



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: June 10, 2015

ITEM NO: 1

PREPARED BY: Marni F. Moseley AICP, Associate Planner
mmoseley@losgatosca.gov

APPLICATION NO: Architecture and Site Application S-12-102

LOCATION: **25 East Main Street** (located on the north side of E. Main Street across from College Avenue)

APPLICANT: Flury Bryant Design

PROPERTY OWNER: E. Main St. LLC (Al Mansoorian)

CONTACT PERSON: Bob Flury

APPLICATION SUMMARY: Requesting approval to construct a second story addition above commercial space (I Gatti Restaurant) for separate living quarters on property zoned C-2. APN 529-28-037.

DEEMED COMPLETE: May 11, 2015
FINAL DATE TO TAKE ACTION: November 11, 2015

RECOMMENDATION: Approval, subject to conditions.

PROJECT DATA:

General Plan Designation:	Central Business District
Zoning Designation:	C-2 – Central Business District
Applicable Plans & Standards:	General Plan; Commercial Design Guidelines
Parcel Size:	5,664 sq. ft.
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Open Space	High Density Residential	RM-12:20: LHP:PD
East	Commercial and Residential	Central Business District	C-2:LHP
South	Commercial and Residential	Central Business District	C-2
West	Commercial	Mixed Use Commercial	C-2

CEQA: The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

FINDINGS:

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15303: New Construction or Conversion of Small Structures.
- That the project complies with the Commercial Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for Architecture and Site applications.

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

EXHIBITS:

1. Location Map
2. Findings and Considerations
3. Recommended Conditions of Approval (eight pages)
4. Project Description and Letter of Justification (four pages), received May 11, 2015
5. Arborist report submitted by applicant, received April 10, 2015 (five pages)
6. Elevations reviewed by Consulting Architect (two pages)
7. Consulting Architect report, received June 11, 2014 (three pages)
8. Letters from neighbors (four pages)
9. Emails from Larry Arzie (one page)
10. Development Plans (14 pages), received May 11, 2015

BACKGROUND:

An application to construct a new second story addition above the restaurant at 25 E. Main Street (I Gatti) was received by the Town on December 13, 2012. The application previously included modifications to the existing restaurant which are no longer proposed. The project site is constrained by adjacent buildings and easements which makes the proposed project unique. The applicant and property owner have worked diligently over the last 2 years to address the concerns of staff and the unique issues of the site. Some of the solutions include coordination with adjacent property owners and tenants and a conceptual construction management plan which will be further refined during the building permit review process.

Mr. Mansoorian is the owner-operator of the restaurant and wishes to have his residence onsite in order to continue to facilitate and provide the oversight necessary within the restaurant. Due to Mr. Mansoorian's age the onsite residence would provide him the ability to rest between the lunch and dinner shifts which has become more necessary in recent years.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project site is located on the north side of E. Main Street across from College Avenue (Exhibit 1). The property is adjacent to mixed use commercial with residential above to the south and east, commercial to the west, residential to the south and open space to the north.

B. Project Summary

The applicant is requesting approval to construct a new second story addition above the existing commercial space (I Gatti Restaurant) to create a new single-family residence.

C. Zoning Compliance

The zoning designation allows single- and two-family uses in conjunction with other uses permitted in the zone. The proposed addition would have a maximum height of 30 feet 4.5 inches, and this conforms with the maximum height limit in the C-2 zone of 45 feet.

ANALYSIS:

A. Architecture and Site

The proposed addition would include a new 1,353 sq. ft. single-family residence with a 400 sq. ft. terrace. The unit will be accessed from a new staircase at the rear of the building. The addition will utilize the same materials and details of the existing commercial building.

The plans (Exhibit 6) were reviewed by the consulting architect for compliance with the Town's Commercial Design Guidelines. The consulting architect recommended continuation of the brick from the front façade along portions of the side walls to be consistent with other commercial buildings in the vicinity and Town standards. The applicant proposed limiting the additional brick to the lower floor since the new upper floor in this location is setback from the lower wall (Exhibit 10). The consulting architect considered the proposed changes and concurred with the applicant's justification and the proposed modifications. The proposed application with the changes incorporated in Exhibit 9 complies with the Commercial Design Guidelines.

B. Parking

The proposed residential use requires an additional two parking spaces. The applicant is providing two new spaces to the rear of the structure which will meet the required striping and backup standards of the current Town Code.

C. Traffic

The proposed residence would have an increase of 10 Average Daily Trips (ADT), and one additional trip in both the a.m. and p.m. peak hours. The applicant will be required to pay a traffic mitigation fee prior to issuance of building permits.

D. Construction Management Plan

The applicant has provided a construction management plan (Sheet COP of Exhibit 9) that includes proposed construction fencing locations, off-site parking for workers, and deliveries of materials. It also includes details of necessary scaffolding and a plan for prefabrication of the walls to reduce the need to access from the adjacent property.

The applicant has reached out to both adjacent property owners in an attempt to work through potential impacts of construction. The applicant will be required to establish a regular update schedule and method of contact in order to provide construction updates throughout the process to those in the immediately adjacent properties.

E. Trees

There are no existing trees on the project site. However, there is a street tree in front of the property on East Main Street and a tree located to the north of the site on Town property. The applicant submitted an arborist report (Exhibit 5) which the Town Arborist (Rob Moulden) reviewed. The Town Arborist concurs with the findings and recommendations of the applicant's arborist, and that with the proposed tree protection fencing in place (page 3 of Exhibit 5) the impact to the adjacent trees will be appropriately mitigated.

F. General Plan

The applicable goals and policies of the 2020 General Plan include but are not limited to:

- Goal LU-1 – to preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- Policy LU-1.2 – Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.
- Policy LU-1.4 – Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
- Policy LU – 2.2 – Promote telecommuting and home-based businesses by allowing live-work and work-live uses in existing and future residential developments.

G. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

PUBLIC COMMENTS:

The applicant has been working with the adjacent property owners regarding the application and potential construction impacts. The submitted correspondence is included in Exhibit 8.

In addition, staff received two emails from Larry Arzie a downtown property owner, who was concerned about an intensification of use without additional parking provisions (Exhibit 9). Staff provided responses to Mr. Arzie regarding the project and the additional parking that will be provided onsite.

CONCLUSION AND RECOMMENDATION:

A. Conclusion

The proposed project would provide an additional housing unit in a manner consistent with other mixed use developments in the immediate area. The provision of an additional residential unit within the downtown and the provision of the necessary parking to support that unit will be an asset to the community, and the proposed architecture provides consistent details and high quality materials that are well integrated with the existing structure and immediate area. The applicant has secured a local contractor who is familiar with the Town and its requirements which will be instrumental in implementing the control measures required through the construction management plan. With clear controls in place the impact to the neighbors would be appropriately limited throughout construction.

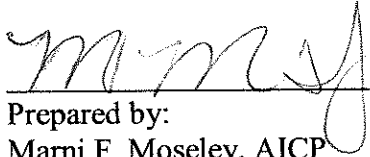
B. Recommendation


Staff recommends approval of the proposed project. If the Planning Commission concurs with staff's recommendation, it should:

1. Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture & Site application (Exhibit 2); and
3. Approve Architecture and Site Application S-12-102 subject to the conditions contained in Exhibit 3.

If the Commission has concerns with the proposed use, it can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

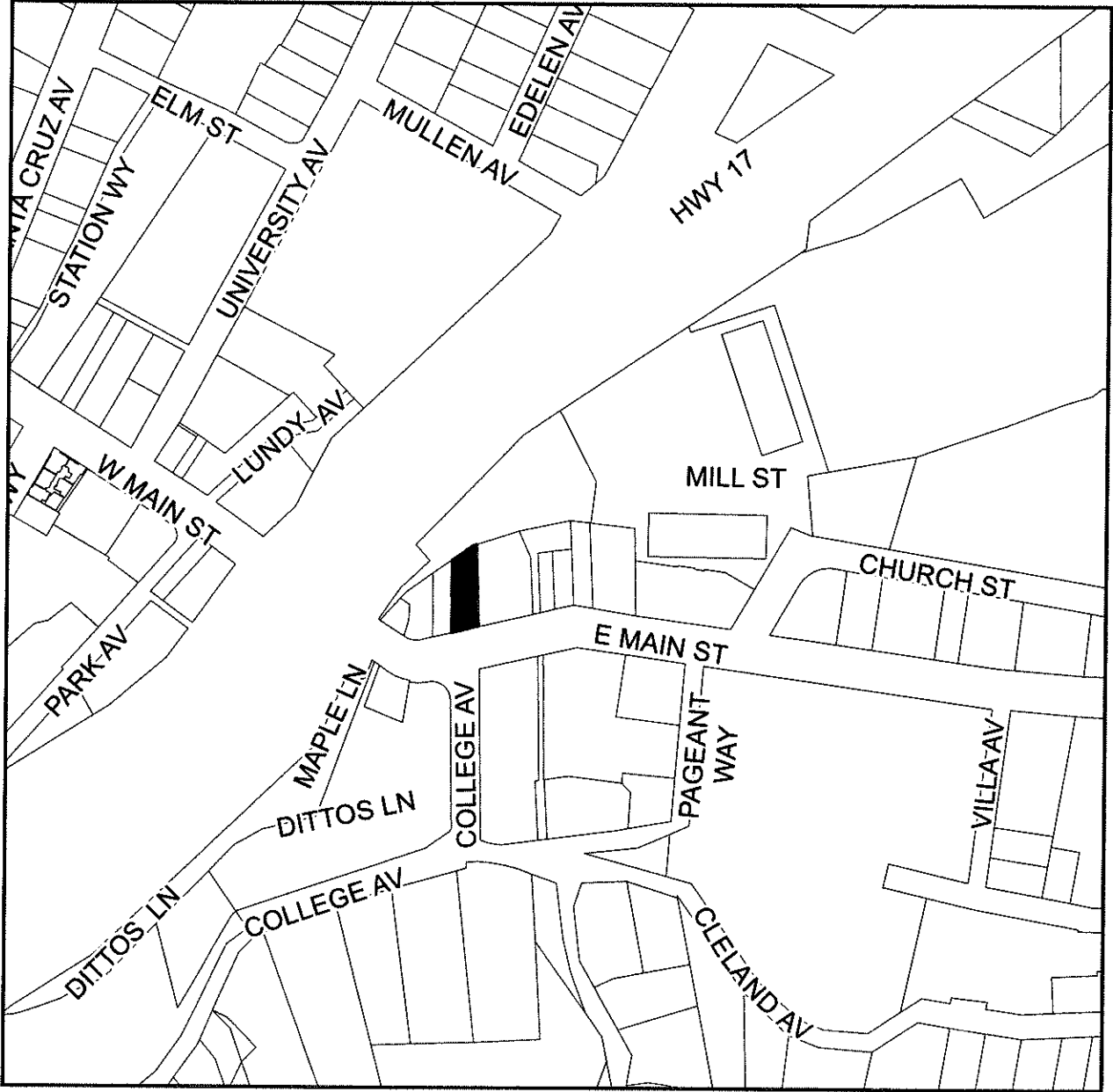

Prepared by:
Marni F. Moseley, AICP
Associate Planner


Approved by:
Laurel R. Prevetti
Assistant Town Manager/ Director of
Community Development

LRP:MFM:cg

cc: Flury Bryant Design Group, 15951 Los Gatos Boulevard, Suite #1, Los Gatos CA 95032
25 East Main Los Gatos LLC, 25 E. Main Street, Los Gatos CA 95030

25 East Main Street



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REQUIRED FINDINGS & CONSIDERATIONS FOR:

June 10, 2015

25 E. Main Street

Architecture and Site Application S-12-102

Requesting approval to construct a new second story addition to a commercial space (I Gatti Restaurant) for separate living quarters on property zoned C-2. APN 529-28-037.

PROPERTY OWNER: Al Mansoorian

APPLICANT: Bob Flury - Flury Bryant Design

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required compliance with the Commercial Design Guidelines:

- The project is in compliance with the Commercial Design Guidelines.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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CONDITIONS OF APPROVAL – June 10, 2015

25 E. Main Street

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TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION OF APPROVAL:** The Architecture and Site application will expire two years from the date of approval (June 10, 2017) unless the approval is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance.
3. **STORY POLES:** The story poles on the project site shall be removed within 30 days of approval of the Architecture and Site application.
4. **ARBORIST REQUIREMENTS:** The developer shall implement, at their cost, all recommendations the Arborist report provided by Mayen Tree Company, dated March 19, 2015, on file in the Community Development Department. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
5. **GENERAL:** All existing trees shown on the plan, and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. **RECYCLING:** All wood, metal, glass and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Towns demolition inspection.
7. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval.

Building Division

8. **PERMITS REQUIRED:** A building permit shall be required for the construction of the new single family residence. Separate permits are required for electrical, mechanical, and plumbing work as necessary.

