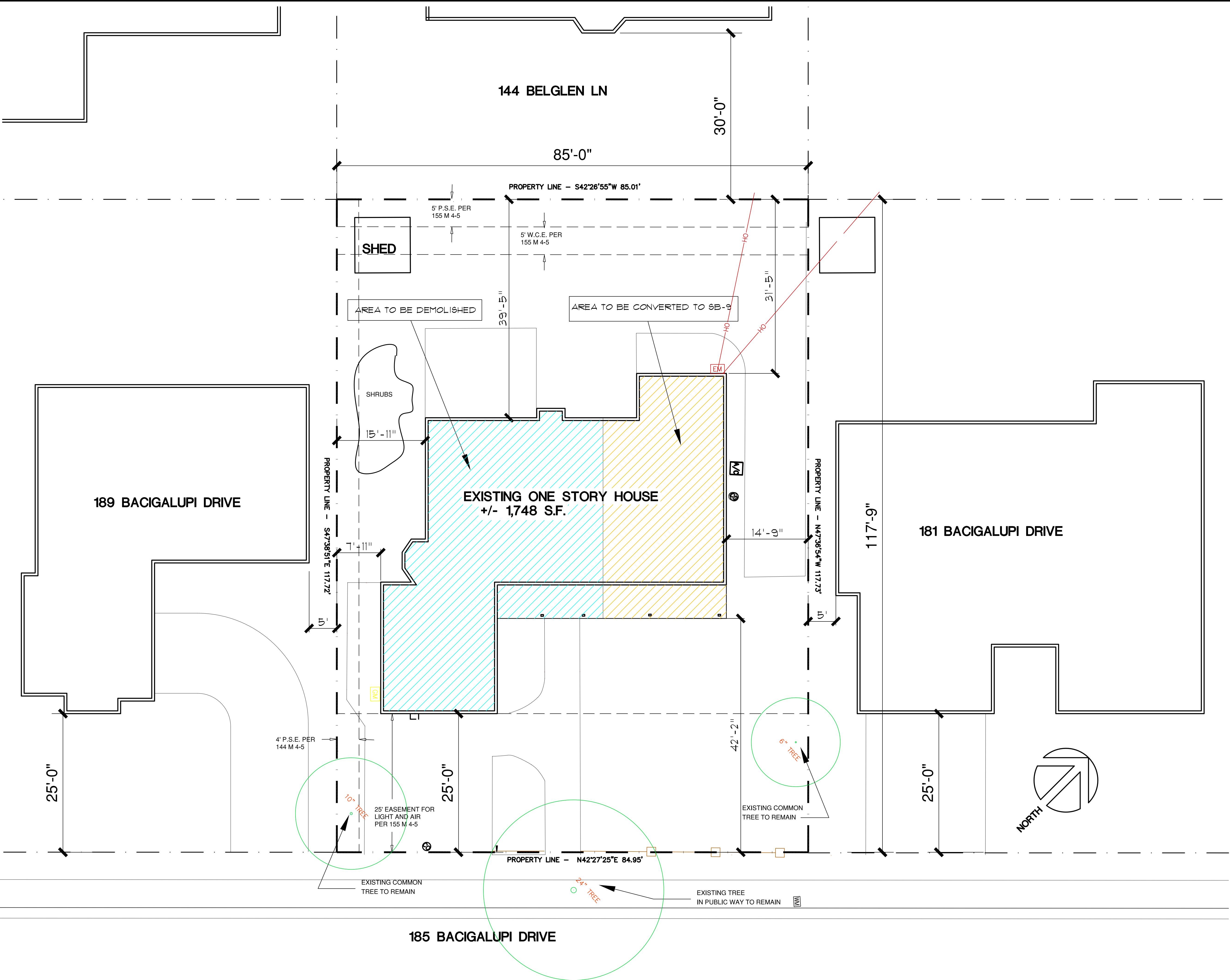
REGISTERED PROFESSIONAL ENGINEER
PATRICK MACDONALD
No. 85555
Patrick MacDonald
CIVIL
STATE OF CALIFORNIA
08-12-2024
DATE SIGNED

[illegible]

UTILITY PLAN

SHEET NUMBER
C2.0



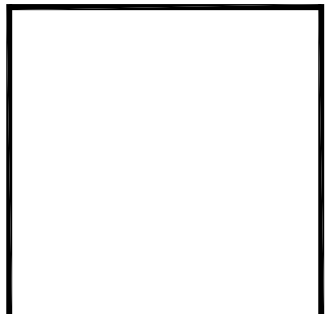


EXISTING SITE PLAN 1/8"=1'-0"

REVISIONS	BY
PLANNING 8-23-2024	△

CB

BASSAL
Architecture
916.435.0605
408.674.2077



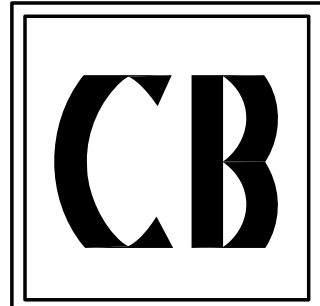
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YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

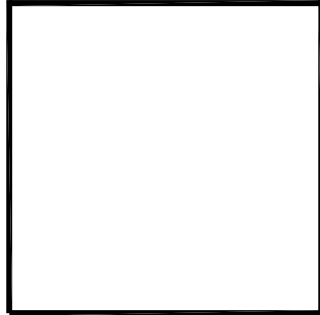
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DRAWN CB
JOB NO
SHEET NO. A1.1
OF SHEETS

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PLANNING 8-23-2024	△



BASSAL
Architecture
916.435.0605
408.674.2077

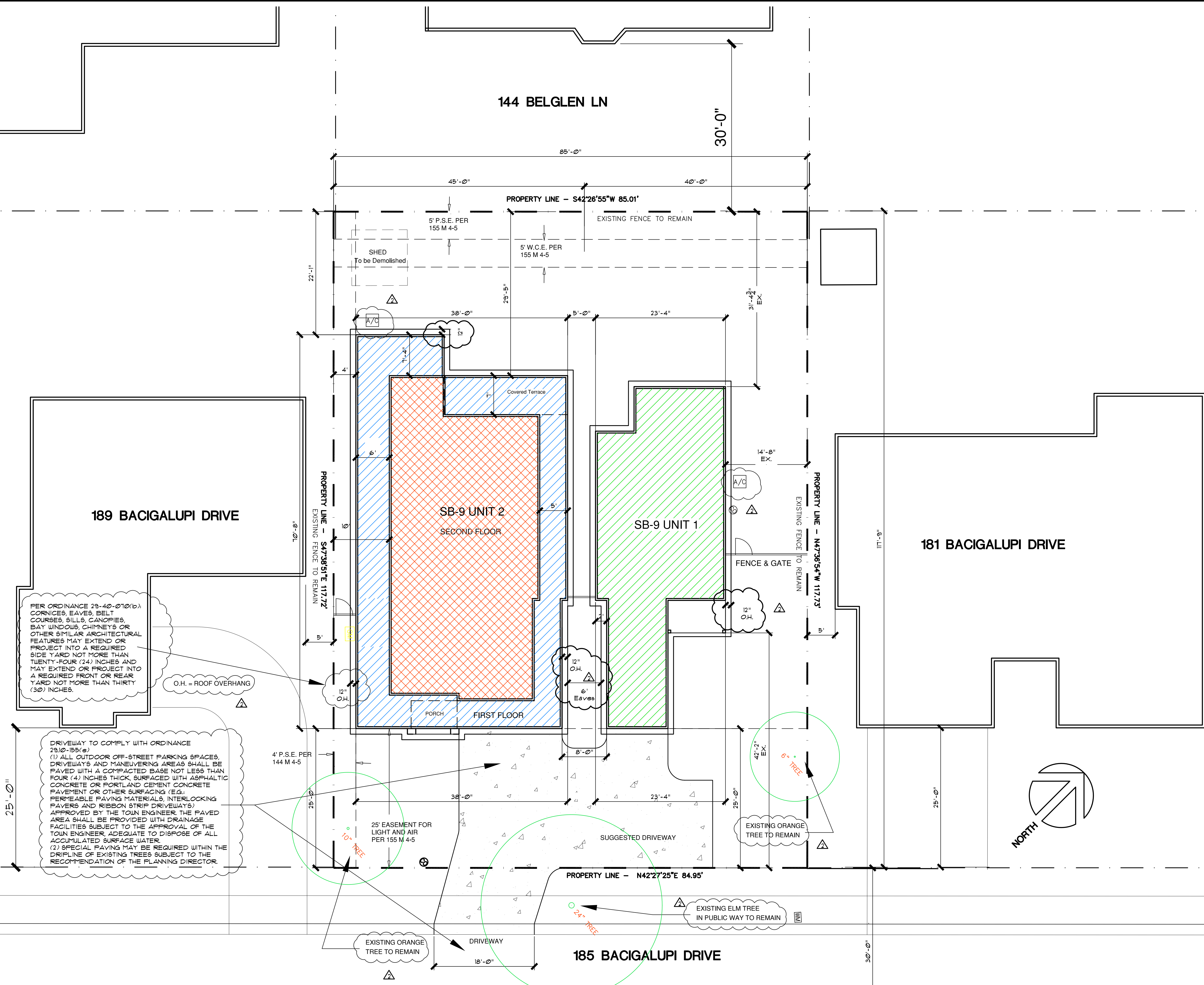


SITE PLAN

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

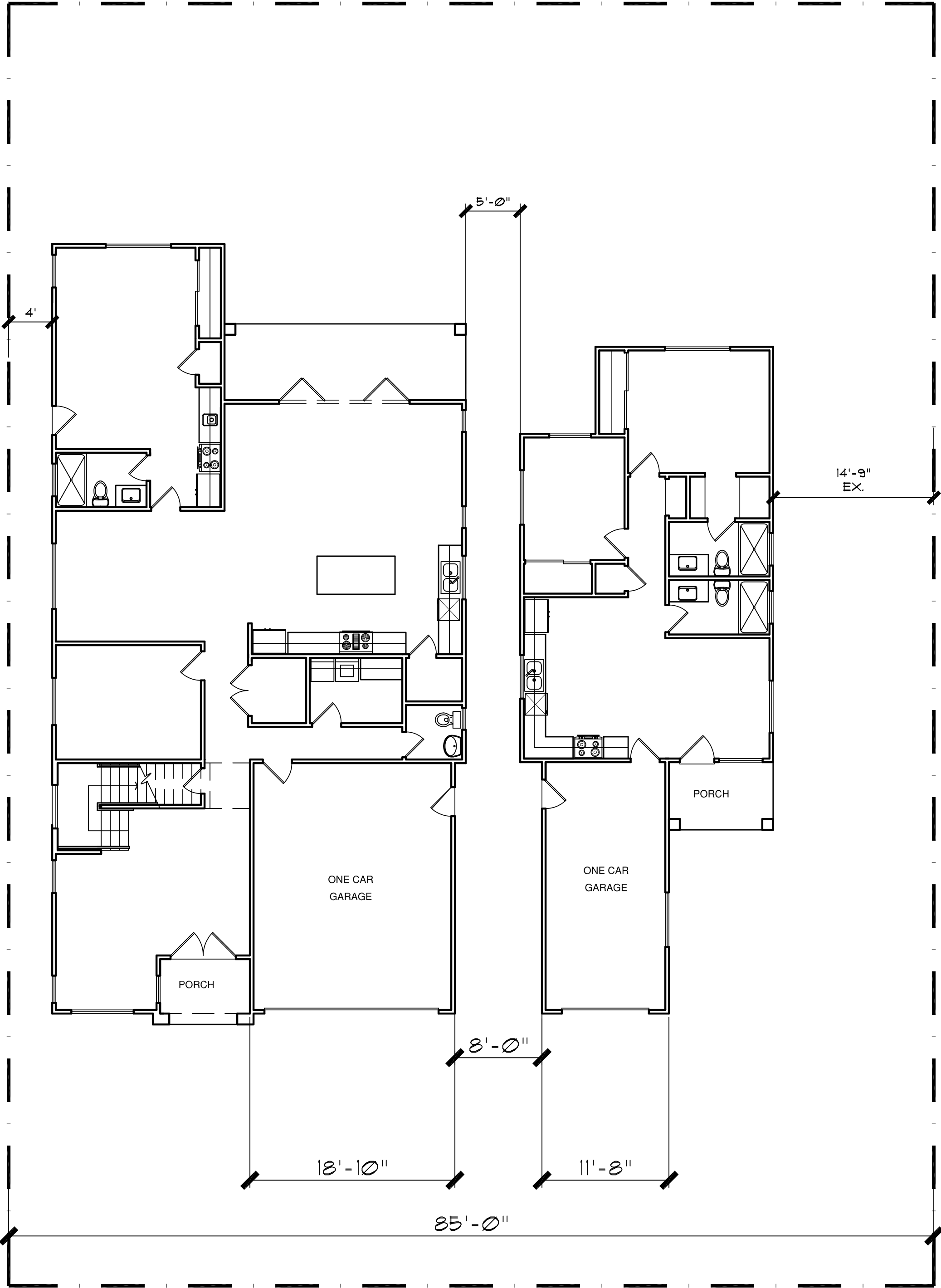
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PROPOSED SITE PLAN 1/8"=1'-0"

