

MEETING DATE: 05/02/05

ITEM NO. 16

COUNCIL AGENDA REPORT

DATE:

April 26, 2005

TO:

MAYOR AND TOWN COUNCIL

FROM:

DEBRA J. FIGONE, TOWN MANAGER

SUBJECT:

CONSIDER AN APPEAL OF THE DECISION OF THE PLANNING COMMISSION DENYING A REQUEST TO CONSTRUCT A SECOND STORY ADDITION TO A SINGLE FAMILY RESIDENCE THAT EXCEEDS THE FLOOR AREA RATIO ON PROPERTY ZONED HR-2 1/2. APN 527-55-036. ARCHITECTURE AND SITE APPLICATION S-05-17. PROPERTY LOCATION: 310 SANTA ROSA DRIVE. PROPERTY

OWNER/APPELLANT: JOHN VERSGROVE.

RECOMMENDATION:

1. Open and hold the public hearing and receive public testimony.

2. Close the public hearing.

3. Uphold the Planning Commission's decision and deny the appeal for Architecture and Site Application S-05-17 (Motion required).

4. Refer to the Town Attorney for the preparation of the appropriate resolution.

If the Town Council determines that the Planning Commission's decision should be reversed or modified:

- 1. The Council needs to find one or more of the following:
 - (1) where there was error or abuse of discretion on the part of the Planning Commission; or
 - (2) the new information that was submitted to the Council during the appeal process that was not readily and reasonably available for submission to the Commission; or
 - (3) an issue or policy over which the Commission did not have discretion to modify or address, but which is vested in the Council for modification or decision.

(Continued to Page 2)

PREPARED BY:	DIRECTOR OF COMMUNITY	Y DEVELOPMENT	
Reviewed by: VX	Assistant Town Manager five	AttorneyClerk	Finance
	_Community Development	Revised: 4/26/05	

Reformatted: 5/30/02

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- 2. If the predominant reason for modifying or reversing the decision of the Planning Commission is new information as defined in Subsection (2) above, it is the Town's policy that the application be returned to the Commission for review in light of the new information unless the new information has a minimal effect on the application.
- 3. If the appeal is granted, the Council should: A) make the required findings and considerations in Attachment 1; B) determine that the project is substantially consistent with the Hillside Development Standards and Guidelines; C) determine that the criteria for allowing an exception to maximum allowed floor area have been met for this project; D) approve the application subject to the conditions in Attachment 2 and as shown on the development plans in Attachment 10.
- 4. Refer to the Town Attorney for preparation of the appropriate resolution.

PROJECT SUMMARY:

The applicant is requesting approval to add 1,233 square feet (26 sq. ft. on the first floor and 1,207 sq. ft. on the second floor) to an existing 6,447 square foot home with an 836 square foot garage for a total floor area of 8,516 square feet (including garage). The existing home exceeds the 6,000 square foot maximum contained in the Hillside Development Standards and Guidelines (HDS&G) by 883 square feet (including 436 square feet from the garage). The current proposal would exceed the 6,000 square foot maximum contained in the HDS&G by 2,116 square feet (including 436 square feet from the garage). The proposal also includes changing the exterior materials from board and batten wood siding/stone to stucco and the roof from composition shingle to concrete tile. Attachments 6 through 10 provide additional general information and background for the proposed project.

Generally, the proposed addition will convert the existing attic space to second floor area, which includes expanding the existing roof line towards the existing courtyard (See Attachment 10, Sheet A 3.2, Section A). The existing maximum height of the home will remain unchanged at 25'. The proposal will not impact existing trees and will not require any grading.

PLANNING COMMISSION:

The Commission considered this application on February 9, 2005. The application was continued to the March 23, 2005 meeting with the following direction:

- 1. The proposed second story addition must stay within the existing building envelope with some allowance to meet fire and building code requirements. The Commission stated that minimal, architecturally appropriate design elements may be considered but only if it is determined that the design elements do not add to the mass and bulk of the structure; and
- 2. Colors, materials, and fencing must be consistent with the Hillside Development Standards and Guidelines.