9. **CONDITIONS OF APPROVAL:** The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
10. **SIZE OF PLANS:** Four sets of construction plans, maximum size 24" x 36".
11. **TITLE 24 ENERGY COMPLIANCE:** All required California Title 24 Energy Compliance Forms must be blue-lined, i.e. directly printed, onto a plan sheet.
12. **BACKWATER VALVE:** The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12-inches above the elevation of the next upstream manhole.
13. **HAZARDOUS FIRE ZONE:** The project requires a Class A Roof assembly.
14. **WILDLAND-URBAN INTERFACE:** This project is located in a Wildland-Urban Interface Fire Area and must comply with Section R327 of the 2010 California Residential Code.
15. **SPECIAL INSPECTIONS:** When a special inspection is required by CBC Section 1704, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building
16. **BLUE PRINT FOR A CLEAN BAY SHEET:** The Town standard Santa Clara County Valley Nonpoint Source Pollution Control Program Sheet (24x36) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of \$2 or at San Jose Blue Print for a fee or online at www.losgatosca.gov/building
17. **APPROVALS REQUIRED:** The project requires the following departments and agencies approval before issuing a building permit:
 - a. Community Development – Planning Division: Marni Moseley (408) 354-6802
 - b. Engineering/Parks & Public Works Dept.: Ryan Fong (408) 395-5340
 - c. Santa Clara County Fire Department: (408) 378-4010
 - d. West Valley Sanitation District: (408) 378-2407
 - e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.
 - f. Bay Area Air Quality Management District: (415) 771-6000
18. **ADVISORY COMMENTS:**
 - a. The rear exterior exit stairway is required to be 10 feet from the adjacent property line per CBC Section 1026.5. A landing will need to be provided at 10 feet from the property line and the stairway turn and return in the opposite direction.
 - b. Structural elements required to support the new Upper Floor Level which alter the Lower Floor Level will require the Lower Floor Level to provide Accessibility upgrades as required by CBC Section 11B-202 Alterations to Existing Buildings. Per CBC Section 11B-202.4.8., 20% of the cost of the Alterations to the Lower Floor Level must be spent on providing accessibility elements that will provide the greatest access

- to the area of alterations starting with an accessible entrance, an accessible route to the altered area, followed by one accessible restroom for each sex.
- c. Application must be made for a separate address for the new dwelling unit.
 - d. The maximum Common Path of Egress Travel for an un-sprinklered mixed occupancy building is 75 feet. It may be necessary to provide an automatic fire sprinkler system throughout the Lower Floor Level as well so that the maximum allowable Egress Travel distance can be increased to the needed 125 feet.
 - e. It will need to be clarified whether the Lower Floor Level is a B or an A-2 Occupancy.
 - f. The horizontal separation (horizontal assembly rating) between the R-3 Residential Occupancy above and the Restaurant Occupancy below will be required to be 2 hours if the Lower Floor Level is not provided with fire sprinklers or 1 hour if fire sprinklers are installed per CBC Table 508.4.
 - g. Per CBC Table 1021.2(1), 2 exits will be required from the R-3 Residential Occupancy on the Upper Floor Level if the building is not equipped throughout with an automatic fire sprinkler system.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

- 19. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
- 20. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the applicant/developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), SBC, Comcast, Santa Clara Valley Water District, California Department of Transportation. Copies of any approvals or permits must be submitted to the Town Engineering Department prior to releasing of any permit.
- 21. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.
- 22. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24

- Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
23. SITE SUPERVISION. The General Contractor shall provide qualified supervision on the job site at all times during construction
 24. STREET/SIDEWALK CLOSURE. Any proposed blockage or partial closure of the street and or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
 25. PLAN CHECK FEES. Plan check fees shall be deposited with the Town prior to plan review at the Engineering Division of the Parks and Public Works Department
 26. INSPECTION FEES. Inspection fees shall be deposited with the Town prior to issuance of any Permit or recordation of the Final Map.
 27. DESIGN CHANGES. Any proposed changes to the approved plans shall be subject to the approval of the Town prior to altered work is started. The Applicant Project Engineer shall notify, in writing, the Town Engineer at least 72 hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
 28. PARKING. Any proposed parking restriction must be approved by The Town of Los Gatos, Community Development Department.
 29. CONSTRUCTION EASEMENT. Prior to the issuance of a building permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the construction herein proposed. Proof of agreement/approval is required prior to issuance of any Permit.
 30. SURVEYING CONTROLS. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a. Retaining wall--top of wall elevations and locations
 - b. Toe and top of cut and fill slopes
 31. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall: Along with the project applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters; Acknowledge in writing that they have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
 32. RETAINING WALLS. A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
 33. SIDEWALK REPAIR. The developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project.
 34. CURB AND GUTTER. The developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. New curb and

gutter shall be constructed per Town Standard Details. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project.

35. CONSTRUCTION TRAFFIC. All construction traffic and related vehicular routes shall be submitted for review and approval by the Town Engineer prior to issuance of permit.
36. TRAFFIC IMPACT MITIGATION FEE (RESIDENTIAL). The developer shall pay a proportional the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The final fee shall be calculated from the final plans using the rate schedule in effect at the time the building permit is issued.
37. PRECONSTRUCTION PAVEMENT SURVEY. Prior to issuance of a Building Permit, the project Applicant shall complete a pavement condition survey documenting the extent of existing pavement defects using a 35-mm or digital video camera. The survey shall extend from the East Main Street up along the private access. The results shall be documented in a report and submitted to the Town for review.
38. POSTCONSTRUCTION PAVEMENT SURVEY. The project Applicant will complete a pavement condition survey to determine whether road damage occurred as a result of project construction. Rehabilitation improvements required to restore the pavement to pre-construction condition shall be determined. The results shall be documented in a report and submitted to the Town for review and approval. The Applicant shall be responsible for completing any required road repairs prior to final sign off of the building permit.
39. CONSTRUCTION STREET PARKING. No vehicle having a manufacture's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior to approval from the Town Engineer.
40. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Engineering Division of the Parks and Public Works Department to develop a traffic control plan for incorporation into the construction bid documents (specifications), and this plan will include, but not be limited to, the following measures:
 - a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
 - b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation for deliveries and backing deliver trucks in and out of the site.
 - c. Temporary crosswalks.
 - d. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
41. CONSTRUCTION NOISE. Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet

from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

42. **CONSTRUCTION MANAGEMENT PLAN.** The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations.
 - a. No parking of any construction vehicles, contractors personal trucks will be allowed in the public right of way on East Main Street.
 - b. Deliveries of construction materials are limited to Mondays from 9:00 am – 11:00am.
 - c. Provide a preliminary construction schedule to the Engineering Inspector.
43. **WVSD (West Valley Sanitation District).** Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. Sanitary Sewer Clean-out is required for each property at the property line or location specified by the Town.
44. **SANITARY SEWER BACKWATER VALVE.** Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flusing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Administrative. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to issuance of a building permit.
45. **BEST MANAGEMENT PRACTICES (BMP's).** The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be placed at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop orders.
46. **SITE DESIGN MEASURES.** All projects must incorporate the following measures to the maximum extent practicable:
 - a. Protect sensitive areas and minimize changes to the natural topography.
 - b. Minimize impervious surface areas.
 - c. Direct roof downspouts to vegetated areas where feasible.
 - d. Use permeable pavement surfaces where feasible.
 - e. Use landscaping to treat stormwater.
47. **DUST CONTROL.** Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration

of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

48. **CONSTRUCTION ACTIVITIES.** All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the Town's grading and erosion control ordinance and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
49. **SITE DRAINAGE.** Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If dry wells are to be used they shall be placed 10' minimum from adjacent property line and/or right of way.
50. **SILT AND MUD IN PUBLIC RIGHT-OF-WAY.** It is the responsibility of contractor and home owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
51. **OUTDOOR TRASH ENCLOSURES.** Outdoor trash enclosures shall be covered and provided with area drains connected to the sanitary sewer per current NPDES requirements. Temporary trash enclosures are exempt from this condition.
52. **GOOD HOUSEKEEPING.** Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
53. **NEIGHBORHOOD CONSTRUCTION COMMUNICATION PLAN:** The applicant shall initiate a weekly neighborhood e-mail notification program to provide project status updates. The e-mail notices will also be posted on a bulletin board placed in a prominent location along the project perimeter. Town staff shall also be notified with the neighborhood email program too.

54. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

55. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED. An approved automatic fire sprinkler system is required for the new residence, hydraulically designed per National Fire Protection Association (NFPA) Standard #13D. A State of California licensed fire protection contractor shall submit plans, calculations a completed permit application and appropriate fees to the Fire Department for review and approval, prior to beginning work.
56. PREMISE IDENTIFICATION. Approved addresses shall be placed on all new buildings so they are clearly visible and legible from the right of way. Numbers shall be a minimum of four inches high and shall contrast with their background.

RECEIVED

MAY 11 2015

**TOWN OF LOS GATOS
PLANNING DIVISION**

May 11, 2015

TOWN OF LOS GATOS
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Re: 25 East Main Street

To Whom It May Concern:

The project proposed by this application represents the wishes of my father, Al Mansoorian, the proprietor of I Gatti Ristorante and the property owner of 25 East Main Street. I write on his behalf, having been his representative throughout the 4-year application process.

Mr. Mansoorian is the full-time, on-site manager of the restaurant and currently commutes some distance to his personal residence. The demands of his restaurant management duties require him to be on-premises at his business at varying times of day and long into the evening hours. This has become increasingly difficult, given his age. His desire is to build an apartment above his restaurant that will serve as his on-site personal residence, thus reducing commute time he currently spends traveling back and forth to his residence.

Care has been taken to develop a mixed use design for this development that is characteristic of the neighboring properties and complimentary to the overall surrounding neighborhood. The recommendations published in the Town's Commercial Design Guidelines have been studied and incorporated into the design of the project wherever applicable.

Currently the I Gatti, located at 25 East Main Street, is a single story concrete masonry building, with brick veneer at the front façade, and a low sloped roof concealed by a perimeter parapet. The restaurant is immediately adjoined to another single story building of similar construction.

Neighboring properties are a mix of retail, apartments, restaurants, and mixed use buildings of various architectural styles.

EXHIBIT 4

Our proposed project includes the introduction of a second story residential apartment consisting of 1,338.45 sq. ft. Thin stone veneer to match the existing brick is proposed at the upper and lower levels extending all the way to the rear on the east side of the existing building, and 25'-9½" on the west side. This will extend the brick further down both sides than the current configuration thereby upgrading the appearance from the street. New cement plaster with an integral color will be applied to the remainder of the building covering the existing CMU walls, further upgrading the aesthetics of the building. Brick coursing of the new parapet at the front of the upper level will match the existing front façade and reflect the context of the neighboring "Beckweth Block" building. Wrought iron railings and dark bronze light fixtures will maintain the character of the neighborhood while upgrading the existing building.

The new windows proposed for this project at both levels will be aluminum-clad wood windows in a dark bronze color.

The existing public parking for the restaurant will remain on the public street. Parking for the new apartment is provided by 2 new spaces at the rear of the property. A new concrete retaining wall will replace the existing, deteriorating, wood retaining wall.

The proposed second floor apartment will be the private residence for the owner of the existing restaurant at the lower level.

The proposed project is consistent with the existing, neighboring uses, and is consistent with the architectural context. The proposed project will not impair the integrity and character of the zoning district; nor will it be detrimental to public health, safety or general welfare. Further, the proposed use of the property is in harmony with the various elements and objectives of the General Plan.

Since 1994, my family has faithfully provided a great service to the community of Los Gatos by creating a "destination" restaurant that attracts diners and shoppers to the Downtown area from throughout the south bay, and beyond. My father's decision to locate his business on East Main Street was a risky venture in 1994. Due in large part to his business acumen, his pleasant and humble personality, and his enthusiasm to remain a part of the Town he and his wife, Mary, raised their two daughters, East Main Street has grown to be a thriving part of the Downtown environment. He is dedicated to upholding and furthering the integrity and charm of East Main Street (which once was a sleepy and often forgotten area of Los Gatos) and, along with his deep respect and love for the Town, this project will reflect that mission every step of the way.

The following is a brief summary of our efforts to bring this long-awaited project to the Planning Commission:

My family first retained Flury Bryant Design Group on March 10, 2011. The first informal meeting with the Planning Department (Jennifer Savage) was held on April 9, 2011. In this meeting, it became evident that available parking was the Town's primary initial concern.

We submitted four formal applications to the Technical Review Committee, and four formal responses. Our first TRC meeting was on January 9, 2013, and our last was on April 29, 2015.

Diligent efforts to solve the parking issue included:

- a. Preparation of a Topographic Survey, including 25 East Main Street as well as 27-35 East Main Street.
- b. Conducting a Parking Assessment District analysis with Town staff to determine required number of additional parking spaces needed to support our proposal, as well as records research of neighboring tenant spaces as well as physical survey of same to determine the number of parking spaces required for each, based on floor area, as well as the number of spaces provided as well as any available Parking Assessment District credits that might be available.
- c. Providing photographic and video evidence of current turn-around habits of tenants at 27-35 East Main Street.
- d. Historical research was conducted in an effort to establish historical parking patterns for the previously combined parcel that included 25 East Main Street as well as 27-35 East Main Street.
- e. Working through numerous iterations of parking space layouts in our easement area as well as behind 25 East Main Street with Town staff.
- f. Meeting with our Planner and the Town Attorney to resolve final parking strategy and layout.

We also have made modifications to our plans in response to comments from the Town's Consulting Architect.

We have worked with Town staff and neighboring property owners in an attempt to resolve our very complicated construction operations strategy. Due to the inherent

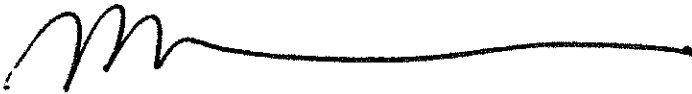
constraints of the property, we have attempted to reach agreements with neighboring property owners, allowing us to encroach on to their properties on a limited basis during some of the more confined aspects of our construction activities. We were not able to reach an agreement with the owner of 23 East Main Street. As a result, we have been forced to resort to much more costly and cumbersome construction methodology, as described on our Construction Operations Plan.

This brief high-level summary of our efforts do not reflect the time, costs and efforts we have expended to finally arrive at this point. We admire the diligent and thorough reviews and feedback from the Town staff, and although the process was quite painful and burdensome at some time, we understand it was meant to assist in submitting the best submission to the Planning Commission for its consideration. We are hopeful that, given our hard work to address all comments, we are now ready.