WINDOWS SCHEDULE													
UNIT - 2	Window No.	Size	Operation	Frame	Glazing	Remarks	UNIT - 1	Window No.	Size	Operation	Frame	Glazing	Remarks
	①	2'-6" X 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE			20	4'-0" X 6'-0"	SLIDING	VINYL	DBL. PANE	
	②	6'-0" X 6'-6"	SLIDER	VINYL	DBL. PANE			21	5'-0" X 5'-0"	SLIDING	VINYL	DBL. PANE	
	③	2'-6" X 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE			22	4'-0" X 5'-0"	SLIDER	VINYL	DBL. PANE	
	④	2'-6" X 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE			23	5'-0" X 5'-6"	SLIDING	VINYL	DBL. PANE	
	⑤	4'-0" X 4'-0"	FIXED	VINYL	DBL. PANE			24	4'-0" X 5'-6"	SLIDER	VINYL	DBL. PANE	
	⑥	5'-0" X 5'-6"	SLIDER	VINYL	DBL. PANE			25	6'-0" X 8'-0"	SLIDER	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED
	⑦	6'-0" X 5'-6"	SLIDER	VINYL	DBL. PANE			26	3'-0" X 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED IN BATHROOMS
	⑧	3'-0" X 2'-0"	SLIDER	VINYL	DBL. PANE			27	3'-0" X 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED IN BATHROOMS
	⑨	3'-0" X 5'-6"	SINGLE-HUNG	VINYL	DBL. PANE	TEMPERED IN BATHROOMS		28	6'-0" X 6'-0"	SLIDING	VINYL	DBL. PANE	
	⑩	6'-0" X 5'-6"	SLIDER	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED	<div>ALL EXTERIOR WINDOWS MUST HAVE THE EXTERIOR PANE TEMPERED, HAVE NOT LESS THAN A 20-MINUTE FIRE-RESISTANCE RATING, OR BE TESTED TO SFM STANDARD 12-1A-2. (R331.8.2.1)</div> <div>PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R312.2.2. (R312.2.1)</div> <div>FENESTRATION, INCLUDING SKYLIGHT PRODUCTS, MUST HAVE A MAXIMUM U-FACTOR OF 0.58. (CENC 150.0(Q))</div>						
	⑪	12'-0" X 8'-0"	FOLDING	VINYL	DBL. PANE								
	⑫	2'-6" X 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED							
	⑬	2'-6" X 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE								
	⑭	4'-0" X 5'-0"	SLIDER	VINYL	DBL. PANE								
	⑮	2'-0" X 3'-0"	SLIDER	VINYL	DBL. PANE								
	⑯	5'-0" X 5'-0"	SLIDER	VINYL	DBL. PANE								
	⑰	6'-0" X 4'-6"	SLIDER	VINYL	DBL. PANE								
	⑱	6'-0" X 4'-6"	SLIDER	VINYL	DBL. PANE								
	20	4'-0" X 4'-0"	FIXED	VINYL	DBL. PANE								
	21	3'-0" X 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED							
	22	6'-0" X 4'-6"	SLIDER	VINYL	DBL. PANE								
	23	2'-0" X 3'-0"	SINGLE-HUNG	VINYL	DBL. PANE								
	24	4'-0" X 4'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED							
	25	3'-0" X 4'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED							
	26	8'-0" X 4'-6"	SLIDER	VINYL	DBL. PANE								
	27	2'-0" X 4'-6"	SINGLE-HUNG	VINYL	DBL. PANE								
	28	2'-0" X 4'-6"	SINGLE-HUNG	VINYL	DBL. PANE								
	29	6'-0" X 4'-6"	SLIDER	VINYL	DBL. PANE								
	30	3'-0" X 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED							



LINEAR WIDTH OF THE FRONT YARD = 85'-0"
LINEAR WIDTH OF STREET FACING GARAGES = 30'-6" (35.8% OF FRONT YARD ELEVATION)

REVISIONS	BY
PLANNING 8-23-2024	△

CB

BASSAL

Architecture

916.435.0605

408.674.2077

GARAGES WIDTH CALCULATION
WINDOWS SCHEDULE

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 6-30-2024
SCALE: 1/8"=1'-0"
DRAWN CB
JOB NO
SHEET NO. A1.3
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INVENTIONS REMAIN WITH "CHERINE BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

been issued or if the proposed two-unit housing development is constructed in compliance with the provisions of Town Code Chapter 29, Article X, "Floodplain Management," as determined by the floodplain administrator.

(8) *Excluding Natural Habitat.* A parcel that is not recognized as a pine town as a habitat for protected species identified as a candidate, sensitive, or species of special status by State or Federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 Commencing with Section 2050) of Division 3 of the Fish and Game Code, or the Native Plant Protection Act (Chapter 10 [commencing with Section 9070] of Division 2 of the Fish and Game Code).

(9) *Excluding Prime Farmland and Wetlands.* A parcel that contains either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural production or preservation by a local ballot measure that was approved by the voters of that jurisdiction; or lands included in the United States Fish and Wildlife Service Manual, Part 660 FW-2 (June 21, 1993).

(10) *Excluding Conservation Easements.* A parcel subject to a recorded conservation easement.

SECTION IV. Section 29.10.60, "Requirements," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

Two-unit housing developments must comply with the following objective zoning standards, design review standards, and general requirements and restrictions:

[1] *Zoning Standards.* The following objective zoning standards supersede any other standards to the contrary that may be provided elsewhere in the Zoning Code, as they pertain to a two-unit housing development under Government Code Section 65852.21. Two-unit housing developments shall be constructed only in accordance with the following objective zoning standards, except as provided by subsection (4), "exceptions":

a. *Building Height.* Maximum building height shall be as specified by the applicable zoning district for the main structure. Buildings located within the required side or rear setbacks of the applicable zoning district, and those located in the Hillside Residential (HR) zones, shall not exceed 16 feet in height;

b. *New Driveways.* Each parcel shall include no more than a single driveway unless the parcel has more than 100 feet of contiguous street frontage or more than one existing driveway. Any new driveway shall satisfy the following requirements:

6 of 18
May 21, 2024

Ordinance 2359

Subdivision Regulations in effect at the time the parcel was created. Applications for an urban lot split or two-unit housing development will only be accepted on parcels with either a recorded parcel map or certificate of compliance. When both an urban lot split and two-unit housing development application are submitted and evaluated simultaneously, no construction or building permits for the construction or grading activities may be issued until the new parcel map for the urban lot split approval has been recorded.

(3) **Excluding Historic Property.** A parcel that is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 50201.1 of the Public Resources Code, or a parcel that is not located in a Historic Structure, as defined in Title 29 of the Code of Regulations, or is not listed on the Town of Los Gatos Historic Resource Inventory, as defined by Town Code Chapter 29, Article VII, Division 3, "Historic Preservation and LHP or Landmark and Historic Preservation Overlay Zone."

(4) **Excluding Very High Fire Hazard Severity Zone.** A parcel that is not within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or a state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. Including, but not limited to, standards established under all of the following or their successor provisions: (i) Section 42913 of the Public Resources Code of Section 51182, as applicable; (ii) Section 4290 of the Public Resources Code; and (iii) Section 76 of the California Building Code (Title 24 of the California Code of Regulations).

(5) **Excluding Hazardous Waste Sites.** A parcel that is not identified as a hazardous waste site pursuant to Government Code Section 6982.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use.

(6) **Excluding Earthquake Fault Zone.** A parcel that is not located within a delineated earthquake fault zone as determined by the State Geologist on any official maps published by the State Geologist, unless the two-unit housing development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 88001) of Health and Safety Code (Division 13), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(7) **Excluding Liquefaction Hazard.** A parcel that is not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) on an official map published by the Federal Emergency Management Agency unless a Letter of Map Revision prepared by the Federal Emergency Management Agency has

housing development and can be an existing primary dwelling unit if it meets or is modified to meet the 1,200-square-foot floor area limitation on first residential units.

Flag lot means "lot, corridor" as defined in Section 29.10.20 of Town Code.

Nonconforming zoning condition means a physical improvement on a property that does not conform with current zoning standards.

Two-unit housing development means an application proposing no more than two primary dwelling units on a single parcel located within a single-family residential zone as authorized by Government Code Section 65852.1. A two-unit housing development shall consist of either the construction of no more than two new primary dwelling units, one new primary dwelling unit and retention of one existing primary dwelling unit, or retention of two existing legal non-conforming primary dwelling units where one or both units are subject to a proposed addition or alteration.

Public transportation means a high quality transit corridor, as defined in subdivision (b) of Public Resources Code Section 21155, or a major transit stop, as defined in Public Resources Code Section 21164.3.

Single-family residential zone means a "R-1 or Single-Family Residential Zone," "R-1D or Single-Family Residential Downtown Zone," or "R48 or Hillside Residential Zone" as specified in Article IV, "Residential Zones," of the Zoning Code.

Subdivision Code means Chapter 24 of the Los Gatos Town Code.

Sufficient for separate conveyance means that each attached or adjacent dwelling unit is constructed in a manner adequate to allow for the separate sale of each unit in a common interest development as defined in Civil Code Section 1351 (including a residential condominium, planned development, stock cooperative, or community apartment project), or into any other ownership type in which the dwelling units may be sold individually.

Urban lot split means a ministerial application for a parcel map to subdivide an existing parcel located within a single-family residential zone into two parcels, as authorized by Government Code Section 66411.7.

Zoning Code means Chapter 29 of the Los Gatos Town Code.

SECTION III. Section 29.10.20, "Eligibility," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

a. An urban lot split or a two-unit housing development may only be created on parcels satisfying all of the following general requirements:

- (1) *Zoning District.* A parcel that is located within a single-family residential zone.
- (2) *Legal Parcel.* A parcel which has been legally created in compliance with the Subdivision Map Act (Government Code Section 66430 et seq.) and the Town's

Ordinance 2359

4 of 18

May 21, 2024

property development in conformance with the Zoning Code and Subdivision Code. Development applications that do not satisfy the definitions for a two-unit housing development or an urban lot split provided in Section 29.03.610 (Definitions) shall not be subject to this Ordinance. Any provision of this Division which is inconsistent with SB 9 shall be interpreted in a manner which is the least limiting on the ability to create a two-unit housing development or urban lot split, but which is consistent with State law. The provisions of this Division shall supersede and take precedence over any inconsistent provision of the Town Code to the extent necessary to effect the provisions of this Division.

SECTION II. Section 29.03.610, "Definitions," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

In addition to definitions contained in Chapter 24 (Subdivision Regulations) and Chapter 29 (Zoning Regulations), the following definitions apply for purposes of this Division. Where a conflict may exist, the definitions in this Division shall apply.

Acting in concert means persons, as defined by Government Code Section 82047, as that section existed on January 1, 2022, acting jointly to pursue development of real property whether or not pursuant to a written agreement and irrespective of individual financial interest.

Adjacent means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Adjacent parcel means any parcel of land that is: touching the parcel at any point; separated from the parcel at any point only by a public right-of-way, private street or way, or public or private utility, service, or access easement; or separate from another parcel only by other real property which is in common ownership or control of the applicant.

Alteration means any construction or physical change in the arrangement of rooms or the supporting members of a building or structure or change in the relative position of buildings or structures on a site, or substantial change in appearances of any building or structure.

Car-share vehicle means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization and provides hourly or daily service.

Common ownership or control means property owned or controlled by the same person, persons, or entity, or by separate entities in which any shareholder, partner, member, or family member of an investor of the entity owns ten percent or more of the interest in the property.

Entry feature means a structural element, which leads to an entry door.
Existing structure means a lawfully constructed building that has received final building permit clearance.