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On March 23, 2005, the Commission considered revised plans (Attachment 10) and unanimously denied the project. The Commission did not believe that the applicant had met the direction outlined above because the proposed second story addition was not kept within the existing building envelope and the proposed second story windows exceeded the minimum required by the Uniform Building Code to meet natural light, ventilation, and egress requirements.

A verbatim transcript of the March 23, 2005 Commission meeting is included as Attachment 5. A verbatim transcript of the February 9, 2005 Commission meeting has not been provided; however, Council members interested in listening to the FTR recording of this meeting may contact staff to obtain a copy of the FTR recording.

APPEAL:

On April 1, 2005, John Versgrove, the property owner, appealed the Commission's denial of the proposed project. The appellant believes that the Commission erred or abused its discretion. The appellant's reasoning for appealing the Commission's decision is provided in Attachment 3.

The appellant has prepared additional information in response to some of the Commission's concerns and issues (Attachment 4, Page 3) which include reducing the deck area and providing information regarding the minimum window requirements of the Uniform Building Code.

DISCUSSION:

Staff has summarized the main issues for the Council's consideration and discussion as follows:

House Size

The proposal will include a floor area of 8,116 square feet, exclusive of 400 square feet of garage area as set forth in the HDS&G. The floor area exceeds the maximum allowable floor area of 6,000 square feet. The existing house and garage currently exceed the FAR by 883 square feet.

As stated in the HDS&G, achieving the maximum floor area is not guaranteed due to individual site constraints. The priority is to comply with the standards and guidelines rather than designing to the FAR. The FAR is a numerical guide and achieving the allowable square footage is not a goal. Greater weight will be given to issues including but not limited to height, building mass and scale, visual impacts, grading and compatibility.

Pursuant to the HDS&G, "the Town Council or Planning Commission *may* approve residential projects greater than the maximum allowed floor area (but it is not guaranteed) when all of the following apply":

1. The development will not be visible from any of the established viewing platforms.

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- 2. There will be no significant impacts on protected trees, wildlife habitat or movement corridors.
- 3. Any grading necessary to accommodate the building area that exceeds the allowed FAR or an accessory building will be minimized.
- 4. All standards and applicable guidelines are being met.
- 5. Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
- 6. The house will be pre-wired for future photovoltaic (PV) installation.
- 7. A minimum of 25% of hardscape material is permeable (certain types of interlocking pavers, grasscrete, pervious concrete, etc.).
- 8. A significant cellar element is included in the design, unless it conflicts with other standards.
- 9. There will not be a significant visual impact to neighboring properties.

It appears that all of the above items will be met with the current proposal except item 8 listed above. The existing home and proposed project do not include a cellar element. Please see Attachment 6, Exhibits C and D, for the applicant's responses to the criteria listed above. Items 5 and 6 listed above are required as Conditions of Approval (Attachment 2, Conditions 5 and 6)

Neighborhood Compatibility

No single architectural style is present in the surrounding neighborhood. The neighborhood contains a variety of architectural styles and house sizes. However, staff is concerned about neighborhood compatibility given that the proposed floor area of the home, is approximately 680 square feet larger than other homes in the immediate area. Exhibit G of Attachment 6 has been revised to reflect the current proposal (Attachment 8). Attachment 8 is a house size comparison that was prepared for the Council's information. The concern about neighborhood compatibility is primarily related to the floor area of the home, not the mass and scale of the home. This is because the exterior changes are not significantly increasing the mass and scale of the home.

Exterior Materials

In hillside areas, the Commission and Council have expressed concern with architectural styles that utilize stucco siding and tile roofing. Although the building form will not dramatically change, the applicant is proposing to replace the existing exterior materials of board and batten wood siding and stone exterior materials with stucco. The existing composition shingle roof will also be replaced with concrete tile. The applicant has been made aware of the issue and believes that the proposed design and exterior materials are compatible with other homes in the immediate area and are an improvement.