We believe this project will serve to further enhance the East Main Street neighborhood character, contributing to its further establishment as one of the finest commercial streetscapes in Town.

Very truly yours,

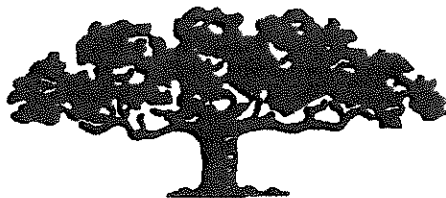
McMANIS FAULKNER

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long horizontal line that tapers to a point.

NEDA MANSOORIAN

NM:mlr

cc: Al Mansoorian
Robert Flury, Flury Bryant Design Group
Mike Candeaux, Candeaux Construction



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

March 19, 2015

Mr. Al Mansoorian
I Gatti Ristorante
25 E. Main St.
Los Gatos, CA 95030

Dear Mr. Mansoorian,

At your request, I visited the above site on March 16, 2015. The purpose of my visit was to inspect and comment on the trees located on the property that could be affected by the proposed addition to the building.

Limitations of this report

This report is based on a visual-only inspection of the trees that took place from ground level. I accept no responsibility for any unseen or undocumented defects associated with the trees in this report or on site.

Method

Each tree was identified and given a number. This number was scribed onto a metal foil tag and, unless otherwise noted, placed at eye level on the trunk of the tree. The diameter of each tree was found by measuring 3 feet off of the natural grade as described in the Town of Los Gatos Heritage Tree Ordinance. The height and canopy spread have been estimated to show more individual detail about the dimensions of each tree. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section is provided for each tree. This section is to give more individual detail about each tree and its surrounding environment.

Tree Survey

Tree #	Species (Common)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Crape Myrtle	8.1	70	15	15	Located in the sidewalk; lights around the trunk; codominant attachment at 5 feet; healthy canopy.
2	Coast Live Oak	30.0 (est.)	55	28	33	Poison oak around the base of the tree; root crown partially covered; slight lean north; large deadwood present; side-pruned away from the utility lines; thick healthy canopy; burl on the trunk at 7 feet.

Observations

Tree #1 is a Crape Myrtle located in the sidewalk on the street. I noticed a string of lights wrapped around the trunk of the tree to a height of about 8 feet. This tree has a codominant attachment at 5 feet and a healthy canopy. Recommend routine maintenance that should include deadwood removal and minor shaping.

Tree #2 is a Coast Live Oak located at the rear of the building, downhill from the parking area. I found an abundance of Poison Oak around the base of the tree. Soil and other organic material partially cover the root crown of this tree. The tree leans slightly to the north. I identified a burl on the trunk at 7 feet and I found a moderate amount of interior large deadwood. The upper canopy has been side- pruned away from the utility lines located along the parking area. Recommend routine maintenance that should include, large deadwood removal, exposing the root crown, clearing the utility lines, and reducing end weight of the heavier lateral limbs. The soil around the base of this tree is very loose and, while traversing the bank, footing is tricky and potentially unstable. Care should be taken when performing any work around the base of this tree.

All work performed as a result of this report should be accomplished by a qualified licensed tree care professional. I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Plan Review

On March 16, 2015, I reviewed the proposed construction plans for the above address. During my review, I determined only tree #2 will be impacted by the proposed construction. A retaining wall is planned to be built near the base of the tree to extend the parking area and to create more usable space behind the building. Approximately 25 to 30 percent of this tree's root zone will be impacted due to the construction of the retaining wall and the fill. The tree's overall health will be minimally impacted by this minor construction. I recommend using a pier type retaining wall to minimize the impact on the tree's roots.

TREE PROTECTION GUIDELINES

1. A protective barrier of 6-foot chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site map the approximate locations of the tree protection fencing.
2. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
3. **Avoid the following conditions.**
DO NOT:
 - a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allow fires under and adjacent to trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain, or rope to trees or shrubs.
 - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - h. Apply soil sterilants under pavement near existing trees.
4. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.
5. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

6. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
7. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. Violation of any of the above provisions may result in sanctions or other disciplinary action.

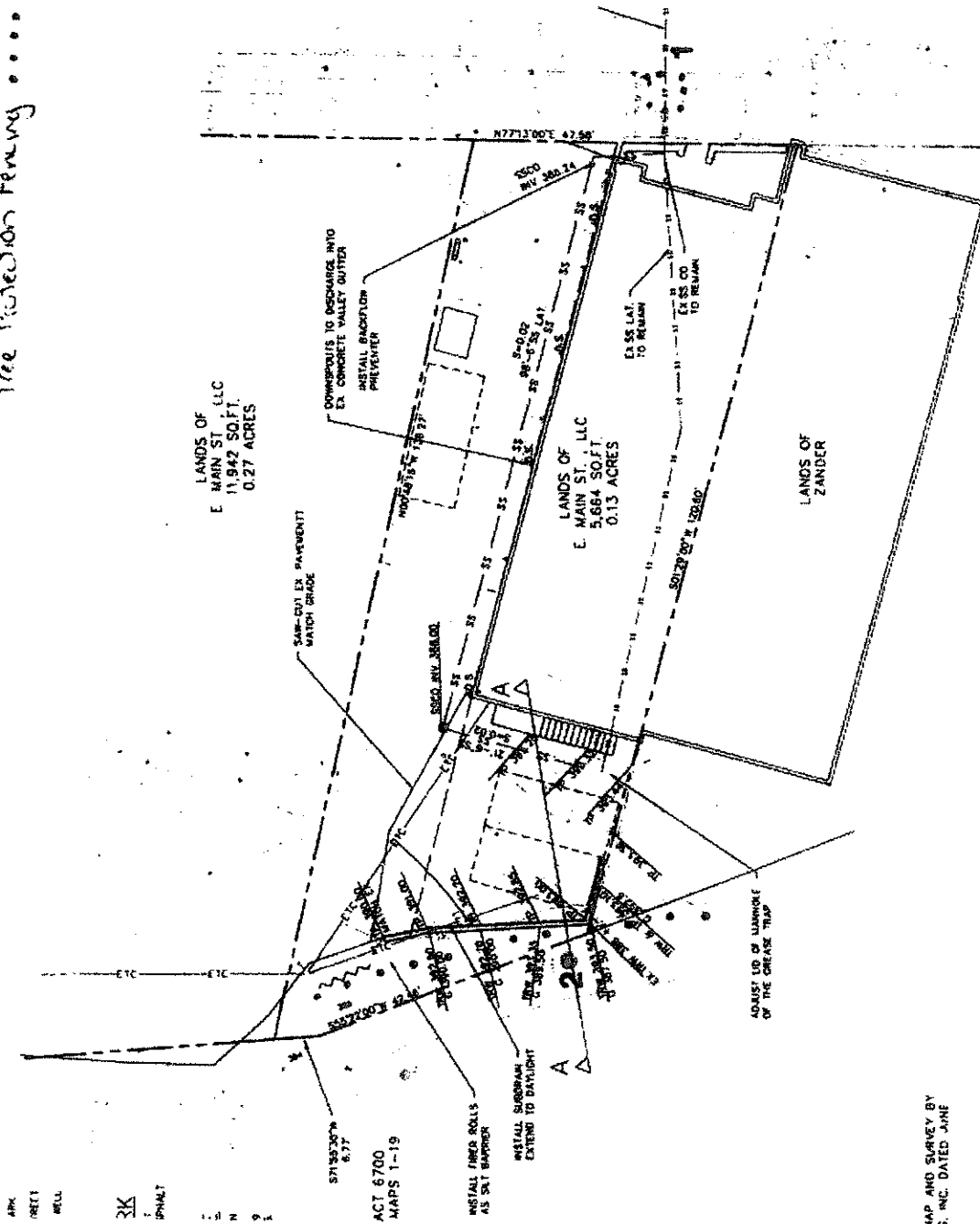
Sincerely,


Jerome A. Ingalls
Certified Arborist WE #7076A

JAI:pmd

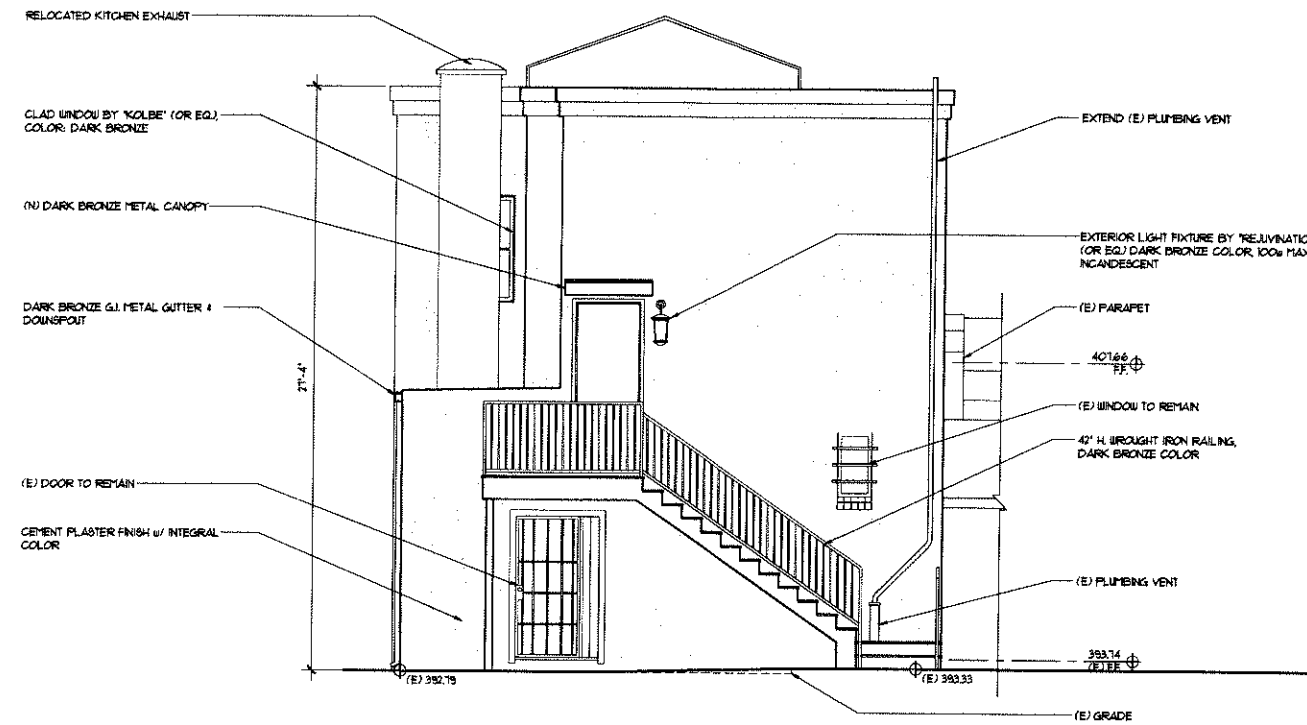


Tree Protection Plan



MAP AND SURVEY BY
G. INC. DATED JUNE

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REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

REVISIONS	BY
1. PLAN, CHECK, CORRECT, DATE: 11/11/2011	MDP

Gary Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 15991 LAY GATOS BLVD., SUITE 110, LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

FRONT ELEVATION
REAR ELEVATION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 75 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY: MDP
 CHECKED BY: B.B.
 DATE: DEC. 3, 2012
 SCALE: AS NOTED
 JOB NO: 11-008
 SHEET: 9



ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED

JUN 11 2014

TOWN OF LOS GATOS
PLANNING DIVISION

June 3, 2014

Ms. Marni Moseley
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 25 East Main Street

Dear Marni:

I reviewed the drawings, and visited the site. My comments and recommendations are as follows:

Neighborhood Context

The project is a second story addition to an existing restaurant on the north side of East Main Street. It is located on an active pedestrian frontage linking the commercial ground floors in this area.

Photographs of the neighborhood are shown on the following two pages.



EXHIBIT 7



Existing restaurant structure



Existing restaurant structure



Mixed use structure across East Main Street



Mixed use structure immediately to the east



Adjacent alleyway - restaurant is to the left



Adjacent alleyway - restaurant is to the right



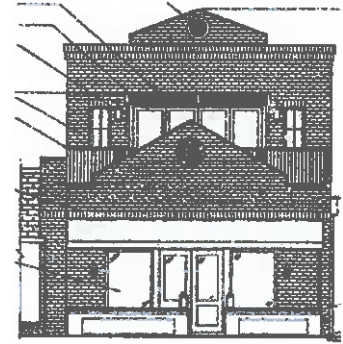
Existing building rear facade



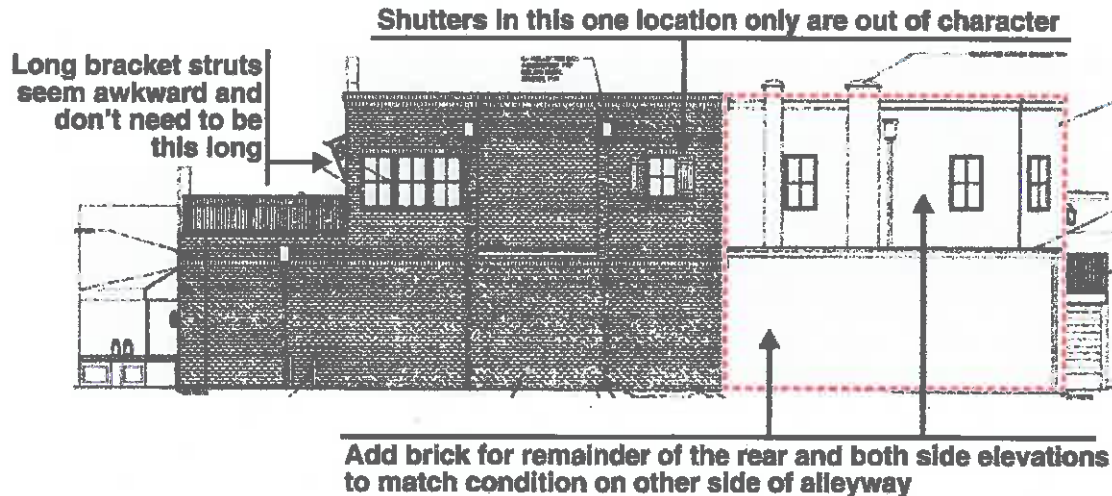
Adjacent building to east rear facade

Concerns and Recommendations

The addition is generally well done with the proposed second floor well related in its design to the existing building (See proposed front elevation to the right).