First residential unit means one of two primary dwelling units developed under a two-unit

3 of 18

Ordinance 2359

May 21, 2024

WHEREAS, SB 9 exempts SB 9 projects from environmental review as required by the California Environmental Quality Act (CEQA), by establishing a ministerial review process without discretionary review or a public hearing; and

WHEREAS, SB 9 allows the Town to adopt objective zoning and subdivision standards for two-unit housing developments, and urban lot splits; and

WHEREAS, the Town desires to amend its local regulatory scheme to comply with and implement Government Code Sections 65852.21 and 66411.7 and to appropriately regulate projects under SB 9; and

WHEREAS, on November 15, 2022, Town Council adopted Ordinance 2334 to regulate SB 9 projects within the Town; and

WHEREAS, at the February 13, 2024, Strategic Priorities meeting, Town Council voted to include a request for a modification to the second-story step-back requirement for SB 9 units (Section 29.10.630.2)(e) of Ordinance 2334) within the Town's upcoming Strategic Priorities for ordinance amendments; and

WHEREAS, the Planning Commission at its meeting on April 10, 2024, reviewed the proposed amendments to the Town Code regarding SB 9 second-story step-back requirements and other clarifying revisions as recommended by staff, held a public hearing, and forwarded a recommendation of approval to the Town Council with recommended modifications related to prohibited exterior materials and screening requirements for ground-mounted mechanical equipment; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on May 7, 2024; and

WHEREAS, on May 7, 2024, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed amendments to the Town Code regarding SB 9, held a public hearing, and voted to introduce the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION 1. Section 29.10.600, "Purpose and Applicability," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

The Town Council finds and determines that this Division is applicable only to voluntary applications for two-unit housing developments and urban lot splits consistent with Senate Bill (SB) 9. Owners of real property or their representatives may continue to exercise rights for

Ordinance 2359

2 of 18

May 21, 2024

ORDINANCE 2359

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING CHAPTER 29, "ZONING REGULATIONS," OF THE TOWN CODE
REGARDING SENATE BILL (SB) 9 FOR MODIFIED MINISTRIAL REVIEW STANDARDS
AND OTHER CLARIFYING REVISIONS**

TOWN CODE AMENDMENT APPLICATION A-24-003

**PROPERTY LOCATION: TOWN WIDE
APPLICANT: TOWN OF LOS GATOS**

WHEREAS, the Town of Los Gatos (Town) has adopted a General Plan to ensure a well-planned and safe community; and

WHEREAS, protection of public health, safety, and welfare is fully articulated in the General Plan; and

WHEREAS, state law requires that the Town's Zoning Code conform with the General Plan's goals and policies; and

WHEREAS, in 2021, the California Legislature approved, and the Governor signed into law Senate Bill (SB) 9, which among other things, adds Government Code Sections 65852.2) and 66411.7 to impose new limits on local authority to regulate two-unit housing developments and urban lot splits; and

WHEREAS, SB 9 requires the Town to provide for the ministerial (or "by right") approval of a housing development containing no more than two residential units of at least 800 square feet in floor area (two-unit housing development) and a parcel map dividing one existing lot into two approximately equal parts (urban lot split) within a single-family residential zone for residential use; and

WHEREAS, SB 9 eliminates discretionary review and public oversight of proposed housing developments containing no more than two residential units by removing public notice and hearings by the Development Review Committee or Planning Commission, by authorizing only administrative review of the project, and by requiring ministerial approval of a two-unit housing development that meets objective standards; and

WHEREAS, SB 9 eliminates discretionary review and public oversight of the proposed subdivision of one lot into two parcels by removing public notice and hearings by the Development Review Committee or Planning Commission, by requiring only administrative review of the project, and by providing ministerial approval of an urban lot split, and also authorizes local agencies to adopt an ordinance allowing for up to a 24-month additional map extension, for the use of an approved or conditionally approved Tentative Parcel Map; and

1 of 18

Ordinance 2359

May 21, 2024

e. *Restrictions on Demolition.* The two-unit housing development shall not require either demolition of more than 25 percent of the exterior walls or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable for low- and moderate- and families of moderate income, or very low income. This shall be evidenced by an attestation from the property owner;
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. This shall be evidenced by an attestation from the property owner; or
3. Housing that has been occupied by a tenant in the last three years. This shall be evidenced by an attestation from the property owner.

If any existing housing is proposed to be altered or demolished, the owner of the property proposed for a two-unit housing development shall sign an affidavit, stating that none of the conditions listed above exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past three years on a form prescribed by the Town.

If any existing dwelling unit is proposed to be demolished, the applicant shall comply with the replacement housing provisions of Government Code Section 66300(d).

f. *Recorded Covenant.* Prior to building permit issuance, the applicant shall record a restrictive covenant in the form prescribed by the Town, which shall run with the land and provide for the following:

1. A limitation restricting the property to residential uses only; and
2. A requirement that any dwelling units on the property may only be rented for a period longer than thirty (30) days.

(4) *Exceptions.* If any of the provided zoning standards or design review standards would have the effect of physically precluding construction of two to two (2) primary dwelling units and the physical inclusion of the two (2) primary dwelling units from being at least eight hundred (800) square feet in floor area, the Community Development Director shall grant an exception to the applicable standard(s) to the minimum extent necessary as specified by this section. An exception request shall be explicitly made on the application for a two-unit housing development.

a. *Determination.* In order to retain adequate open space to allow for recreational enjoyment, protection of the urban forest, preservation of the community character, reduction of the urban heat island temperature, and to allow for the percolation of rainfall into the groundwater system, when considering an exception request, the Community Development Director shall first determine that a reduction in any other zoning and/or design review standard(s) will not allow the construction of the two-unit housing

12 of 18

Ordinance 2359

May 21, 2024

- e. *Second Story Setback.* The interior side and rear elevations of the second story of a two-story primary dwelling unit shall have a minimum setback of nine feet;
- f. *Garages.* Street-facing attached garages shall not exceed 50 percent of the linear width of the front-yard or street-side yard elevation.
- g. *Plaque Height.* The plaque height of each story shall be limited to a maximum of 10 feet as measured from finished floor, and when above the first floor the plaque height shall be limited to a maximum of eight feet; and
- h. *Windows.* All second story windows less than 10 feet from rear and interior side property lines shall be clerestory with the bottom of the glass at least six feet above the finished floor except as necessary for egress purposes as required by the Building Code.

- i. *Prohibited Materials.* The following exterior materials are prohibited on all building exteriors:
 1. Vinyl siding; and
 2. Plywood.
- j. *Mechanical Equipment.* Heating, ventilation, and air conditioning (HVAC) units, generators, energy storage systems (ESS), and other similar ground-mounted mechanical equipment shall be screened from view from any adjacent street if not already located out of view behind a building or solid fence.

(3) *General Requirements and Restrictions.* The following requirements and restrictions apply to all two-unit housing developments, including of existing and new primary dwelling units, except as provided by subsection (4) below. "Exceptions":

- a. *Number of Units.* A maximum of four units, with a maximum of two primary dwelling units, on lots that have not undergone an urban lot split.
- b. *Accessory Dwelling Units.* In addition to the two residential units allowed under this section, consistent with Chapter 29, Article I, Division 7, "Accessory Dwelling Units," of the Town Code, one accessory dwelling unit and one junior accessory dwelling unit shall be allowed on lots that have not undergone an urban lot split.
- c. *Building and Fire Codes.* The International Building Code ("Building Code"), and the California Fire Code and International Fire Code (together, "Fire Code"), as adopted by Chapter 6 of the Town Code, respectively, apply to all two-unit housing developments.
- d. *Encroachment Permits.* Separate encroachment permits, issued by the Parks and Public Works Department, shall be required for the installation of utilities to serve two-unit housing developments. Applicants shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric, and all other utility work.

	<p>Beer</p> <p>Street Side</p>	<p>Per the applicable zoning district.</p> <p>5 feet</p>
<p>Separation Between Detached Structures⁽¹⁾⁽²⁾</p>		
<p>Exceptions:</p> <p>(1) Corners, eaves, belt courses, sills, canopies, bay windows, chimneys, or other similar architectural features may extend into required setbacks as specified Section 20.40.0700(f) of the Zoning Code.</p> <p>(2) The setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.</p> <p>(3) For parcels created through an urban lot split where the parcels are under the same ownership, no interior side setback shall be required for two-unit housing development units constructed as attached units located inside, provided that the structures meet building code safety standards and the front property (or front setback, for the rear property) shall be required for two-unit housing development units located separately constructed as attached units in a flag lot configuration where the parcels are under the same ownership.</p> <p>(4) Except for primary dwellings constructed as a duplex or attached single-family residences.</p> <p>(5) Flag/corridor lots shall use the interior side setbacks required for all property lines other than the rear.</p>		

d. **Stormwater Management.** The development shall comply with the requirements of the Town's Pollution Prevention Discharge Elimination System Permit as implemented by Chapter 22 of the Town Code, and as demonstrated by a grading and drainage plan prepared by a registered civil engineer;

f. **Utilities.** New units shall be designed as individual units, with separate gas, and electric, and water utility connections directly between each dwelling unit and the utility.

(2) **Design Review Standards.** The following objective design review standards apply to construction of new residential dwelling units and to any addition and/or alteration to existing primary dwelling units as part of a two-unit housing development, except as provided by subsection (4) below, "Exceptions:"

- a. **Balconies/Decks.** Rooftop and second floor terraces and decks are prohibited. Balconies shall only be permitted on the front- and street-side elevations of a primary unit fronting a public street. Such balconies shall be without any projections beyond the building footprint;
- b. **Finished Floor.** The finished floor of the first story shall not exceed three feet in height as measured from finished grade;
- c. **Front Entryway.** A front entryway framing a front story shall have a roof eave that matches or connects at the level of the adjacent eave line;
- d. **Front Porch.** If proposed, porches shall have a minimum depth of six feet, and a minimum width equal to 25 percent of the linear width of the front elevation;

break, offset, or planting pocket. Retaining walls shall have a five-foot landscaped buffer when adjacent to the street;

j. *Light Reflectivity Value.* Exterior material colors for primary dwelling units and garages in the Hillside Residential (RH) zones shall comply with requirements in Chapter V, Section 1 of the Town's Uniform Development Standards and Guidelines;

k. *Landscaping Requirement.* All landscaping shall comply with the California Model Water Efficient Landscape Ordinance (MWELO);

l. *Lighting.* No exterior lighting fixtures shall be downward directed and utilize shields so that no bulb is visible to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels consistent with Section 29.00.0905 of the Zoning Code;

m. *Trees.* Any proposed work shall comply with the protection, removal, and replacement requirements for protected trees in Chapter 1, Article 1, Division 2, "Tree Protection," of the Town Code;

n. *Minimum Living Area.* The minimum living area of a primary dwelling unit shall be 150 square feet, subject to the restrictions specified by Health and Safety Code Section 17998.1;

o. *Parking.*

1. One parking stall per primary dwelling unit shall be required, except for two-unit housing developments located on parcels within one-half mile of walking distance of public transportation; or where there is a designated parking area for one or more car-share vehicles within one block of the parcel;

2. Parking stalls may either be uncovered or covered (garage or carport) in compliance with applicable developments standards of the Zoning Code, including Chapter 29, Article 1, Division 4, "Parking," except that uncovered parking spaces may be provided in a front or side setback abutting a street on a driveway (provided that it is feasible based on site specific use or fire and life safety conditions) or through tandem parking.

p. *Setbacks.* Two-unit housing developments and attached garages shall be subject to the setback and building separation requirements specified by Table 1-2 (Setback Requirements), below. Detached garages and detached accessory structures shall meet the setback requirements specified in Town Code Section 29.00.05 (Accessory Buildings).

Setback	Requirement ⁽¹⁾
Property Line Setbacks ⁽²⁾	
Front	Per the applicable zoning district ⁽³⁾
Garage Entry	18 feet
Interior Sides	4 feet ⁽⁴⁾

Ordinance 2359

9 of 18

May 21, 2024

5. Notwithstanding the floor area ratio and lot coverage standards in this subsection, a new two-unit housing development with unit sizes of 800 square feet or less shall be permitted.

d. *Grading.*

1. To the extent required by Chapter 12, Article II and Section 29.10.004(b) of the Town Code, the grading activities set forth in subsection 2. below may require a Grading Permit, but will not require discretionary review of an Architecture and Site Application;
2. Grading activity associated with a two-unit housing development shall not exceed 50 cubic yards, cut plus fill, except:
 - i. Light wells that do not exceed the minimum required per Building Code shall not count as grading activity for the purpose of this section;
 - ii. Grading activities required to provide the minimum driveway and fire access as required by the Santa Clara County Fire Department shall not count as grading activity for the purpose of this section; and
 - iii. Excavation within the footprint of a primary dwelling unit or garage shall not count as grading activity for the purpose of this section.

g. *Cut and Fill.* Two-unit housing developments shall be subject to the cut and fill requirements specified in Table 1-1 (Cut and Fill Requirements) below:

Table 1-1. Cut and Fill Requirements	Cut *	Fill *
Site Element	8' **	3'
House and attached garage	4'	3'
Detached accessory building *	4'	3'
Driveways ***	4'	3'
Other (decks, yards) *	4'	3'

* Combined depths of cut plus fill for development other than the main residence shall be limited to 6 feet.