A color and material board will be available at the Public Hearing. The concrete tile roof is intended to be gray. Accent materials include stucco columns, wood railing and trellis, and wood

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casing around windows to match existing. A Deed Restriction relating to exterior colors is included as a proposed condition of approval should the Council grant the appeal. Currently there is no regulation of color for many of the existing homes in this area because they were built before the current color/reflectivity regulation was adopted. As future applications of homes in the Santa Rosa Subdivision are processed by the Town, staff will seek to impose the color/reflectivity regulation.

Hillside Development Standards & Guidelines

The proposed project will comply with most of the HDS&G, given the fact that the proposed project:

- will minimally increase the existing footprint; and
- will not significantly impact privacy of the adjacent properties; and
- will not be visible from any established viewing platforms; and
- · will not impact any existing trees; and
- will not require any grading.

However, staff has determined that the following aspect of the project does not comply with the HDS&G:

• the house and garage exceed the allowable floor area limit.

Additionally, the Council should discuss the following items as they relate to the proposed project and the HDS&G:

- design of the addition to minimize bulk and mass as required by Section V.F of the HDS&G; and
- architectural style of the house (See Exterior Materials section above).

General Plan Conformance

The HDS&G that were adopted by the Council were determined to be consistent with the General Plan. Therefore, projects substantially consistent with the HDS&G would, by reference, be consistent with the General Plan. As a result, if the Council determines that the criteria for allowing an exception to maximum allowed floor area have been met for this project, then it could be determined that the project is consistent with the General Plan.

CONCLUSION:

Staff believes that this is the first of many projects that will raise the issues identified in this report given the fact that there are numerous existing homes that exceed 6,000 square feet in the hillside

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area and homeowners may come forward to request additional floor area. It is recognized that Council will consider this application and future applications of a similar nature on a case-by-case basis. Staff will consider the comments offered during this hearing as general direction for review of future projects of a similar nature, but would not set precedent.

The Council should consider and discuss the following issues:

- Determine if the applicable sections of the criteria set forth in the Hillside Development Standards and Guidelines for allowing an exception to maximum allowed floor area have been met; and
- Determine if the proposed increased floor area is appropriate; and
- Determine if the proposed project is compatible with the neighborhood in terms of square footage, bulk, and mass; and
- Determine if the proposed project is compatible with the neighborhood in terms of architectural style and exterior materials.

Should the Council be inclined to grant this appeal, the Council should:

- Make the required findings and considerations in Attachment 1; and
- Determine that the project is substantially consistent with the Hillside Development Standards and Guidelines; and
- Determine that the criteria for allowing an exception to maximum allowed floor area have been met for this project; and
- Approve the application subject to the conditions in Attachment 2 and as shown on the development plans in Attachment 10.

Council may address any remaining concerns through additional conditions of approval.

ENVIRONMENTAL ASSESSMENT:

Is a project as defined under CEQA but is Categorically Exempt 15301 of the State Environmental Guidelines as adopted by the Town.

FISCAL IMPACT:

None.

Attachments:

- 1. Findings and Considerations from the Staff Report for the Planning Commission meeting of February 9, 2005
- 2. Recommended Conditions of Approval (Revised)
- 3. Appeal from appellant (2 pages), received April 1, 2005

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- 4. Additional information from the appellant (3 pages) received April 13, 2005
- 5. Verbatim transcript from the Approved Minutes of the Planning Commission meeting of March 23, 2005
- 6. Report from the Director of Community Development to the Planning Commission, dated February 3, 2005 for the meeting of February 9, 2005 (Development Plans not included)
- 7. Report from the Director of Community Development to the Planning Commission, dated March 15, 2005 for the meeting of March 23, 2005 (Development Plans not included)
- 8. Revised house size comparison chart prepared by staff
- 9. Development Plans (Exhibit I) from the Staff Report for the Planning Commission meeting of February 9, 2005, received December 8, 2004
- 10. Development Plans (Exhibit K) from the Staff Report for the Planning Commission meeting of March 23, 2005, received March 9, 2005