There are only a few concerns and recommendations as follows:



1. The brick veneer is limited in application on the east and west facades to only a portion of the walls. This would be in marked contrast to the larger brick-faced structure immediately to the east which has full brick coverage on the shared alley. The Town's Commercial Design Guidelines, in Section 1.4: Community Expectations, calls for

Unity of design treatment with all sides of the structure related to the design of the primary facades (i.e., 360 degree architecture)

Recommendation: Extend the brick veneer along the full east and west facades of the structure.

2. There is a lone window on the alley facade provided with wood shutters. Those shutters seem out of character with the treatment of other nearby windows and the rest of the building as a whole.

Recommendation: Eliminate the shutters.

3. The long metal struts supporting the wood awnings on the front facade at the second floor terrace seem rather awkward.

Recommendation: Reduce the size of the supporting brackets. They clearly need to be designed to provide sufficient support for the weight of the wood awnings, but I have seen many with much more modest supports.

Marni, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon



August 21, 2014

Forbes Property Management
101 Church Street, Suite 11
Los Gatos CA 95030
Forbes.pm@verizon.net

Dear Pam:

As you may know, we are in the process of seeking permits for the development of a single-unit residential second floor at our location of 25 East Main Street. As part of the development, we will need to construct temporary scaffolding against our building extending three feet beyond the building wall into the easement. We will need to do this in order to install the brick and stucco siding on the exterior walls, as part of the development.

We wanted to notify you that the parking spaces located in the easement area would be out of commission for 3 weeks, while the scaffolding is in place. We are prepared to provide alternate spaces for those spaces in our adjoining parking lot, to address any inconvenience to your tenants.

The development and updating of our building will aesthetically improve the alley wall on the easement and the overall updating of our building in general will also hopefully increase the value to immediately surrounding properties.

Would you mind acknowledging that you are aware of this plan and do not object, by signing below? Please accept our deep thanks and gratitude, in advance!

Warmly,


AL B. THE MANSOORIAN FAMILY

AGREED:




Forbes Property Management

DATED:

9/2/2014

25 East Main Street - Los Gatos - CA - 95030


August 21, 2014

Associated Building Supply
23 E. Main Street
Los Gatos CA 95030

Dear Chris:

As you may know, we are in the process of seeking permits for the development of a second residential floor at 25 East Main Street. The Town is concerned about the disruption to traffic that may result from construction materials delivery to the site by trucks parked at the curb and craned to our rooftop staging area. This was discussed at length with the Town, which led to our general contractor agreeing to limit delivery times to after 9:30 AM, and deliveries being restricted to once per week. The second part of the potential solution was to, with your permission, use your parking lot once a week, for two hours, for material delivery by parking a truck and a crane. Deliveries could be any time between 9:30AM and 5 PM, at your approval and preference. The Town will require proof you are aware of the plan and have agreed to let us use the lot. If that is the case, would you please sign below?

You have always been very gracious and kind to our family. We are really sorry to have to burden you with this request. Please accept our deep thanks and gratitude!

Warmly,



AL & THE MANSOORIAN FAMILY

AGREED: 

ASSOCIATED BUILDING SUPPLY

DATED: 8/2/14

{Associated Building Supply }

Marni Moseley

From: Hennessey Zander <hennesseyz77@att.net>
Sent: Thursday, January 22, 2015 3:37 PM
To: Mansoorian Neda
Cc: Marni Moseley; Bob Flury; Harriet Zander
Subject: Response to Letter regarding Construction Project for 25 East Main St.
Attachments: 23 East main professional pdf.pdf

Dear Neda,

Attached you will find a copy of the letter sent to your father, Al Mansoorian, in regards to the proposed use of my mother's building, 23 East Main, and parking lot for the purposes of your construction project. My mother has put a lot of thought into this and her decision is to not sign the letter. The reasons for this decision are numerous, but they mostly have to do with the risk this project may have on her building. I know it is stated in the last letter from Bob Flurry that your father would take responsibility if anything were to happen to my mothers building. Even with that said it is a huge risk for my mother and an unnecessary risk for her and our family. Although we hope that you can continue with your project it will have to be without the use of her building or parking lot.

Best Regards,
Hennessey Ortiz

January 18, 2015

Al Mansoorian
Igatti
25 East Main Street
Los Gatos, CA 95030

Dear Al,

It is with great consideration that I have decided not to sign the letter in regards to the construction project you have proposed. I have done a great deal of research and put much thought into any implications your project may have on my tenants and possible damage or vandalism to my property of 23 E Main Street. I hope you can continue on with your project but it will have to be done without the use of my building or parking lot.

Best Regards,

Harriet Zander

Email May 29, 2015

Town Managers Office.
Town of Los Gatos.

Dear Planner
Re: 24 E. Main St. Second Story

The last time a second story was added and new usable space created in the CBD was the Movie House. The town manager was asked town council to do better in his interpretation of the parking district regulations in the future. He did not take into account that the existing properties parking district fees were calculated based on the existing space occupied including the existing upstairs. To add new space to the upstairs required a re-calculation of fees and additional assessments. This is one reason properties owners joined the district so that parking would be restricted so that new construction would be required to provide actual spaces or at least pay more. I have no objection to increased density in the CBD as long as the rules are followed. Please tell me how if any parking will be provided for this new space.
Thank you
Larry Justo Arzie
Down Town Property Owner

Email June 4, 2015

Marni,
Thank you for your quick response to my questions. I don't remember residential space being factored into the calculations for the parking district fees. Is a variance required to allow this? I remember when the Crawls (old L.G. family) wanted to do this on Santa Cruz Ave. they were denied. Are the two parking spaces NEW parking spaces or was this space previously used for parking? I am not sure I know what you mean by expanded, but you seem to be saying they are new spaces which fulfills their obligation even though residential use is high on the intensification factor. Please include this correspondence in the report, perhaps it will help council to update the parking district requirements, since you have halted the CBD parking meetings.
Respectfully
Larry Arzie

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REVISIONS	BY
1. PLAN OK COMMENTS MAY 13, 2014	M.D.P.
2. PLAN OK COMMENTS SEPTEMBER 10, 2014	D.B.
3. PLAN OK COMMENTS APRIL 1, 2015	D.B.
4. PLAN OK COMMENTS MAY 1, 2015	D.B.

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
13955 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
TEL: 408.356.5500 FAX: 408.356.5115

SITE PLAN
SITE ANALYSIS
VICINITY MAP

RECEIVED

MAY 11 2015

TOWN OF LOS GATOS
PLANNING DIVISION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
25 EAST MAIN STREET
LOS GATOS, CALIFORNIA

DRAWN BY
M.D.P.
CHECKED BY
B.B.
DATE
DEC. 3, 2012
SCALE
AS NOTED
JOB NO
11-008
SHEET
1
OF 14 SHEETS

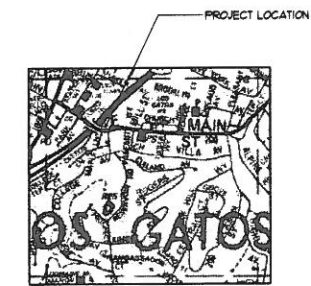
EXHIBIT 10

SITE ANALYSIS

APN	529-28-031
ZONING	C-2
LOT AREA	5,664 SQ. FT.
OCCUPANCY	MIXED USE, RS / B
EXISTING FLOOR AREA	
SUBJECT ESTABLISHMENT	1,059.03 SQ. FT.
TOTAL	1,059.03 SQ. FT. (36.4%)
PATIO DINING AREA	179 SQ. FT.
MAXIMUM FLOOR AREA	3,398 SQ. FT. (60%)
PROPOSED FLOOR AREA	
SUBJECT ESTABLISHMENT (E)	1,040.51 SQ. FT.
SECOND STORY ADDITION	1,353.38 SQ. FT.
TOTAL	3,393.96 SQ. FT. (59.9%)
PROPOSED LOT AREA COVERAGE	
SUBJECT ESTABLISHMENT (E) TO REMAIN	1,040.51 SQ. FT.
TOTAL	1,040.51 SQ. FT. (36.0%)
DWELLING UNITS	
(E) DWELLING UNITS	0 UNITS
PROPOSED DWELLING UNITS	1 UNIT
OFF STREET PARKING	
APARTMENT PARKING REQUIRED	2 SPACES
APARTMENT PARKING PROVIDED	2 SPACES (8'-6" x 18'-0")
EASEMENT PARKING REQUIRED	3 SPACES
EASEMENT PARKING PROVIDED	2 EXISTING SPACES 1 (N) 8'-6" x 12'-0"
TOTAL EASEMENT SPACES PROVIDED	3 SPACES

IMPERVIOUS COVERAGE	
EXISTING IMPERVIOUS COVERAGE	5,195 SQ. FT.
PROPOSED IMPERVIOUS COVERAGE	5,218 SQ. FT.

VICINITY MAP



SHEET INDEX

- SITE PLAN
- SITE ANALYSIS
- VICINITY MAP
- FLOOR AREA DIAGRAMS
- FLOOR AREA CALCULATION
- EXISTING ROOF PLAN
- EXISTING EXTERIOR ELEVATIONS
- LOWER LEVEL FLOOR PLAN
- UPPER LEVEL FLOOR PLAN
- ROOF PLAN
- FRONT ELEVATION
- REAR ELEVATION
- RIGHT ELEVATION
- LEFT ELEVATION
- STREET ELEVATIONS
- SITE SECTION
- C.O.P. CONSTRUCTION OPERATIONS PLAN
- SUI SURVEY
- C-1 GRADING & DRAINAGE PLAN

NOTE: SITE PLAN BASED ON SURVEY PREPARED BY LEA & BRAZE ENGINEERING, DATED 06-06-11
ALL WORK UNDER TREE CANOPIES SHALL BE IN ACCORDANCE WITH THE ARBORIST REPORT.
ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE RE-USED MUST BE TELEVIEWED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN OF LOS GATOS BEFORE RE-USE

CONSULTANT LIST

SURVEYOR:
LEA & BRAZE ENGINEERING
2495 INDUSTRIAL PKWY. WEST
HAYWARD, CA 94545
TEL: (510) 881-4086

CIVIL ENGINEER:
WESTFALL ENGINEERING
14583 BIG BASIN WAY #3
SARATOGA, CA 95070
TEL: (408) 861-0244

ARBORIST
MAYNE TREE EXPERT COMPANY INC.
535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070
TEL: (650) 593-4400

FIRE PROTECTION NOTES

- A FIRE SPRINKLER SYSTEM IS REQUIRED. DESIGN DOCUMENTS FOR SUCH SYSTEM ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. THE SYSTEM SHALL INCLUDE PROTECTION MEASURES FOR THE POTABLE WATER SUPPLY SYSTEM.
- APPROVED PREMISES IDENTIFICATION NUMBERS SHALL BE INSTALLED FOR BOTH UNITS PER CFC SECTION 505.
- CONSTRUCTION SITE PROTECTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 14 AND LOCAL STANDARD DETAIL AND SPECIFICATION S1-7.