* Excludes below grade square footage pursuant to Section 29.40.072 of the Town Code and light-wells that do not exceed the minimum required per Building Code.

*** Excludes cut and fill for the minimum driveway and fire access standards as required by the Santa Clara County Fire Department.

- h. *Building Sites.* The footprint of the proposed residential unit(s) and garage(s) shall not be located on lands with slopes exceeding 30 percent. This provision applies only to the building site, not the property as a whole;
- i. *Retaining Walls.* Retaining walls shall not exceed five feet in height and shall not run in a straight continuous direction for more than 50 feet without a

Ordinance 2359

8 of 28

May 21, 2024

1. A minimum width of 10 feet up to a maximum width of 18 feet. Driveways in the Hillside Residential (HR) zones shall have a maximum width of 12 feet;
2. A minimum depth of 18 feet measured from the front or street side property line;
3. Surfacing shall comply with Town Code Section 29.10.155(1);
4. Only a single driveway curb-cut shall be permitted per parcel unless the parcel has more than 100 feet of contiguous street frontage, designed in accordance with the Town's Standard Specifications and Plans for Parks and Public Works Construction; and
5. A maximum slope of 15 percent.

c. *Dwelling Unit Type.* The primary dwelling units comprising a two-unit housing development may take the form of detached single-family dwellings, attached units, and/or duplexes. A duplex may consist of two dwellings in a side-by-side or front-to-back configuration within the same structure or one dwelling unit located atop another dwelling unit within the same structure;

d. *Fencing.* All new fencing shall comply with the requirements of Sections 29.40.010 through 29.40.025 of the Zoning Code;

e. *Floor Area Ratio and Lot Coverage.*

1. The maximum floor area ratio and lot coverage shall be as specified by the applicable zoning regulations.
2. For flag/colored lots, the gross lot size includes the access corridor for the purposes of determining maximum floor area ratio and lot coverage as follows:
 - i. When an easement is used to provide access, the access corridor is included in the gross lot size for the lot granting the easement;
 - ii. When the access corridor is owned in fee and is part of the rear lot, the access corridor is included in the gross lot size for the rear lot.
3. The maximum size of the first new residential lot shall not exceed 1,200 square feet.
4. When a two-unit housing development is proposed and the existing structures are of at or below the maximum allowed floor area, a 10 percent increase in the floor area ratio standards for residential structures is allowed, excluding garages, and this increase in floor area cannot be combined with a separate increase for an accessory dwelling unit not allowed by Town Code Section 29.10.320. The additional floor area allowed by this subsection shall not exceed 1,200 square feet.

SECTION IX. CEQA.

Adopting this Ordinance is not a project subject to CEQA because it can be seen with certainty that it will not impact the environment (CEQA Guidelines: Section 15378). Additionally, in accordance with Government Code Section 66411.7(n) and 66452.21(g), Senate Bill 9 Ordinances are not a project subject to the California Environmental Quality Act.

SECTION X. Consistency with General Plan.

The amendments to the Town Code are consistent with the General Plan as SB-9 is a state law; and

SECTION XI. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 63933 of the Government Code of the State of California.

SECTION XII. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Los Gatos on the 7th day of May 2024, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 21st day of May 2024, by the following vote:

COUNCIL MEMBERS:

AYES:	Maria Rizzov, Rob Rennie, Rob Moore, Matthew Hudes, Mayor Mary Badame
NAYS:	None
ABSENT:	None
ABSTAIN:	None

SIGNED:

Mary Badame
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 05/21/2024

WITNESSED:

ATTEST: *[Signature]*
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 5/21/2024

18 of 18

May 2024

"Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

Applications for urban lot splits shall be submitted and processed in compliance with the following requirements:

- (1) *Application Type.* Urban lot splits shall be reviewed ministerially by the Community Development Director for compliance with the applicable regulations. A tentative parcel map shall not be required.
- (2) *Application Filing.* An urban lot split application, including the required application materials and fees, shall be filed with the Community Development Department;
- (3) *Neighbor Notification.* In addition to the standard application materials, the applicant will be required to submit one (1) set of stamped, addressed envelopes to neighboring residents and property owners. The Planning Department will assist the applicant in determining the neighboring properties to be notified (which will consist of all properties abutting the applicant's parcels, properties directly across the street and the two (2) parcels on each side of the properties directly across the street).
- (4) *Parcel Map.* Approval of an urban lot split permit shall be required prior to acceptance of an application for a parcel map for an urban lot split. Applicants shall apply for an Urban Lot Split Parcel Map and pay all fees;
- (5) *Development.* Development on the resulting lot is limited to a project approved by the two-unit housing development process, the Town's Accessory Dwelling Unit process, or through the Town's standard discretionary process;
- (6) *Denial.* The Community Development Director may deny an urban lot split only if the Building Official makes a written finding, based upon a preponderance of the evidence, that a urban lot split or two-unit housing development located on the proposed new parcels would have a specific, adverse impact, as defined and determined in paragraph (2) of subsection (d) of Section 65.038.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; and
- (7) *Appeals.* Urban lot split application decisions are ministerial and are not subject to an appeal.

SECTION VII. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Section and shall not affect the validity of the remaining portions of this Section. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section irrespective of the fact that any of its provisions, paragraphs, sentences, clauses or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

Ordinance 2359

17 of 18

May 21, 2024

low, or very low income. This shall be evidenced by an attestation from the property owner;

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. This shall be evidenced by an attestation from the property owner;

3. Housing that has been occupied by a tenant in the last three (3) years. This shall be evidenced by an attestation from the property owner;

If any existing housing is proposed to be altered or demolished, the owner of the property proposed for an urban lot split shall sign an affidavit, stating that none of the conditions listed above exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past three (3) years on a form prescribed by the Town. The owner and applicant shall also sign an affidavit stating that neither the owner nor applicant, nor any person acting in concert with the owner or applicant, has previously subdivided an adjacent parcel using an urban lot split;

i. **Replacement Units.** If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(c);

j. **Recorded Covenant.** Prior to approval and recordation of the parcel map, the applicant shall record a restrictive covenant and agreement in the form prescribed by the Town, which shall run with the land and provide for the following:

1. A prohibition against further subdivision of the parcel using the urban lot split procedures as provided for in this section;
2. A limitation restricting the properties to residential uses only; and
3. A requirement that any dwelling units on the property may only be rented for a period longer than thirty (30) days.

k. **Stormwater Management.** The subdivision shall comply with the requirements of the Town's National Pollution Discharge Elimination System Permit as implemented by Chapter 22 of the Town Code, and as demonstrated by a grading and drainage plan prepared by a registered civil engineer;

l. **Utility Providers.** The requirements of the parcel's utility providers shall be satisfied prior to recordation of a parcel map; and

m. **Compliance with Subdivision Map Act.** The urban lot split shall conform to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66417.

SECTION VII. Section 29.10 (660), "Application Process for Urban Lot Splits," of Division 10,

c. *Existing Structures:* Existing structures located on a parcel subject to an urban lot split shall not be subject to a setback requirement. However, any such existing structures shall not be located across the shared property line resulting from an urban lot split, unless the lot is converted to an attached unit as provided for in Table 2 (Setback Requirements, Exception Number 3). All other existing structures shall be modified, demolished, or relocated prior to reconfiguration of a parcel as shown in the map.

d. *Intent to Occupy:* The applicant shall submit a signed affidavit to the Community Development Director attesting that the applicant intends to occupy one (1) of the housing units on the newly created parcels as their principal residence for a minimum of three (3) years after the split.

1. The date of the approval of the urban lot split when the intent is to live in an existing residence; or
2. Certificate of occupancy when the intent is to occupy a newly constructed residential unit.

This requirement shall not apply to an applicant that is a "community land trust," as defined in clause (i) of subparagraph (C) of paragraph (13) of Article II of the City Charter, or a corporation created by the City of Portland, or a corporation created by the City of Clatsop County, or a corporation created by the City of Multnomah County, or a "qualified nonprofit corporation" as described in Section 211.15 of the Revenue and Taxation Code.

e. *Non-Conforming Conditions:* The Town shall not require, as a condition of approval, the correction of nonconforming zoning conditions. However, no new nonconforming conditions may result from the urban lot split other than setbacks as specified by Table 1-2 (Setback Requirements, Exception Number 2), maximum allowed lot coverage, and maximum allowed floor area ratio;

f. *Number of Units:* No more than two (2) dwelling units may be located on any lot created through an urban lot split, including primary dwelling units, accessory dwelling units, junior accessory dwelling units, density bonus units, and units created as two-unit developments. Any excess dwelling units that do not meet these requirements shall be relocated, demolished, or otherwise removed prior to approval of a map.

g. *Prior Subdivision:* A parcel created through a prior urban lot split may not be further subdivided. The subdivisor shall submit a signed deed restriction to the Community Development Director documenting this restriction. The deed restriction shall be recorded on the title of each parcel concurrent with reconfiguration of the parcel map;

h. *Restrictions or Demolition:* The proposed urban lot split shall not require either the demolition of more than twenty-five (25) percent of the exterior walls or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low,

Urban lot splits shall comply with the following objective subdivision standards, and general requirements and restrictions:

(1) *Subdivision Standards.* The following objective subdivision standards supersede any other standards to which they may be provided in the Zoning Code or other subdivision Code, as they pertain to creation of an urban lot split under Government Code §64111.7:

- a. *Flag/Corridor Lots.* The access corridor of a flag/corridor lot (Town Code Section 29.10.085) shall be either in fee as part of the parcel or as an easement, and shall be a minimum width of 12 feet;
- b. *Minimum Lot Size.* Each view panel be approximately equal in lot area provided that one (1) parcel shall not be less than forty (40) percent of the lot area of the original parcel proposed for subdivision. In no event shall a new parcel be less than 1,700 square feet in lot area. If one (1) of the proposed lots is a flag/corridor lot, the area of the access corridor shall count toward the lot area as follows:
 - 1. When an easement is used to provide access, the access corridor is included in the gross lot size for the lot granting the easement; and
 - 2. When the access corridor is owned in fee and is part of the rear lot, the access corridor is included in the gross lot size for the rear lot.
- c. *Minimum Lot Width.* Each new parcel shall maintain a minimum width of twenty (20) feet;
- d. *Minimum Parcel Footage.* Each new parcel shall have frontage upon a street with a minimum footage dimension of twenty (20) feet, except as allowed above for flag/corridor lots;
- e. *Number of Lots.* The parcel map to subdivide an existing parcel shall result in no more than two (2) parcels; and
- f. *Lot Merger.* Lots resulting from an urban lot split shall not be merged unless a lot or parcel can be done without loss of housing units and without causing a non-conforming building, lot, or use.

(2) *General Requirements and Restrictions.* The following requirements and restrictions apply to all proposed urban lot splits:

- a. *Adjacent Parcels.* Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously conducted an urban lot split to create an adjacent parcel as provided for in this Division;
- b. *Dedication and Easements.* The Town Engineer shall not require dedications of rights-of-way nor the construction of office improvements but may, however, require recording of easements necessary for the provision of private services, facilities, and future public improvements or future public services, facilities, and future public improvements;

14 of 18

Ordinance 2359 May 21, 2024

development as specified by this section prior to allowing an exception(s) to the landscaping requirement, front-yard setbacks, or street-side setbacks standards.

Section V. Section 29.10.640, "Application Process for Two-Unit Housing Development," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

Applications for two-unit housing developments shall be submitted and processed in compliance with the following requirements:

- (1) *Application Type.* Two-unit housing developments shall be reviewed ministerially by the Community Development Director for compliance with the applicable regulations. The permitting provisions of Town Code Sections 29.10.135 through 29.10.160, "Architecture and Site Appeals," shall not be applied.
- (2) *Application Filing.* An application for a two-unit housing development, including the required application materials and fees, shall be filed with the Community Development Department;
- (3) *Neighbor Notification.* In addition to the standard application materials, the applicant will be required to submit one (1) set of stamped, addressed envelopes to neighboring residents and property owners. The Planning Department will assist the applicant in determining the neighboring properties to be notified (which will consist of all properties abutting the applicant's parcel, properties directly across the street and the two (2) parcels on each side of the properties directly across the street).
- (4) *Bulding Permits.* Approval of a two-unit housing development application shall be required prior to acceptance of an application for building permits) for the new and/or modified primary dwelling unit(s) comprising the two-unit housing development;
- (5) *Denial.* The Community Development Director may deny a two-unit housing development project only if the Building Official makes a written finding, based upon a preponderance of the evidence, that the two-unit housing development would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (ii) of Government Code Section 65589, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact;
- (6) *Appeals.* Two-unit housing application decisions are ministerial and are not subject to an appeal.

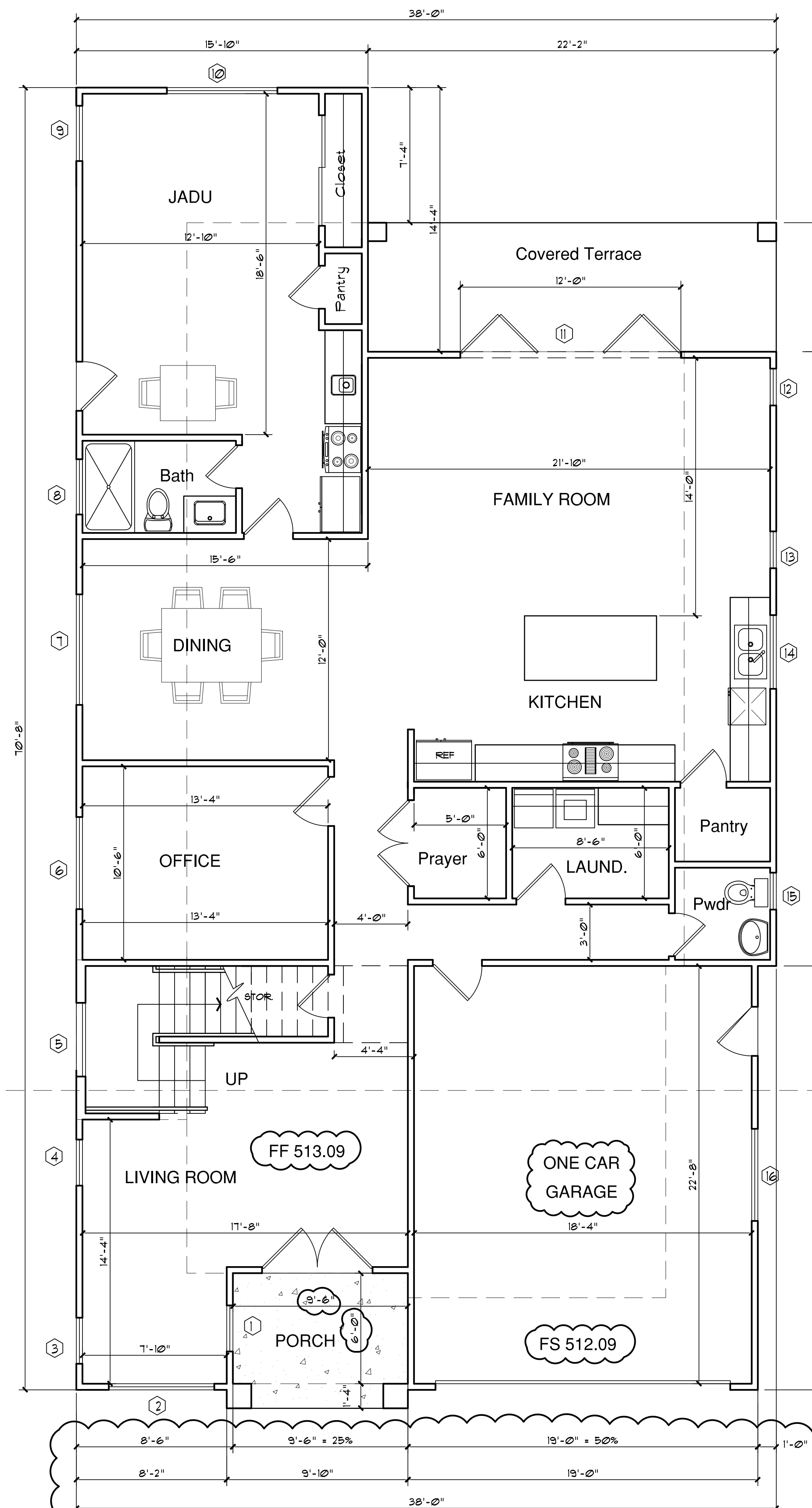
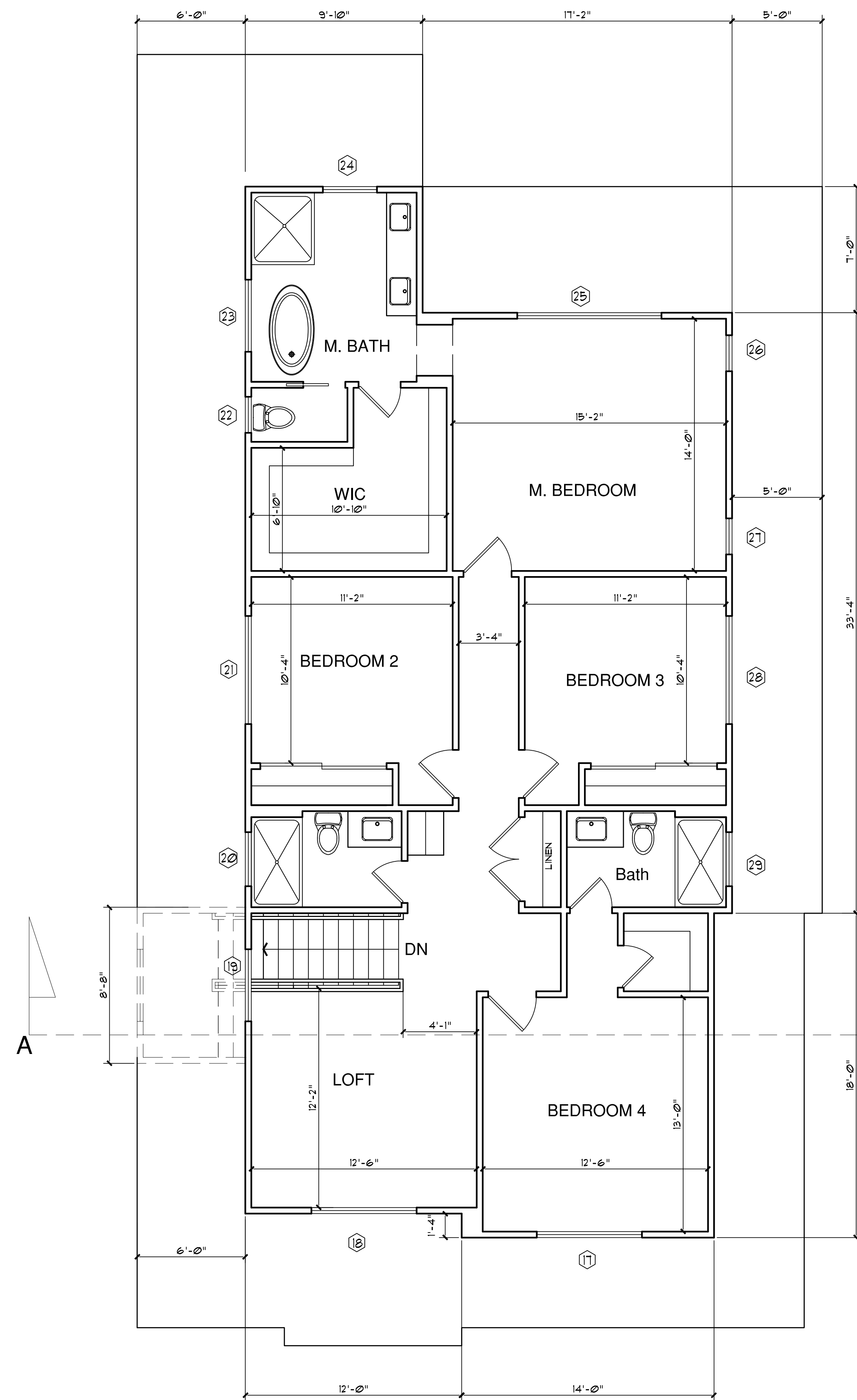
SECTION VI. Section 29.10.650, "Subdivision Standards," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

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CB
BASSAL
Architecture
916.435.0605
408.674.2077

	TOWN OF LOS GATOS SB 9 ORDINANCE 2359
--	--

<p>DATE: 3-25-2024</p> <p>SCALE: -</p> <p>DRAWN CB</p> <p>JOB NO</p> <p>SHEET NO.</p>		<p>YANG RESIDENCE</p> <p>185 BACIGALUPI DR.</p> <p>LOS GATOS, CA 95032</p>
<p>A1.4</p>		



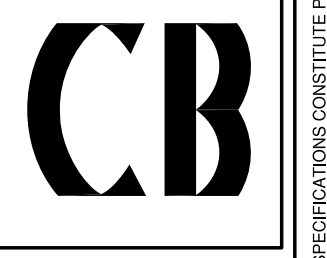
NOTE:

- THE FUTURE JADU WILL BE PROCESSED THROUGH A SEPARATE BUILDING PERMIT APPLICATION

TOTAL HOUSE WIDTH = 38'-0"
GARAGE WIDTH = 19'-0" = 50%
PORCH WIDTH = 9'-6" = 25%

SEE WINDOWS SCHEDULE SHEET A1.3

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408.674.2077

UNIT 2 FLOOR PLANS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

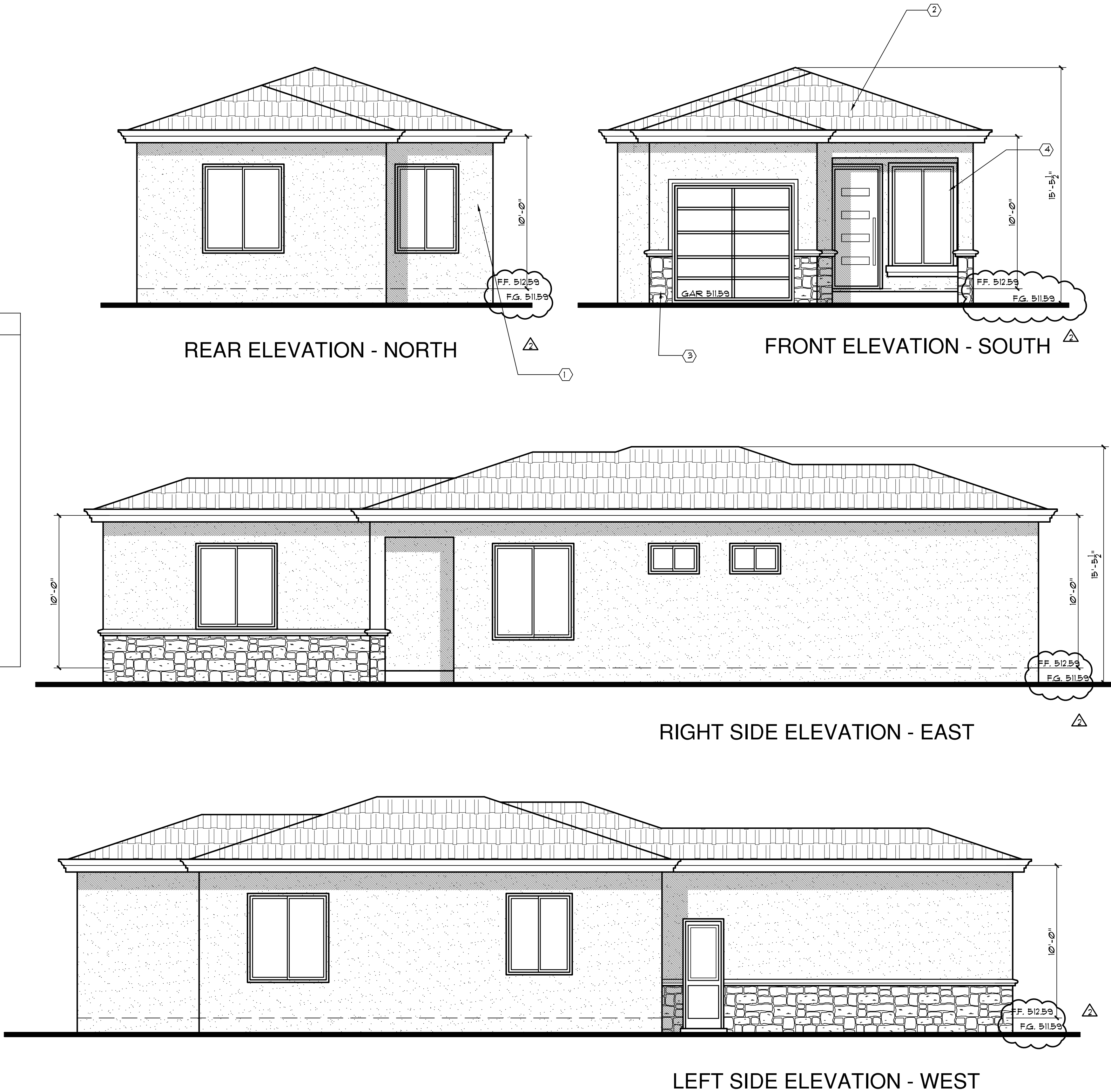
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JOB NO	

SHEET NO.