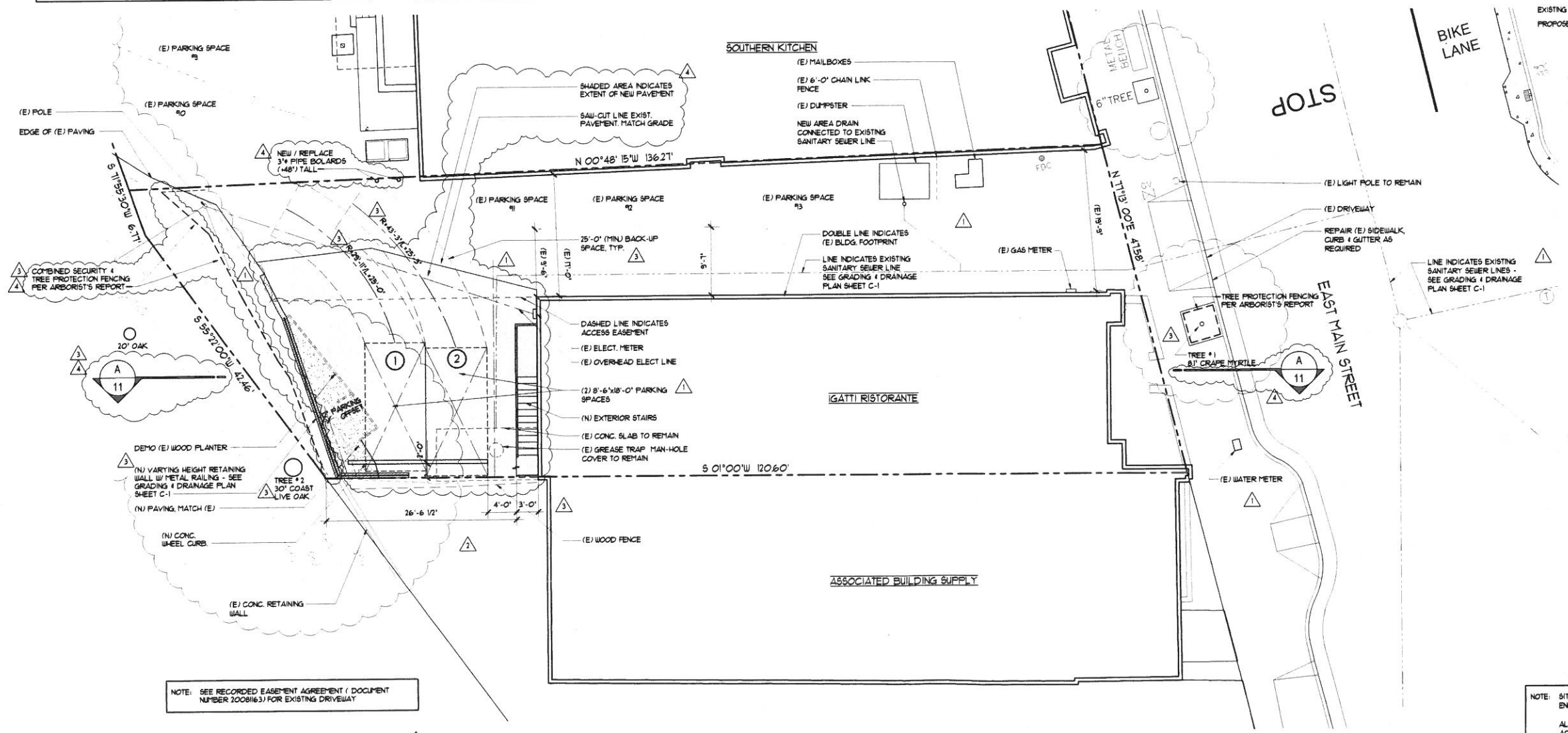
TREE PROTECTION GUIDELINES

- A protective barrier of 4-foot chain link fencing shall be installed around the dripline of protected trees. The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. The enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site map the approximate locations of the tree protection fencing.
- Movable barriers of chain link fencing secured to concrete blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The barrier may not move the fence without authorization from the Project Arborist or City Arborist.
- Avoid the following conditions:
DO NOT:
a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
d. Allow fires under and adjacent to trees.
e. Discharge exhaust into foliage.
f. Secure cables, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
h. Apply soil sterilants under pavement near existing trees.
- Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.
- Avoid injury to tree roots. When a trenching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the soil of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. At damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

25 E. Main St., Los Gatos March 19, 2015

6. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
7. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "needle" roots.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within 48 hours so that remedial action can be taken.
9. Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,
Jeremy A. Ingalls
Certified Arborist W.E. #7078A
JAI and

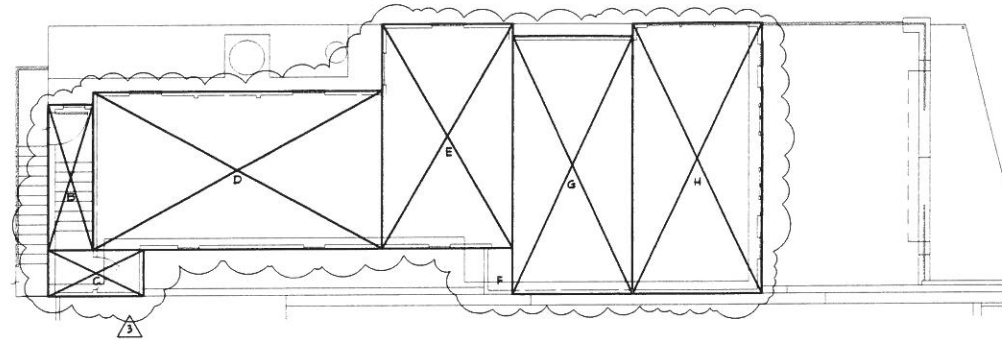


NOTE: SEE RECORDED EASEMENT AGREEMENT (DOCUMENT NUMBER 20081163) FOR EXISTING DRIVEWAY

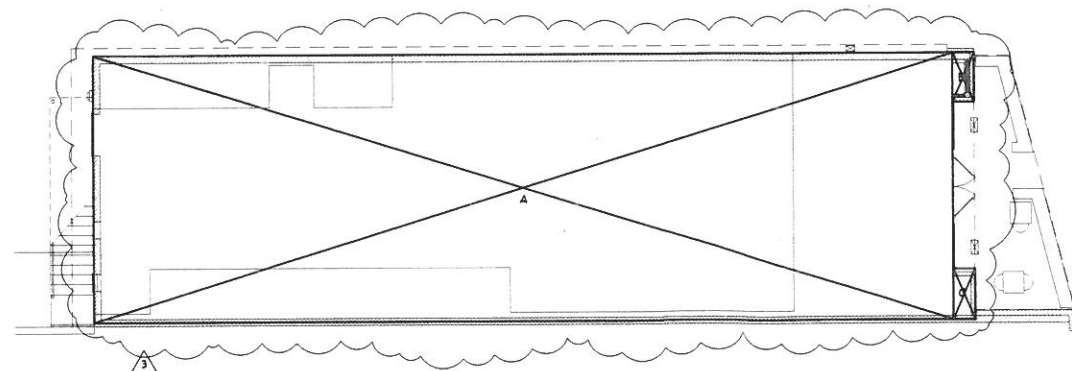
SITE PLAN

APN: 529-28-031

1/8" = 1'-0"



UPPER LEVEL FLOOR AREA DIAGRAM 1/8" = 1'-0"



LOWER LEVEL FLOOR AREA DIAGRAM 1/8" = 1'-0"

FLOOR AREA CALCULATION

LOWER LEVEL:		
A.	80'-5" x 25'-4 1/2"	2,040.51 SQ. FT.
B.	2'-0" x 7'-1 1/2"	9.25 SQ. FT.
C.	2'-0" x 4'-8"	9.50 SQ. FT.
SUBTOTAL		2,059.32 SQ. FT.
UPPER LEVEL:		
B.	4'-2" x 13'-7"	56.59 SQ. FT.
C.	8'-11" x 4'-4"	38.64 SQ. FT.
D.	27'-1" x 14'-9 1/2"	400.60 SQ. FT.
E.	12'-3" x 21'-0"	257.25 SQ. FT.
F.	2'-8" x 4'-4"	18.56 SQ. FT.
G.	9'-11" x 24'-2 1/2"	240.06 SQ. FT.
H.	12'-0" x 25'-4 1/2"	304.50 SQ. FT.
SUBTOTAL		1,338.45 SQ. FT.
MAIN LEVEL:		2,059.32 SQ. FT.
UPPER LEVEL:		1,338.45 SQ. FT.
TOTAL:		3,397.77 SQ. FT.

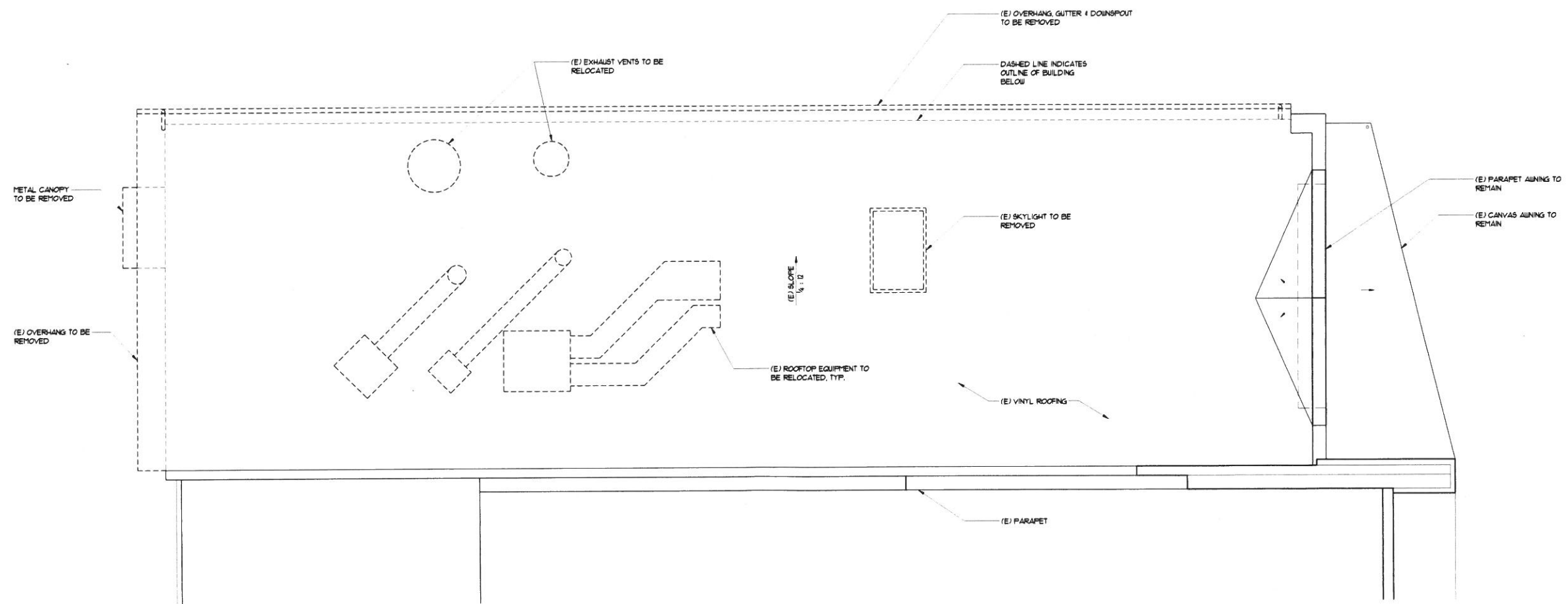
REVISIONS	BY
1. PLAN OK COMMENTS APRIL 1, 2008	D.B.


Fury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 19651 LOS GATOS BLVD., SUITE 1, LOS GATOS, CALIFORNIA 95032
 TEL. 408.356.5500 FAX 408.356.5115

FLOOR AREA DIAGRAM
 FLOOR AREA CALCULATION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 29 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY:
MT
 CHECKED BY:
B.B.
 DATE:
DEC. 3, 2012
 SCALE:
AS NOTED
 JOB NO:
11-008
 SHEET:
2



EXISTING ROOF PLAN

1/4" = 1'-0"

REVISIONS	BY

Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 19651 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

EXISTING ROOF PLAN

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 25 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

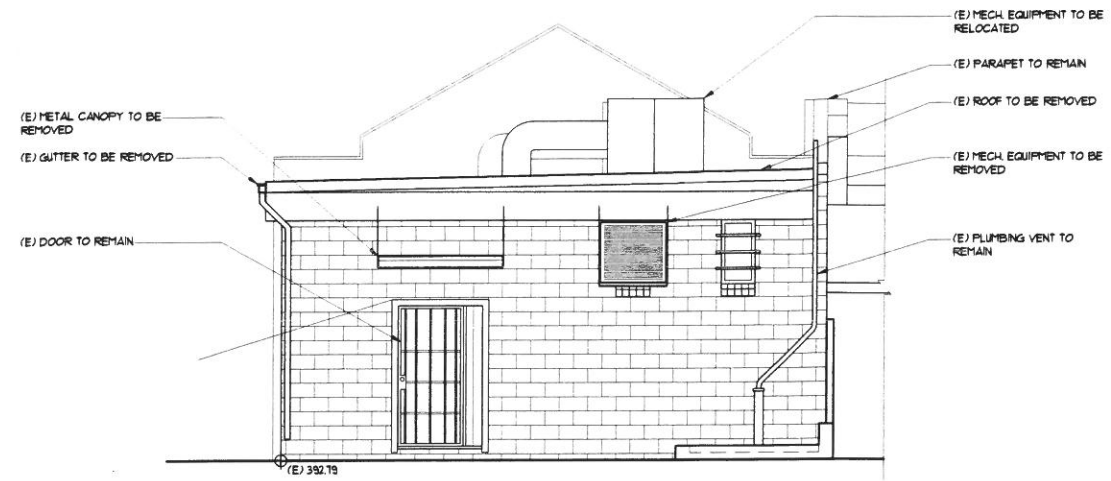
DRAWN BY:
MDP
 CHECKED BY:
B.B.
 DATE:
DEC. 3, 2012
 SCALE:
AS NOTED
 JOB NO:
11-008
 SHEET:

3



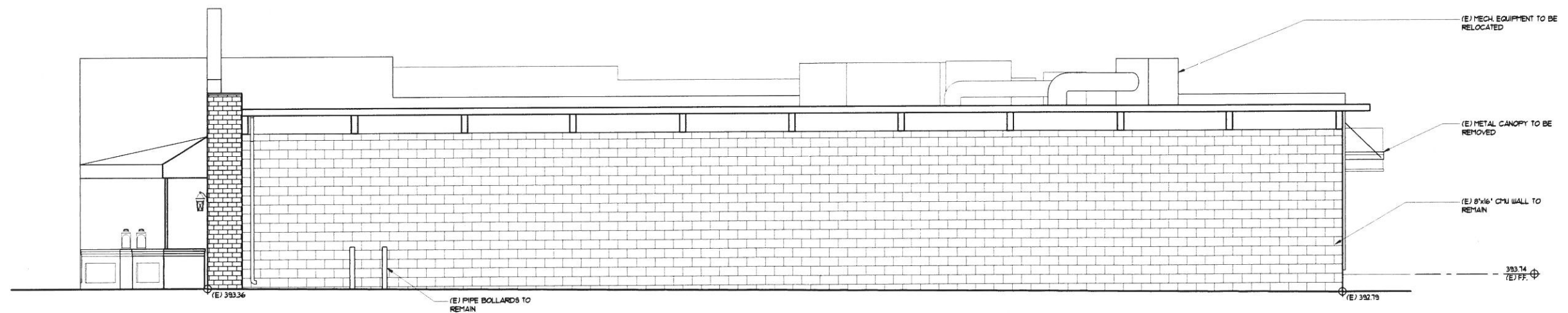
EXISTING FRONT ELEVATION

1/4" = 1'-0"