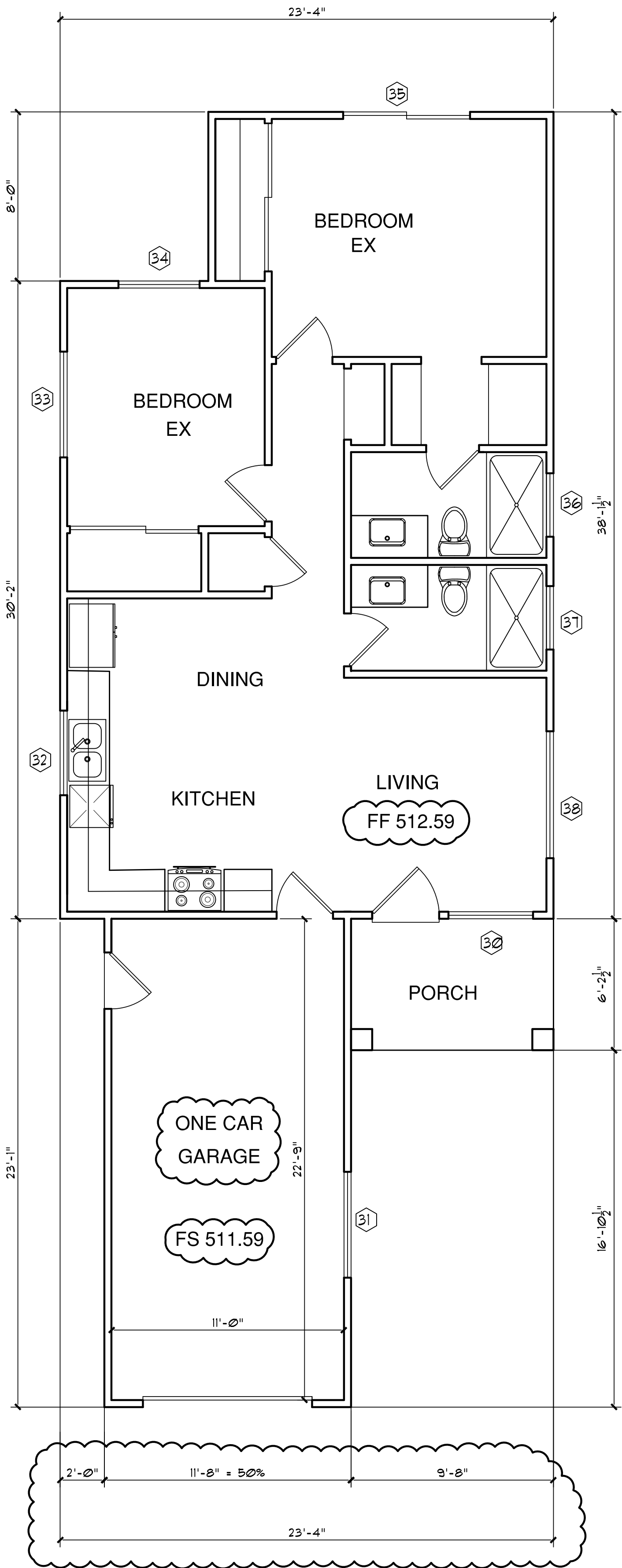
A2.1

SHEETS

- EXTERIOR FINISHES:
- ① 1/8" 3-COAT STUCCO FINISH OVER METAL LATH O/ 2- LAYERS OF GRADE "D" BUILDING PAPER
- BUILDING COLOR: SWISS COFFEE K123 KELLY MOORE
- ACCENT COLOR: WINTER SOLSTICE K15812 KELLY MOORE
 - ② COMPOSITION SHINGLES O/ TYPE 30* FELT UNDERLAYMENT INSTALLED PER MANUF. ICC RATED CLASS A ROOFING MINIMUM ICC NUMBER E9R-2053
- CERTANTEED LLC ASPHALT SHINGLE GRAY GRC ID: 0668-0055
 - ③ CULTURED STONE FINISH O/ 2 LAYERS GRADE "D" BUILDING PAPER O/ METAL LATH & SCRATCH COAT. GRAY COBBLEFIELD OR SIMILAR
 - ④ VINYL EXTERIOR WINDOWS DARK BRONZE FINISH



ELEVATIONS



FLOOR PLAN 833 S.F.

TOTAL HOUSE WIDTH = 23'-4"
GARAGE WIDTH = 11'-8" = 50%
PORCH WIDTH = 9'-8" = 41%

SEE WINDOWS SCHEDULE SHEET A1.3

FLOOR PLAN

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PLANNING 8-23-2024	△

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408.674.2077

UNIT 1 - FLOOR PLAN
ELEVATIONS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

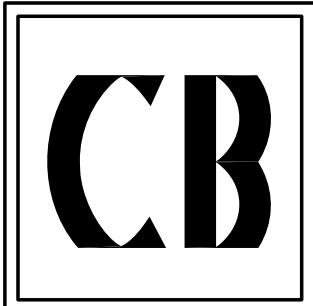
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JOB NO	
SHEET NO.	A2.2
OF SHEETS	



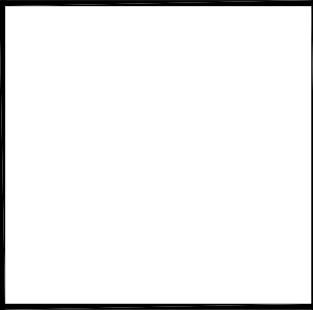
SEE SHEET A2.4 FOR DEMOLITION LEGEND

EXISTING FLOOR PLAN
1,748 S.F.

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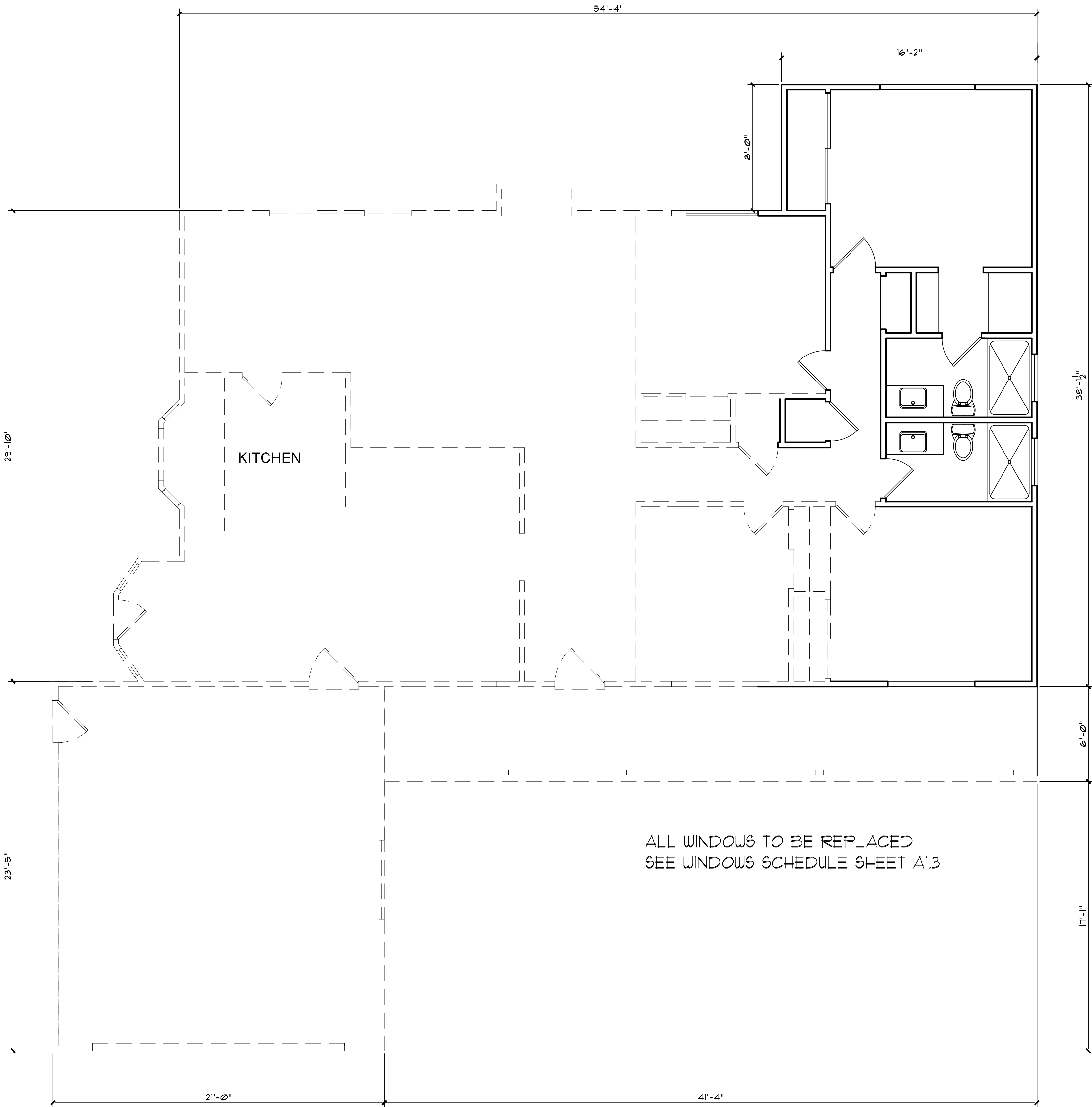
EXISTING
FLOOR PLAN

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
DRAWN	CB
JOB NO	

SHEET NO.	A2.3
OF SHEETS	

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INDICATES EXISTING WALLS TO REMAIN

INDICATES EXISTING WALLS TO BE DEMOLISHED

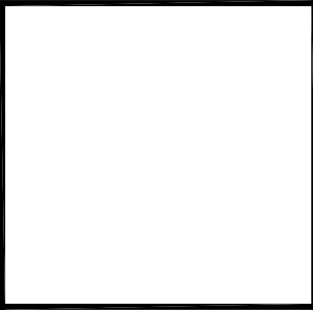
DEMOLITION FLOOR PLAN

1/4" = 1'-0"

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PLANNING 8-23-2024	△

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DEMOLITION
FLOOR PLANS

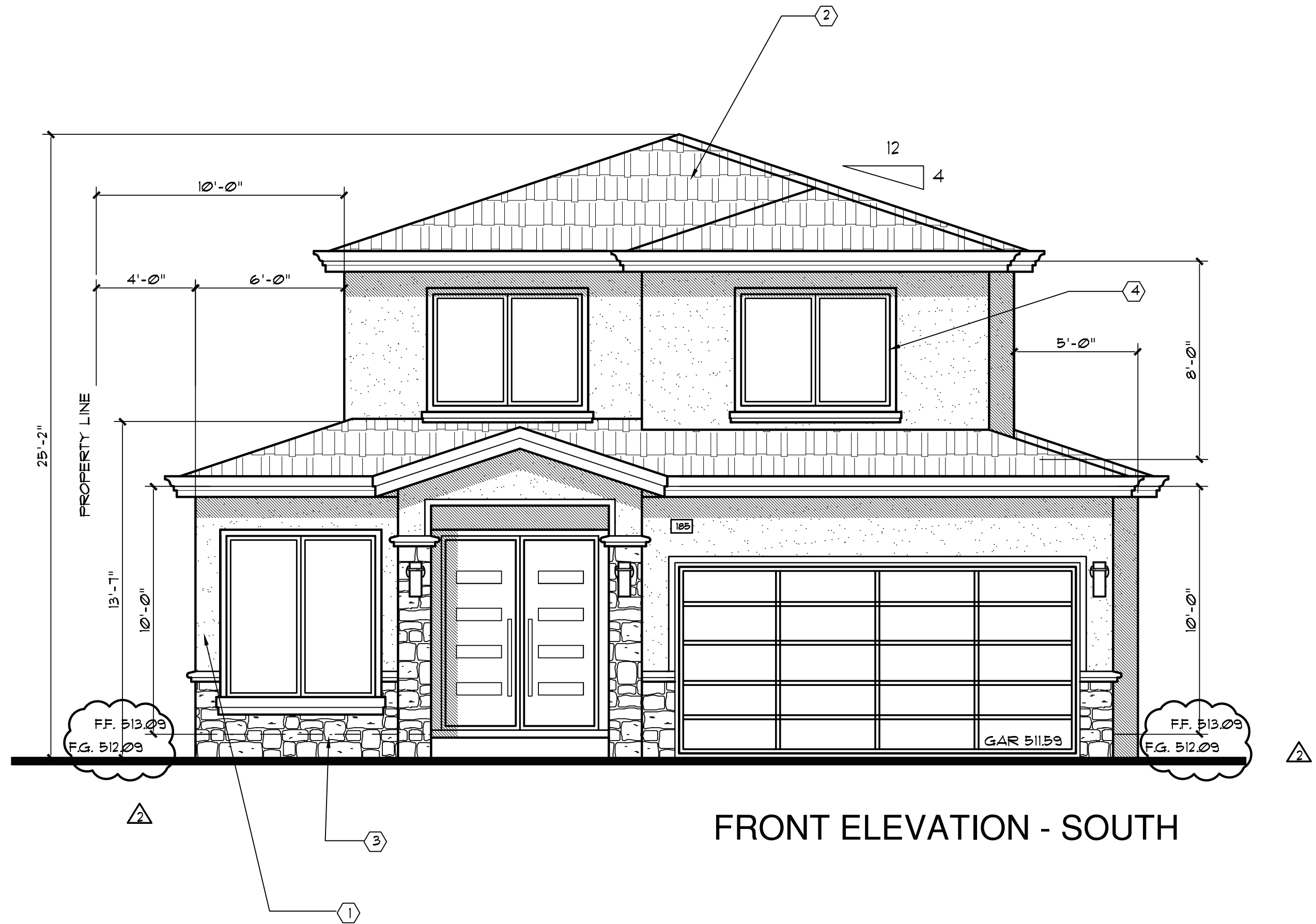
YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 6-30-2024
SCALE: 1/4" = 1'-0"
DRAWN CB
JOB NO

SHEET NO. A2.4
OF SHEETS

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EXTERIOR FINISHES:	
①	1/8" 3-COAT STUCCO FINISH OVER METAL LATH O/ 2- LAYERS OF GRADE "D" BUILDING PAPER - BUILDING COLOR: SWISS COFFEE KM123 KELLY MOORE - ACCENT COLOR: WINTER SOLSTICE KM5012 KELLY MOORE
②	COMPOSITION SHINGLES O/ TYPE 30* FELT UNDERLAYMENT INSTALLED PER MANUF. ICC RATED CLASS A ROOFING MINIMUM ICC NUMBER ESR-2053 - CERTAINTED LLC ASPHALT SHINGLE GRAY CRRC ID: 0668-0055
③	CULTURED STONE FINISH O/ 2 LAYERS GRADE "D" BUILDING PAPER O/ METAL LATH 4 SCRATCH COAT. GRAY COBBLEFIELD OR SIMILAR
④	VINYL EXTERIOR WINDOWS DARK BRONZE FINISH



FRONT ELEVATION - SOUTH



LEFT SIDE ELEVATION - WEST

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PLANNING 8-23-2024	△



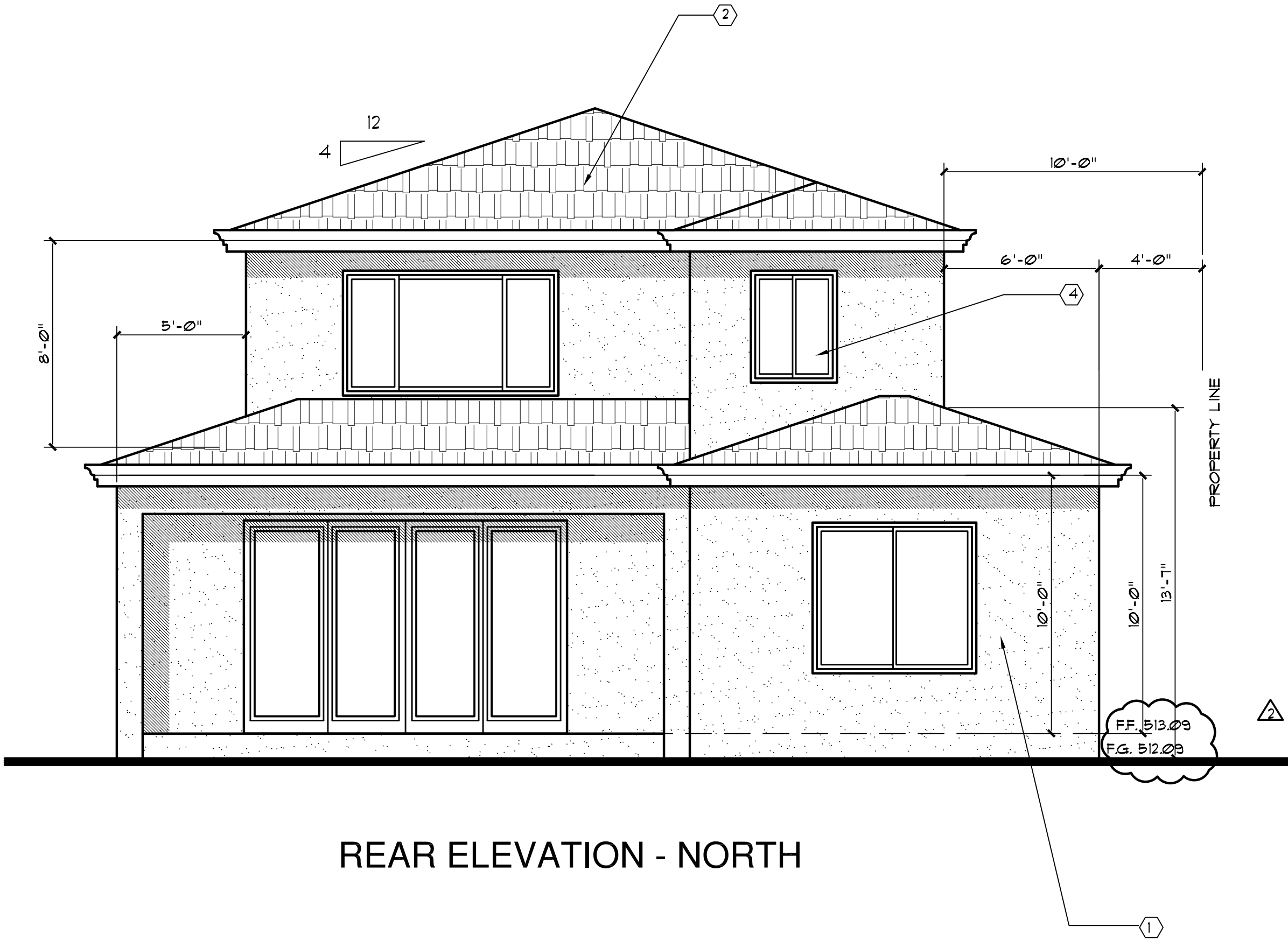
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Architecture
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408.674.2077

UN IT 2
EXTERIOR ELEVATIONS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
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JOB NO	
SHEET NO.	A3.1
OF	SHEETS

- EXTERIOR FINISHES:
- ① 1/8" 3-COAT STUCCO FINISH OVER METAL LATH O/ 2- LAYERS OF GRADE "D" BUILDING PAPER.
- BUILDING COLOR: SWISS COFFEE KM23 KELLY MOORE
 - ACCENT COLOR: WINTER SOLSTICE KMB02 KELLY MOORE
- ② COMPOSITION SHINGLES O/ TYPE 30# FELT UNDERLAYMENT INSTALLED PER MANUF. ICC RATED CLASS A ROOFING MINIMUM ICC NUMBER ESR-2053
- CERTANTEED LLC ASPHALT SHINGLE GRAY CRRG ID: 0668-0055
- ③ CULTURED STONE FINISH O/ 2 LAYERS GRADE "D" BUILDING PAPER O/ METAL LATH + SCRATCH COAT. GRAY COBBLEFIELD OR SIMILAR
- ④ VINYL EXTERIOR WINDOWS DARK BRONZE FINISH



REAR ELEVATION - NORTH



RIGHT SIDE ELEVATION - EAST

REVISIONS	BY
PLANNING 6-23-2024	△

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UNIT 2

EXTERIOR ELEVATIONS

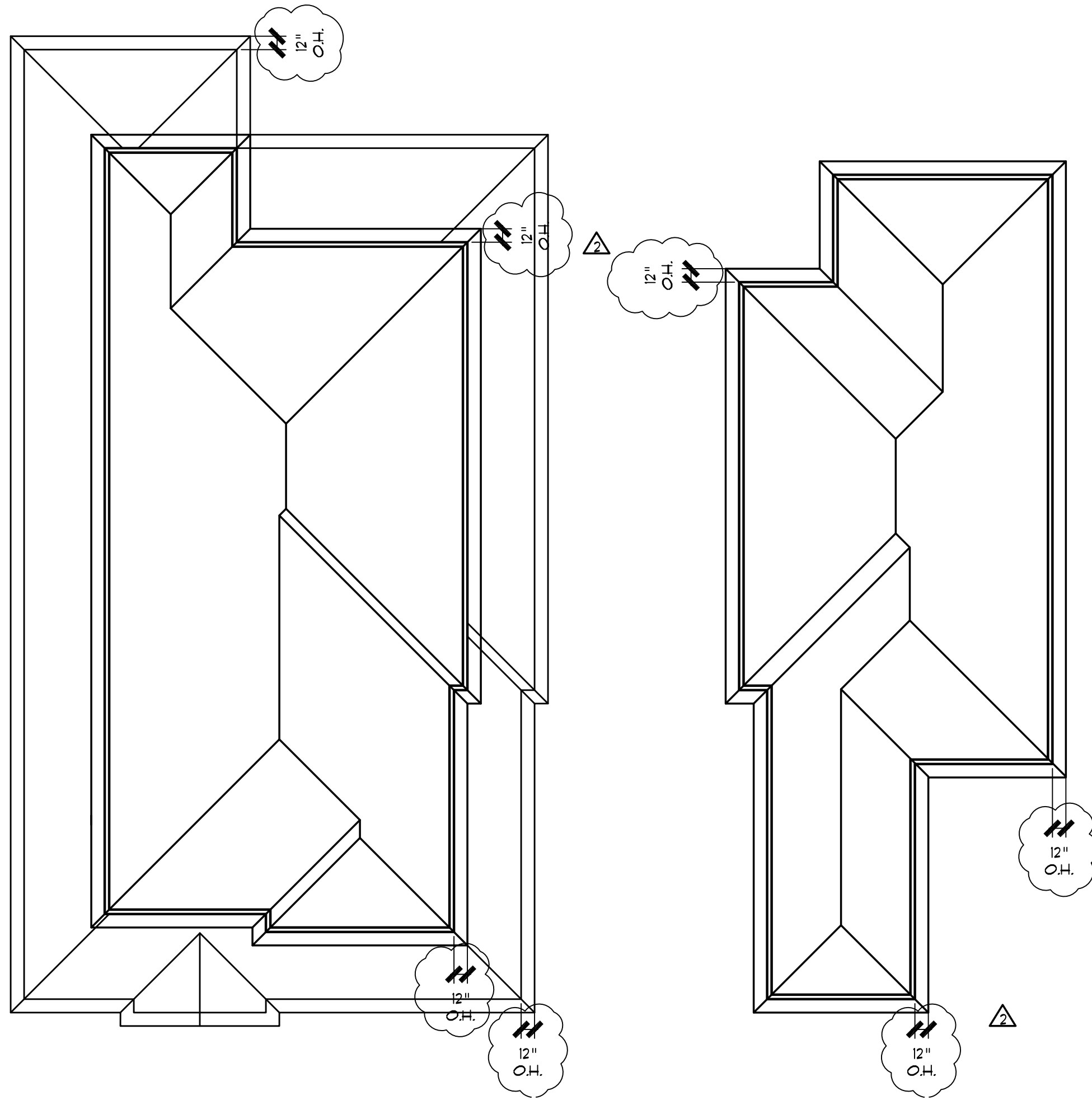
YANG RESIDENCE

185 BACIGALUPI DR.

LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
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JOB NO	
SHEET NO.	A3.2
OF	SHEETS