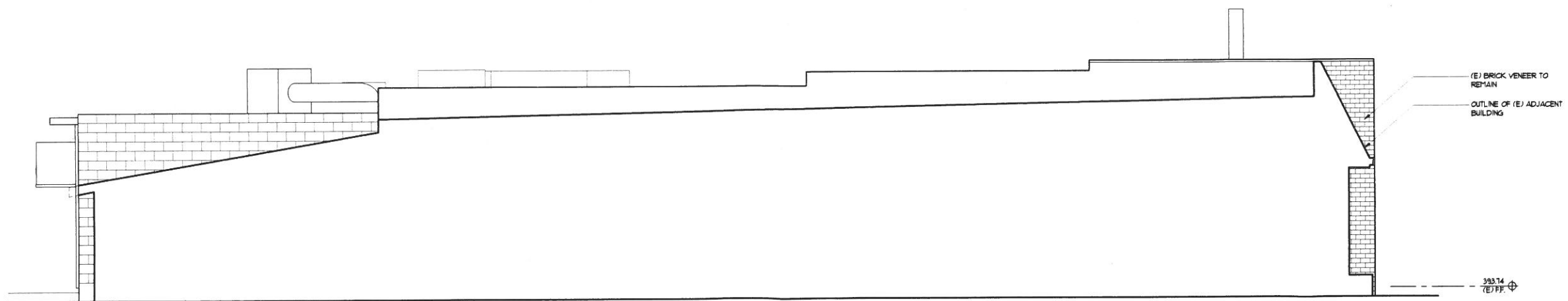
EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

REVISIONS	BY

Fury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
1998 LOS GATOS BLVD. SUITE 1 LOS GATOS, CALIFORNIA 9502
TEL: 408.386.5500 FAX: 408.386.5115

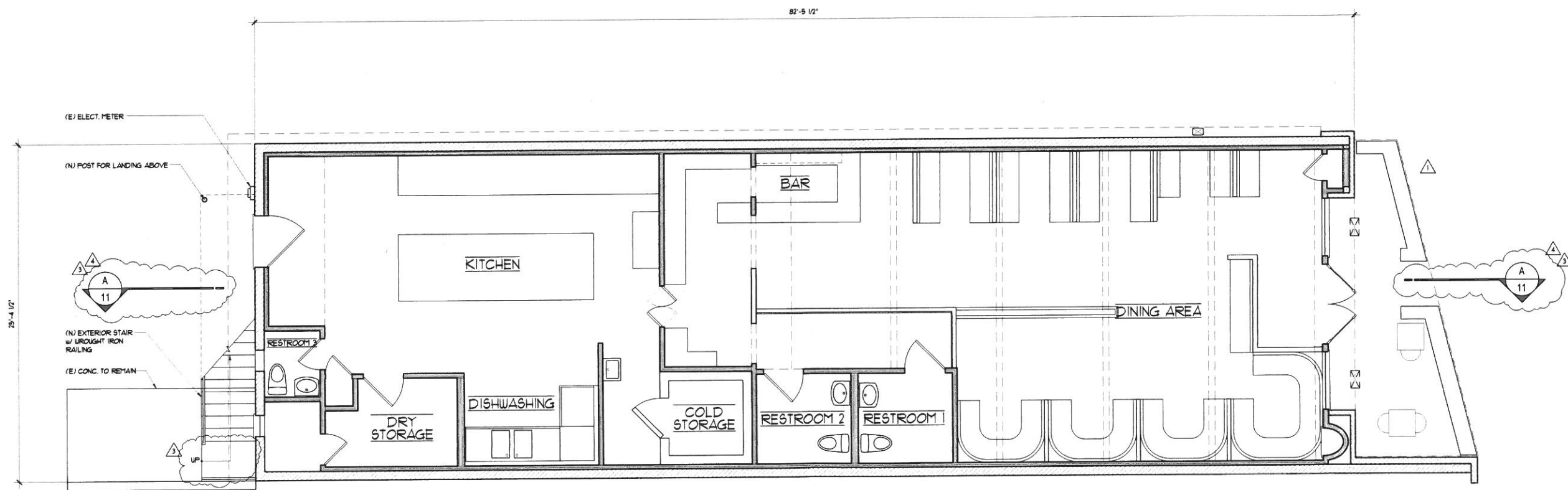
EXISTING EXTERIOR ELEVATIONS

PROPOSED REMODEL TO:
I GATTI RISTORANTE
29 EAST MAIN STREET
LOS GATOS, CALIFORNIA

DRAWN BY:
M.D.P.
CHECKED BY:
B.B.
DATE:
DEC. 3, 2012
SCALE:
AS NOTED
JOB NO:
11-008
SHEET:

4

OF 14 SHEETS



FLOOR PLAN LEGEND

- INDICATES NEW WALL.
- INDICATES (E) MASONRY WALL.
- INDICATES EXISTING STUD WALL TO REMAIN.

REVISIONS	BY
△ PLAN OK COMMENTS MAY 18, 2014	M.D.P.
△ PLAN OK COMMENTS APRIL 1, 2015	D.B.
△ PLAN OK COMMENTS MAY 1, 2015	D.B.


Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
 15651 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

LOWER LEVEL FLOOR PLAN

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 25 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY: M.D.P.
 CHECKED BY: D.B.
 DATE: DEC. 3, 2012
 SCALE: AS NOTED
 SHEET: 11-008
 OF 5 SHEETS
5


 LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"



Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES

13951 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
TEL: 408.356.5500 FAX: 408.356.5115

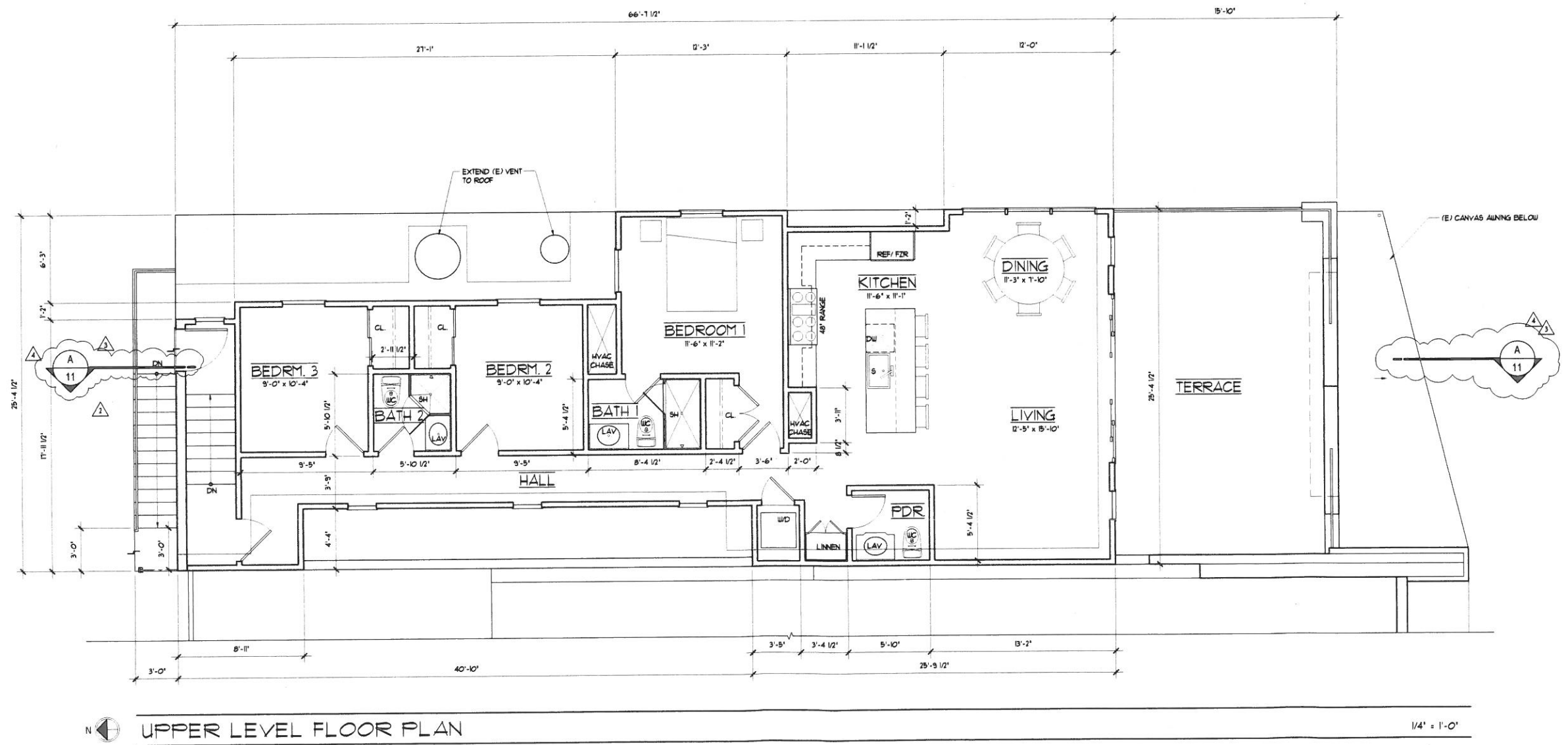
UPPER LEVEL FLOOR PLAN

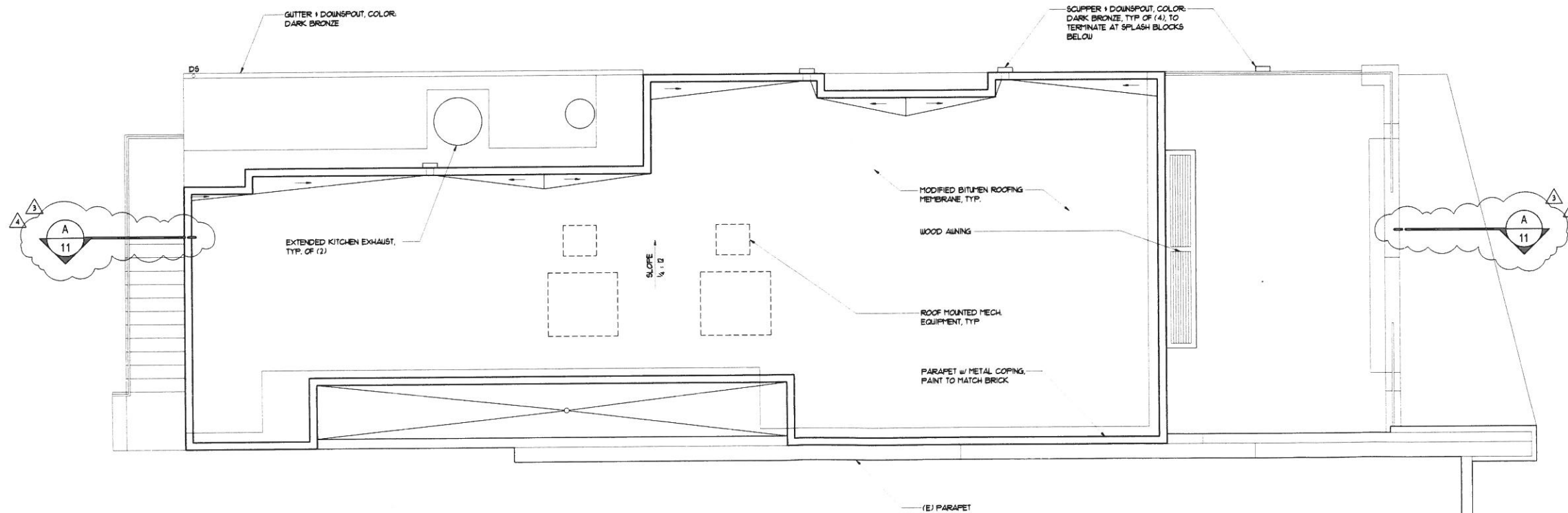
PROPOSED REMODEL TO :
I GATTI RISTORANTE
25 EAST MAIN STREET
LOS GATOS, CALIFORNIA

DEATH BY:
MT
CHECKED BY:
B.B.
DATE:
DEC. 3 2012
SCALE:
AS NOTED
JOB NO:
11-008
SHEET:

6

OF - SHEETS





ROOF PLAN

1/4" = 1'-0"