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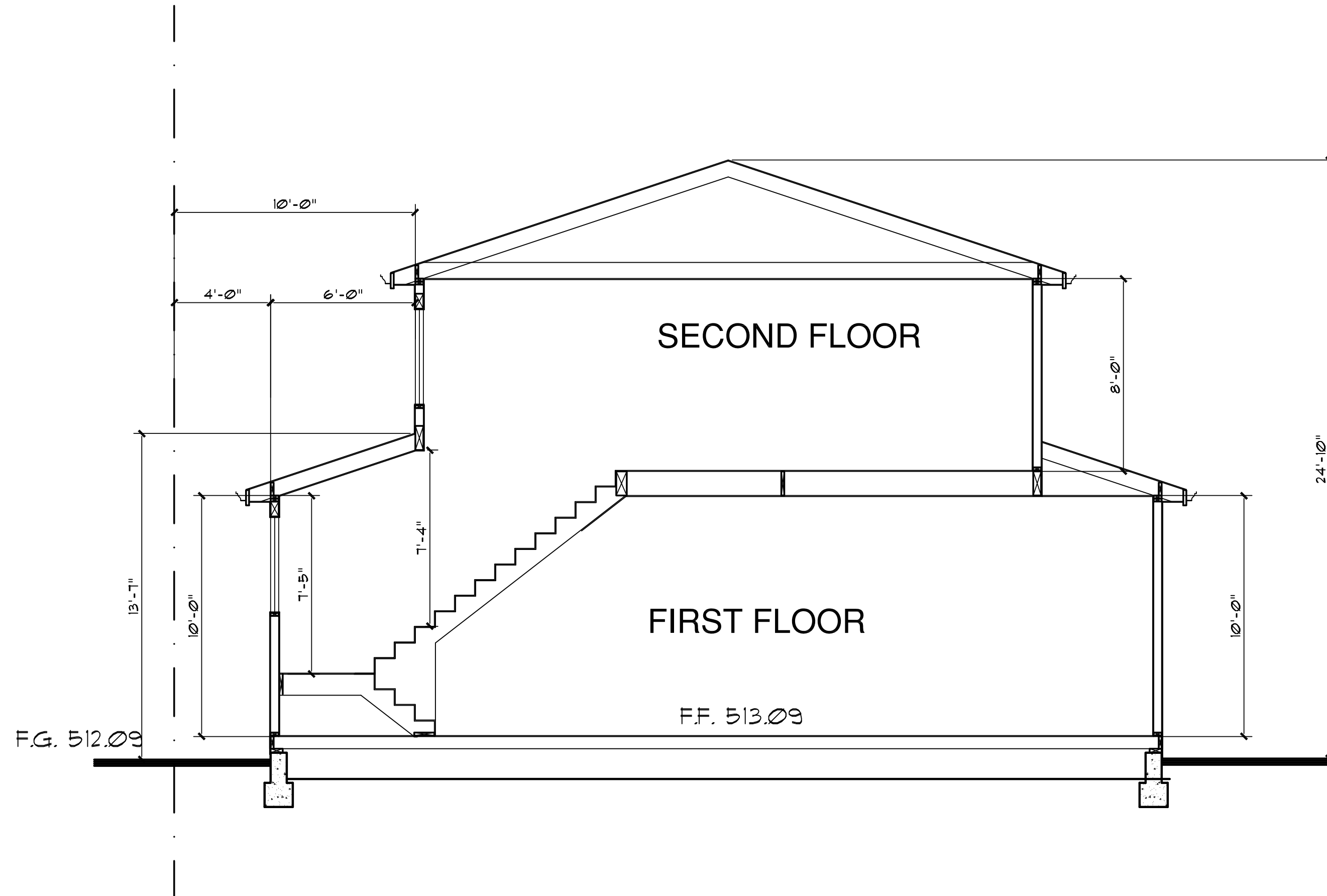


PER ORDINANCE 29-40-010(b):
CORNICES, EAVES, BELT
COURSES, BILLS, CANOPIES,
BAY WINDOWS, CHIMNEYS OR
OTHER SIMILAR ARCHITECTURAL
FEATURES MAY EXTEND OR
PROJECT INTO A REQUIRED
SIDE YARD NOT MORE THAN
TWENTY-FOUR (24) INCHES AND
MAY EXTEND OR PROJECT INTO
A REQUIRED FRONT OR REAR
YARD NOT MORE THAN THIRTY
(30) INCHES.

O.H. = ROOF OVERHANG

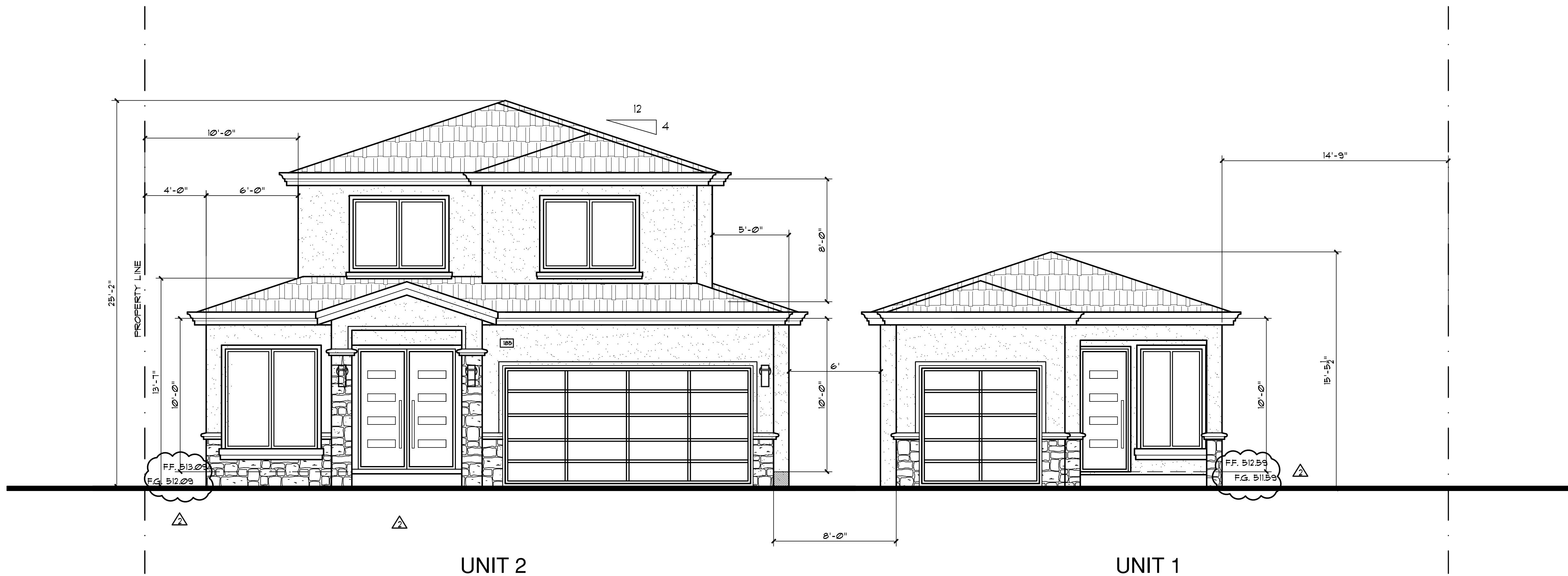
ROOF PLANS

1/8"=1'-0"



SECTION A-A

1/4"=1'-0"



UNIT 2

UNIT 1

FRONT ELEVATION - SOUTH

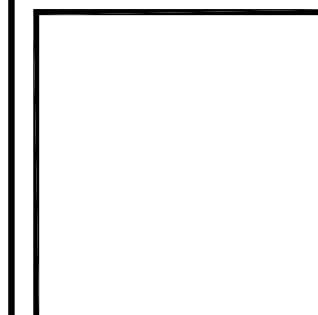
STREET VIEW

1/4"=1'-0"

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ROOF PLANS
STREET VIEW
SECTION

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	noted
DRAWN	CB
JOB NO	
SHEET NO.	A3.3
OF	SHEETS

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PLANT LEGEND

SYM.	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
		EXISTING TREES TO REMAIN		
	24" BOX	MYRTICA CALIFORNICA 24 INCHES BOX SIZE	COMMON MYRTLE	
	5 GA.	PITTOSPORUM TENUIFOLIUM	N.C.N.	
GROUND COVERS				
		REDWOOD BARKS PERMEABLE	-	-

NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2

2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.

3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.

4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.

5. SOD LAWN SHALL BE DWARF FESCUE BLEND.

6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE

7. PROVIDE WATER - EFFICIENT LANDSCAPE

8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.1200

9. LANDSCAPE TO COMPLY WITH WATER EFFICIENT

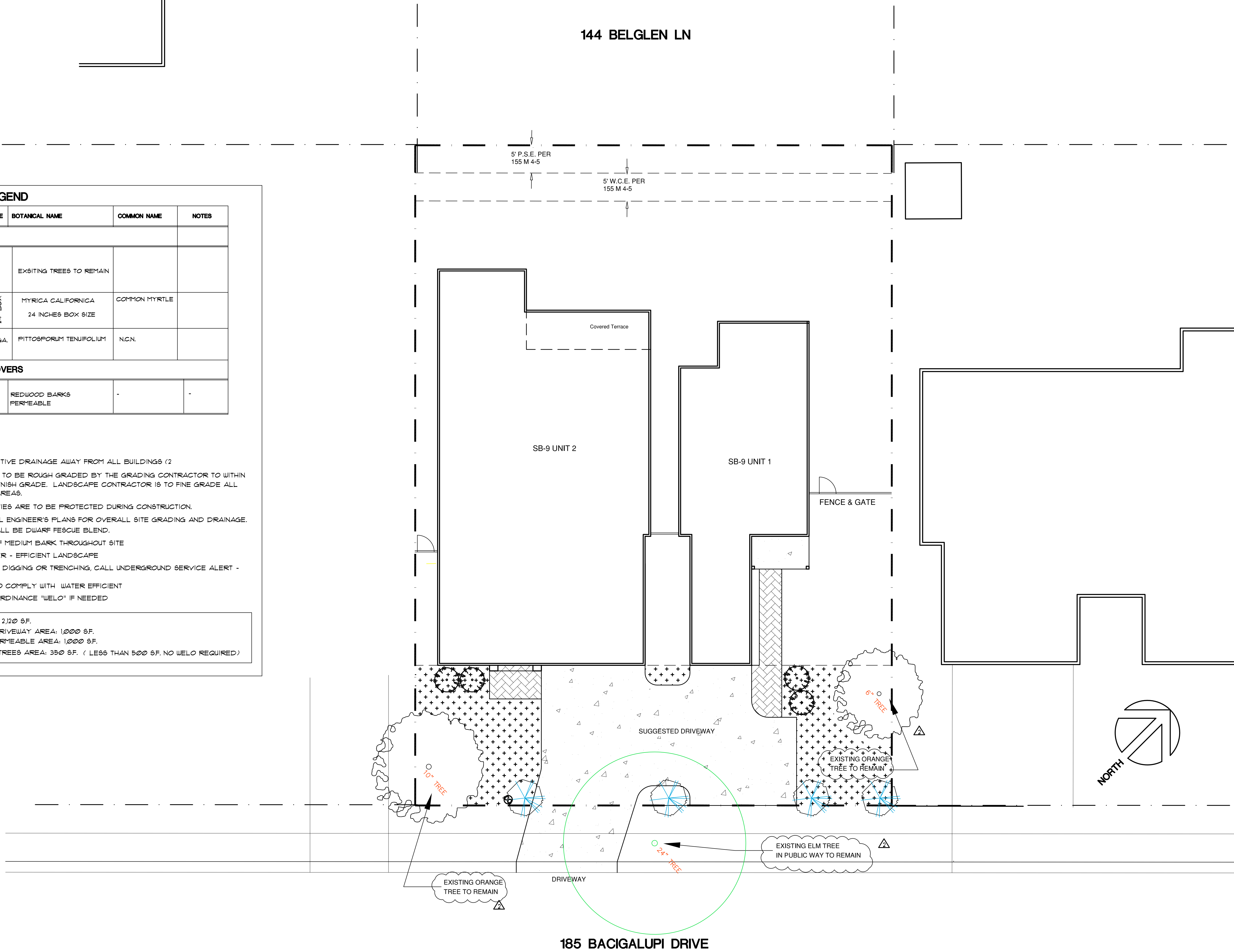
10. LANDSCAPE ORDINANCE "WELO" IF NEEDED

FRONT YARD = 2,120 SF.

HARDSCAPE DRIVEWAY AREA: 1,000 SF.

SOFTSCAPE PERMEABLE AREA: 1,000 SF.

LANDSCAPED TREES AREA: 350 SF. (LESS THAN 500 SF. NO WELO REQUIRED)



REVISIONS

BY

PLANNING

8-23-2024

BASSAL

Architecture

916.435.0605

408.674.2077

PRELIMINARY LANDSCAPE PLAN

YANG RESIDENCE

185 BACIGALUPI DR.

LOS GATOS, CA 95032

DATE:

6-30-2024

SCALE:

1/8"=1'-0"

DRAWN

CB

JOB NO

SHEET NO.

L1

OF

SHEETS

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