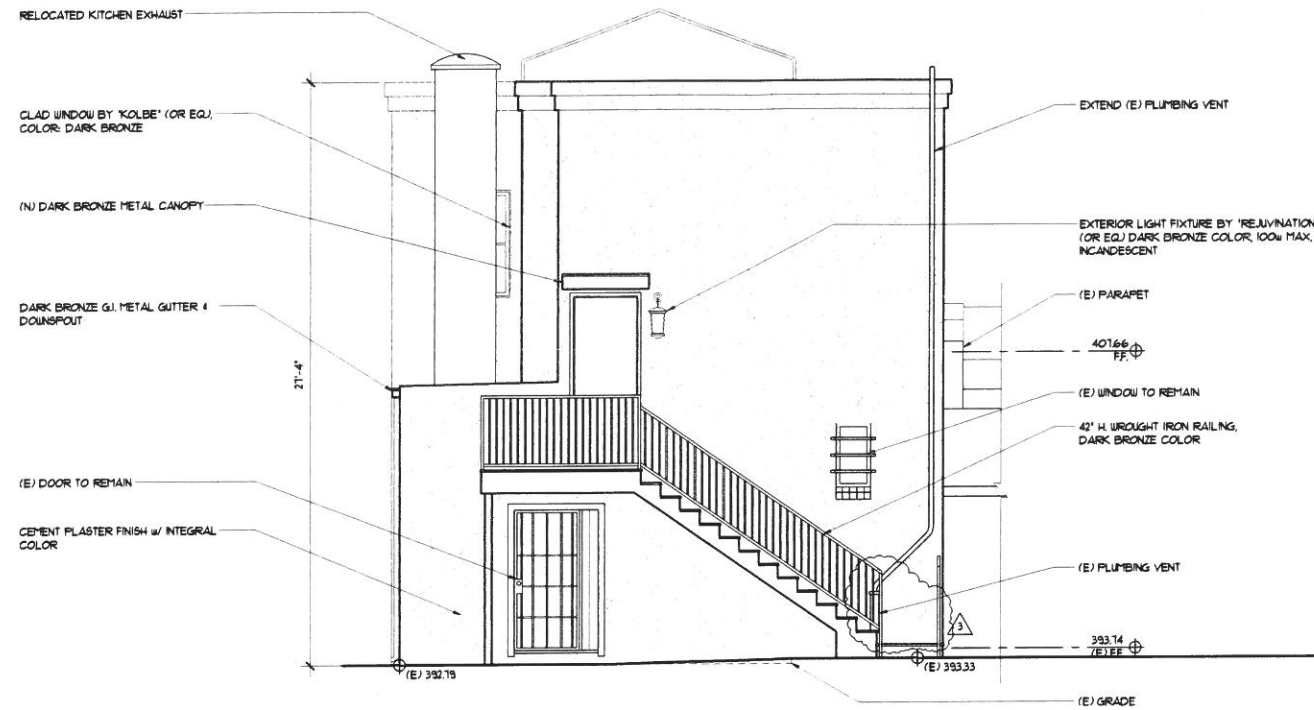
REVISIONS	BY
△ PLAN OK, COMMENTS MAY 12, 2014	MDP
△ PLAN OK, COMMENTS APRIL 1, 2015	DB
△ PLAN OK, COMMENTS MAY 1, 2015	DB

Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 15651 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

ROOF PLAN

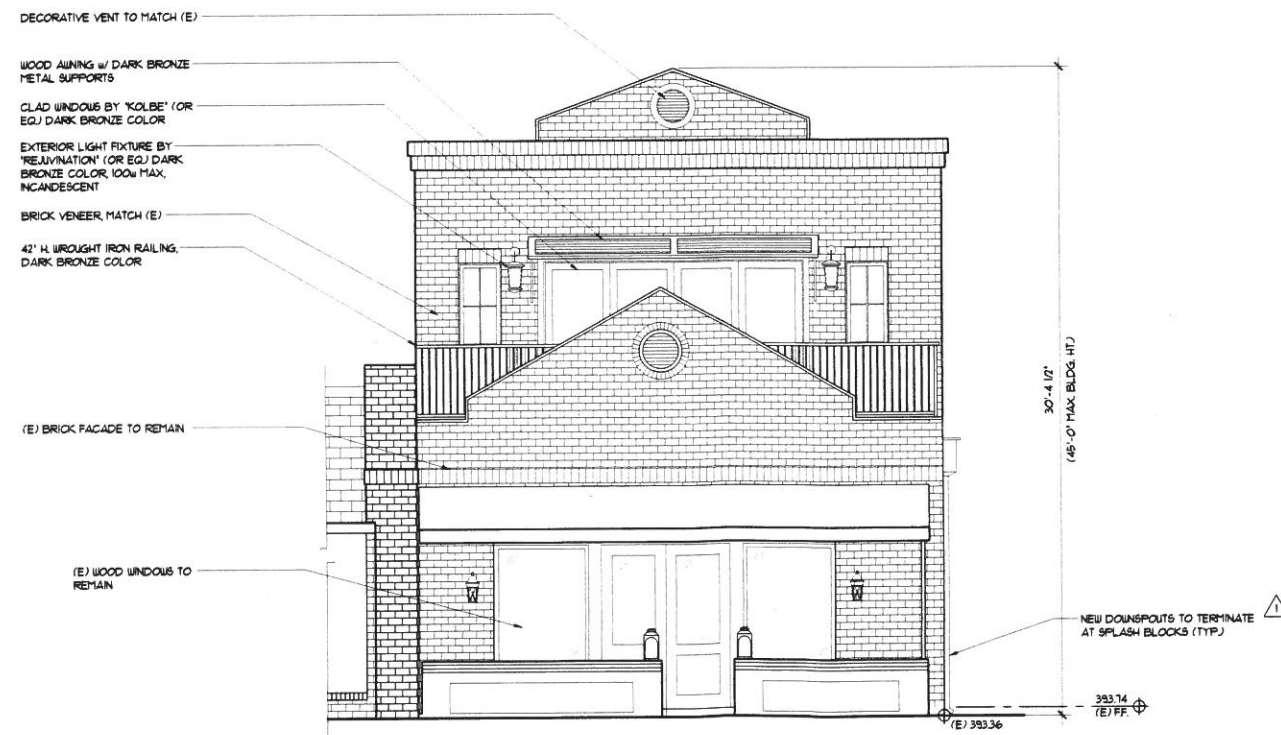
PROPOSED REMODEL TO:
I GATTI RISTORANTE
 29 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY: **HT**
 CHECKED BY: **BB**
 DATE: **DEC. 3, 2012**
 SCALE: **AS NOTED**
 JOB NO: **11-008**
 SHEET: **7**



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

REVISIONS	BY
△ PLN CHK COMMENTS MAY 13, 2014	MDP
△ PLN CHK COMMENTS APRIL 1, 2015	DB

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
19651 LOS GATOS BLVD, SUITE 1 LOS GATOS, CALIFORNIA 95032
TEL: 408.556.5500 FAX: 408.556.5115

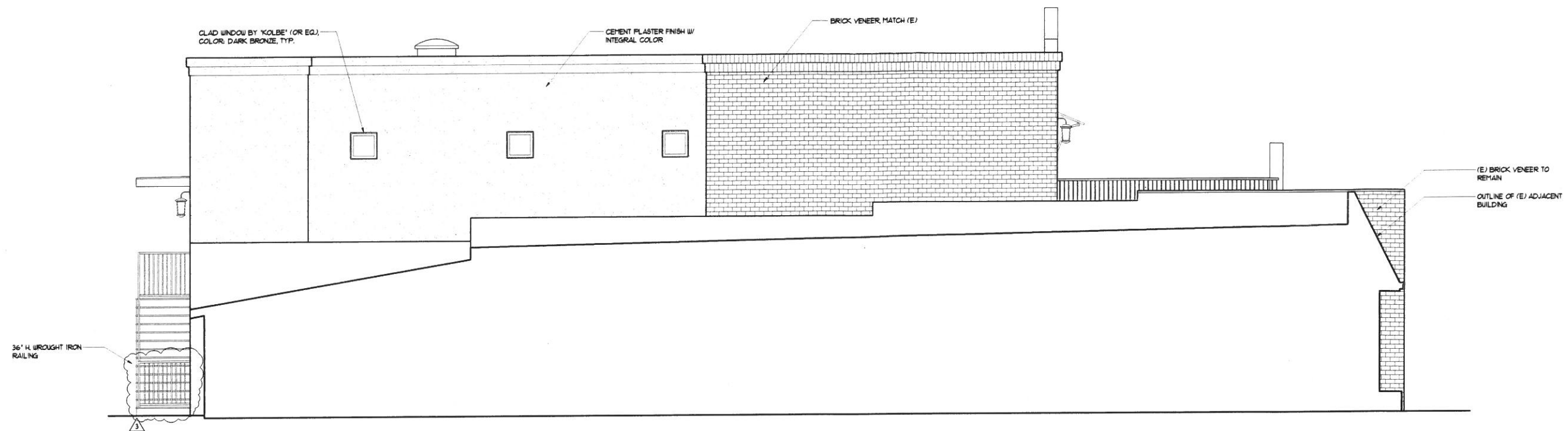
FRONT ELEVATION
REAR ELEVATION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
25 EAST MAIN STREET
LOS GATOS, CALIFORNIA

DRAWN BY
MDP
CHECKED BY
B.B.
DATE
DEC. 3, 2012
SCALE
AS NOTED
JOB NO.
11-008
SHEET

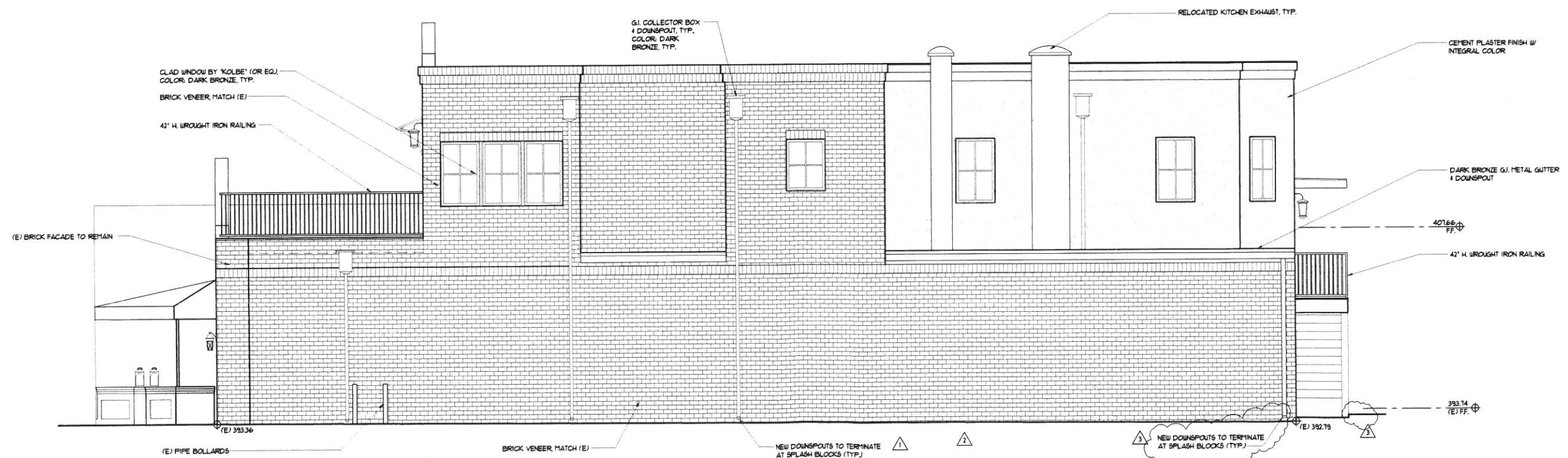
8

OF 8 SHEETS



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

REVISIONS	BY
△ PLAN OK, COMMENTS MAY 8, 2014	MDP
△ PLAN OK, COMMENTS SEPTEMBER 10, 2014	ARA
△ PLAN OK, COMMENTS APRIL 1, 2015	DB

Fury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
15951 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95032
TEL: 408.556.5500 FAX: 408.356.5115

RIGHT ELEVATION
LEFT ELEVATION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
29 EAST MAIN STREET
LOS GATOS, CALIFORNIA

DRAWN BY
MDP
CHECKED BY
B.B.
DATE
DEC. 3, 2012
SCALE
AS NOTED
JOB NO.
11-008
SHEET

9

OF 1 SHEETS



E. MAIN STREET ELEVATION - SOUTH

1/8" = 1'-0"



E. MAIN STREET ELEVATION - NORTH

1/8" = 1'-0"

REVISIONS	BY

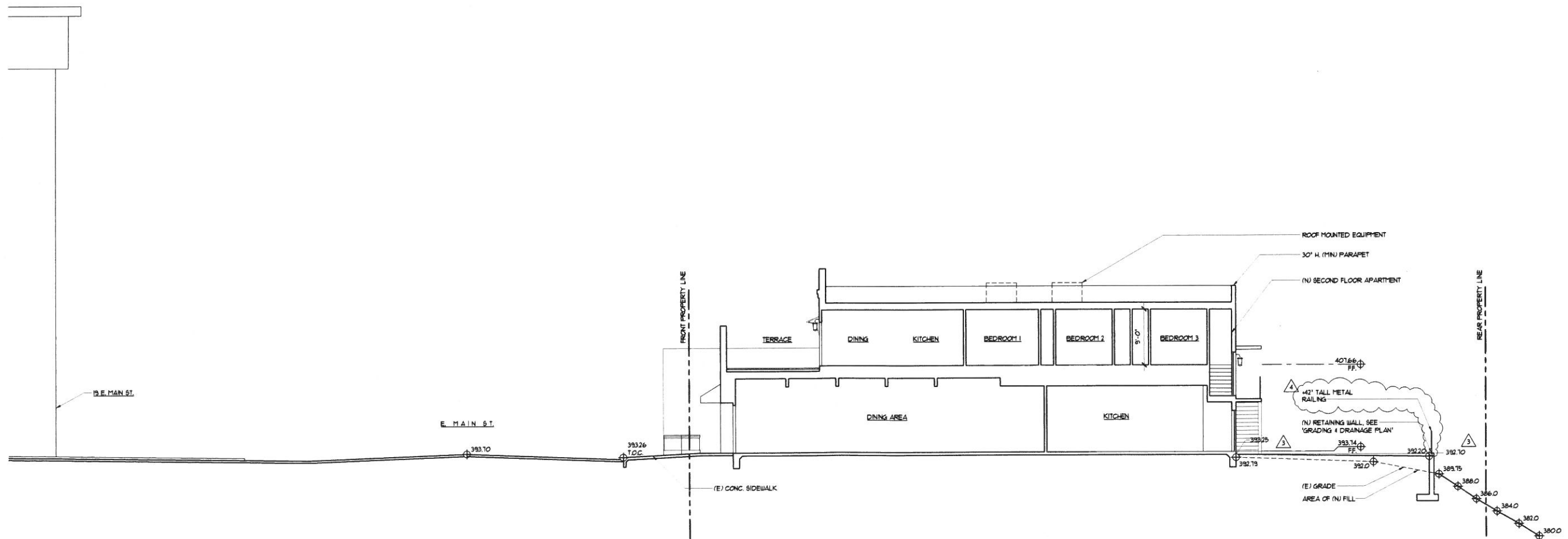
Fury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 1951 LOS GATOS RD., SUITE 1 LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

STREET ELEVATIONS

PROPOSED REMODEL TO:
IGATTI RISTORANTE
 25 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY:
 M.D.P.
 CHECKED BY:
 B.B.
 DATE:
 DEC. 3, 2012
 SCALE:
 AS NOTED
 JOB NO:
 11-008
 SHEET:

10



SITE SECTION - A

1/8" = 1'-0"

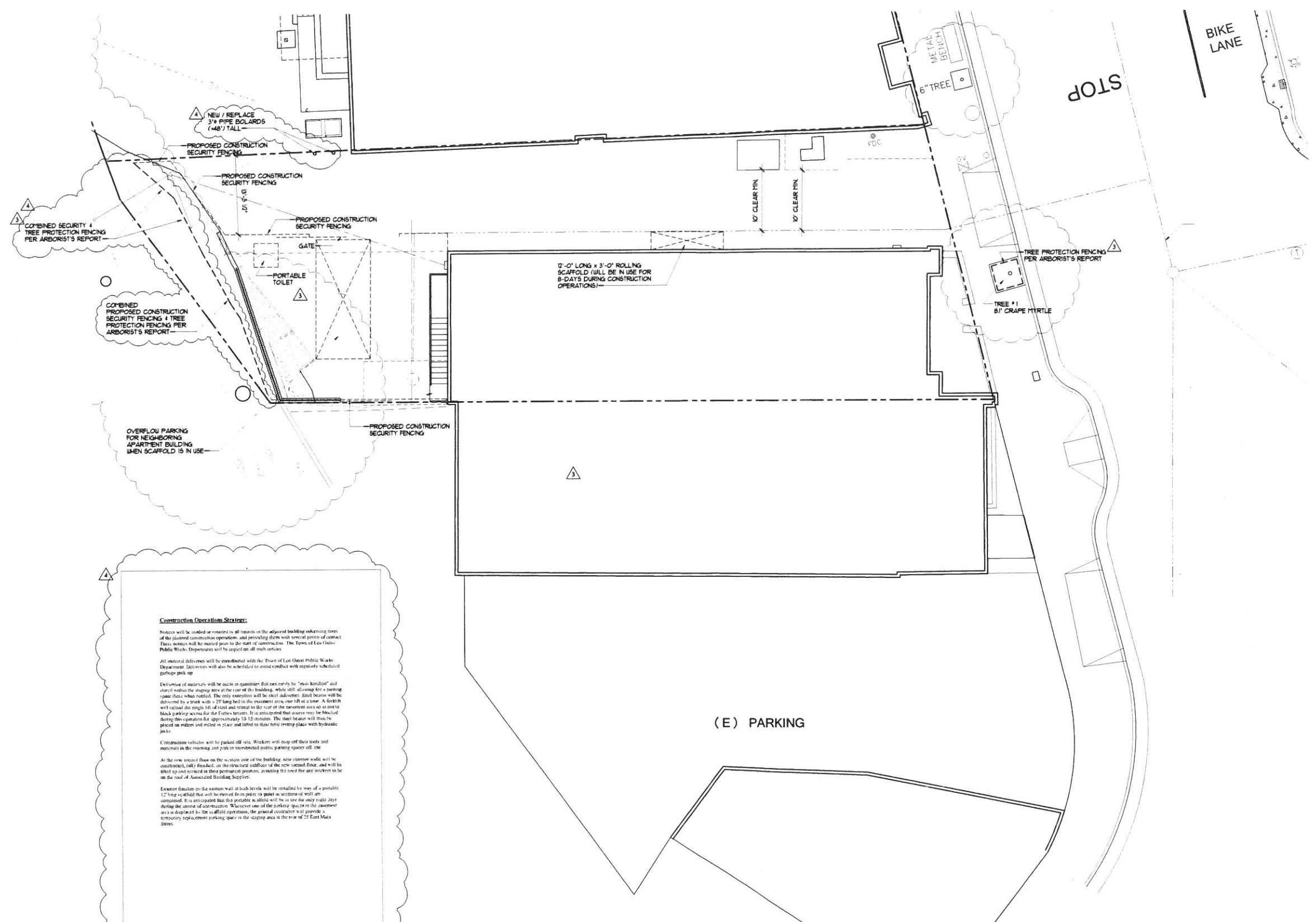
REVISIONS	BY
3. PLAN CHK. COMMENTS APRIL 1, 2015	D.B.
4. PLAN CHK. COMMENTS MAY 1, 2015	D.B.

Fury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
 19951 LOS GATOS BLVD., SUITE 1 LOS GATOS, CALIFORNIA 95022
 TEL. 408.366.5500 FAX 408.366.5115

SITE SECTION

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 25 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY:
M.D.P.
 CHECKED BY:
B.B.
 DATE:
DEC. 3, 2012
 SCALE:
AS NOTED
 JOB NO:
11-008
 SHEET:



Construction Operations Strategy:

Notices will be posted or emailed to all tenants in the adjacent building whenever there is a planned construction operation, and providing them with some notice of contact. These notices will be mailed prior to the start of construction. The Town of Los Gatos Public Works Department will be copied on all such notices.

All material deliveries will be coordinated with the Town of Los Gatos Public Works Department. Deliveries will also be scheduled to avoid conflict with regularly scheduled garbage pick-up.

Delivery of materials will be made in quantities that can carry by "man handles" and stored within the staging area at the rear of the building, while still allowing for a parking space that is when needed. The only exception will be steel joists. Steel joists will be delivered by a truck with a 25' long bed in the evening area, one lift at a time. A forklift will unload the single lift of steel and retreat to the rear of the staging area so as not to block parking areas for the future tenants. It is anticipated that access may be blocked during the operation for approximately 10-15 minutes. The steel joist will then be placed on rollers and rolled in place and lifted to their final setting place with hydraulic jacks.

Construction vehicles will be parked off site. Workers will drop off their tools and material in the morning and pick up materials in the evening parking space off site.

As the new second floor on the western side of the building, new exterior walls will be constructed, fully finished, on the structural subfloor of the new second floor, and will be shot up and secured in their permanent position, avoiding the need for any workers to be on the roof of Associated Building, Supper.

Exterior finish on the eastern wall at both levels will be installed by use of a portable 12' long scaffold that will be moved from point to point as sections of wall are completed. It is anticipated that this portable scaffold will be in use for only multi days during the course of construction. Whenever use of the parking space in the adjacent area is displaced by the scaffold operation, the general contractor will provide a temporary replacement parking space in the staging area at the rear of 25 East Main Street.

REVISIONS	BY
PLAN CHG COMMENTS MAY 13, 2014	MDP
PLAN CHG COMMENTS JUNE 13, 2014	D.B.
PLAN CHG COMMENTS APRIL 1, 2015	D.B.
PLAN CHG COMMENTS MAY 1, 2015	D.B.

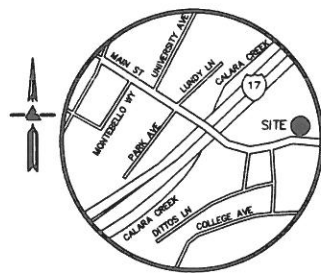
Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 13931 LOS GATOS BLVD., SUITE 1, LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

CONSTRUCTION OPERATIONS PLAN

PROPOSED REMODEL TO:
I GATTI RISTORANTE
 25 EAST MAIN STREET
 LOS GATOS, CALIFORNIA

DRAWN BY MDP CHECKED BY B.B. DATE DEC. 3, 2012 SCALE AS NOTED JOB NO. 11-008 SHEET COP

14 SHEETS



VICINITY MAP
NO SCALE

LEGEND AND NOTES

---	BOUNDARY LINE
---	BUILDING OVERHANG LINE
---	PROPERTY LINE
---	OVERHEAD ELECTRICAL LINE
---	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
---	FENCE LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	BOTTOM RETAINING WALL
---	DRIVEWAY
---	FINISH FLOOR
---	FLOW LINE
---	INVERT
---	PVC
---	RCP
---	TC
---	TRW
---	VCP
---	AD
---	BOL
---	EB
---	EM
---	FDC
---	GM
---	GV
---	MHI
---	SSCO
---	SSMH
---	SDMH
---	T
---	WM
---	WV
---	BENCHMARK
---	SPOTGRADE

ASPHALT
CONCRETE
TILE
WOOD

TREE: TYPE AND
SIZE AS NOTED

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION
IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE
SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 392.21'

BENCHMARK

TOWN OF LOS GATOS BENCHMARK
BENCH MARK LG38
INTERSECTION OF EAST MAIN STREET
AND CHURCH STREET
SET BRASS DISK IN MONUMENT WELL
STAMPED "LG38"
ELEVATION = 384.56'

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.

BOUNDARY NOTE

BOUNDARY SHOWN IS BASED ON
RECORD OF SURVEY FILED
IN BOOK 95 OF MAPS, PAGE 29
AND EXISTING DEED DOCUMENTS.

TRACT 6700
454 MAPS 1-19

LANDS OF
E. MAIN ST., LLC
11,942 SQ.FT.
0.27 ACRES

LANDS OF
E. MAIN ST., LLC
5,864 SQ.FT.
0.13 ACRES

LANDS OF
ZANDER

SCALE: 1" = 10'

COLLEGE
AVENUE
(30')



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSELAND, CA 95661
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

25 & 27 EAST MAIN STREET
LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY
APR: 529-28-036
APR: 529-28-037

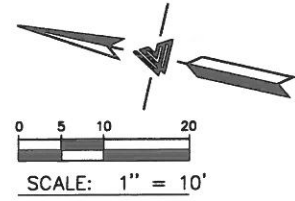
TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2110166
DATE: 06-06-11
SCALE: 1" = 10'
DRAWN BY: JN
SHEET NO:

SU1

01 OF 01 SHEETS



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

TOWN OF LOS GATOS BENCHMARK
BENCH MARK LG36
INTERSECTION OF EAST MAIN STREET AND CHURCH STREET
SET BRASS DISK IN MONUMENT WELL
STAMPED "LG#36"
ELEVATION = 384.56'

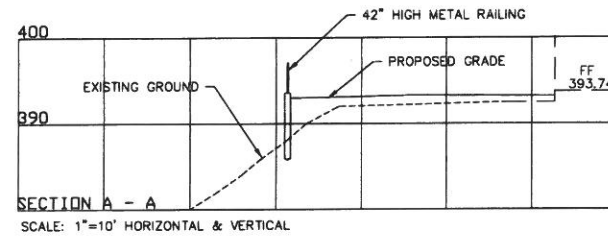
SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 392.21'

BOUNDARY NOTE

BOUNDARY SHOWN IS BASED ON RECORD OF SURVEY FILED IN BOOK 95 OF MAPS, PAGE 29 AND EXISTING DEED DOCUMENTS.

AVERAGE SLOPE 7.4%



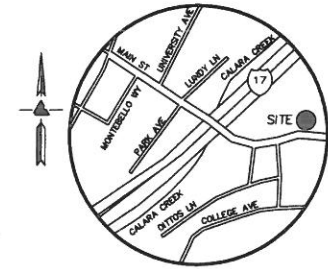
SCALE: 1"=10' HORIZONTAL & VERTICAL

EARTHWORK QUANTITIES
ESTIMATED FILL 31 C.Y.

SSMH
RIM=399.11
INV=386.31

LEGEND

EXISTING	PROPOSED



VICINITY MAP
NO SCALE

TRACT 6700
454 MAPS 1-19

INSTALL FIBER ROLLS
AS SILT BARRIER

INSTALL SUBDRAIN
EXTEND TO DAYLIGHT

INSTALL METAL RAILING ON TOP
OF THE RETAINING WALL

CURB WHEEL STOP
CONCRETE RETAINING WALL
ADJUST LID OF MANHOLE
OF THE GREASE TRAP

LANDS OF
E. MAIN ST., LLC
11,942 SQ.FT.
0.27 ACRES

LANDS OF
E. MAIN ST., LLC
5,664 SQ.FT.
0.13 ACRES

LANDS OF
ZANDER

EAST MAIN STREET (70')

COLLEGE
AVENUE
(30')

BASED ON TOPOGRAPHIC MAP AND SURVEY BY
LEA & BRAZE ENGINEERING, INC. DATED JUNE
6, 2011.

NO.	BY	DATE	REVISION	BY	DATE
1	JC	11-12	STAIRS AND DUMPSTER		
2	JC	3-15	Parking spaces		
3	JC	5-15	COMMENTS BY PUBLIC WORKS		

DATE: March 31, 2015	BY: KAREL CYMBAL, RCE 34534
SCALE: HOR. 1"=10'	DATE:
VERT.	
DESIGNED: JC	
CHECKED: KC	
PROJ. ENGR: JC	



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

I GATTI RISTORANTE
GRADING AND DRAINAGE PLAN
25 EAST MAIN STREET, LOS GATOS

JOB NO.
2012-092
SHEET
1
OF
1