Distribution:

John Versgrove, 310 Santa Rosa Drive, Los Gatos, CA 95032 TDS Architects, 2060 Clarmar Way, San Jose, CA 95128, Attn: Brian Mah N:\DEV\CNCLRPTS\2005\310SantaRosa.wpd

REQUIRED FINDINGS AND CONSIDERATIONS FOR:

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Consider an appeal of the decision of the Planning Commission denying a request to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPELLANT: John Versgrove

FINDINGS

The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.

CONSIDERATIONS IN REVIEW OF APPLICATIONS

- As required by Section 29.20.150 of the Town Code for Architecture and Site applications:
 - The deciding body shall consider all relevant matter including, but not limited to, the following:
 - (1) Considerations relating to traffic safety and traffic congestion. The effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways; the adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimension of truck loading and unloading facilities; the circulation pattern within the boundaries of the development, and the surfacing, lighting and handicapped accessibility of off-street parking facilities.
 - A. Any project or development that will add traffic to roadways and critical intersections shall be analyzed, and a determination made on the following matters:
 - 1. The ability of critical roadways and major intersections to accommodate existing traffic;
 - 2. Increased traffic estimated for approved developments not yet occupied; and
 - 3. Regional traffic growth and traffic anticipated for the proposed project one (1) year after occupancy.
 - B. The deciding body shall review the application for traffic roadway/intersection capacity and make one (1) of the following determinations:

- 1. The project will not impact any roadways and/or intersections causing the roadways and/or intersections to exceed their available capacities.
- 2. The project will impact a roadway(s) and/or intersection(s) causing the roadway(s) and/or intersection(s) to exceed their available capacities.

Any project receiving Town determination subsection (1)b.1. may proceed. Any project receiving Town determination subsection (1)b.2. must be modified or denied if the deciding body determines that the impact is unacceptable. In determining the acceptability of a traffic impact, the deciding body shall consider if the project's benefits to the community override the traffic impacts as determined by specific sections from the general plan and any applicable specific plan.

- (2) Considerations relating to outdoor advertising. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development. Specialized lighting and sign systems may be used to distinguish special areas or neighborhoods such as the downtown area and Los Gatos Boulevard.
- (3) Considerations relating to landscaping. The location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations, parking lots or unsightly development; the planting of ground cover or other surfacing to prevent dust and erosion; and the unnecessary destruction of existing healthy trees. Emphasize the use of planter boxes with seasonal flowers to add color and atmosphere to the central business district. Trees and plants shall be approved by the Director of Parks, Forestry and Maintenance Services for the purpose of meeting special criteria, including climatic conditions, maintenance, year-round versus seasonal color change (blossom, summer foliage, autumn color), special branching effects and other considerations.
- (4) Considerations relating to site layout. The orientation and location of buildings and open spaces in relation to the physical characteristics of the site and the character of the neighborhood; and the appearance and harmony of the buildings with adjacent development.

Buildings should strengthen the form and image of the neighborhood (e.g. downtown, Los Gatos Boulevard, etc.). Buildings should maximize preservation of solar access. In the downtown, mid-block pedestrian arcades linking Santa Cruz Avenue with existing and new parking facilities shall be encouraged, and shall

Architecture and Site Application S-05-17

include such crime prevention elements as good sight lines and lighting systems.

- (5) Considerations relating to drainage. The effect of the site development plan on the adequacy of storm and surface water drainage.
- (6) Considerations relating to the exterior architectural design of buildings and structures. The effect of the height, width, shape and exterior construction and design of buildings and structures as such factors relate to the existing and future character of the neighborhood and purposes of the zone in which they are situated, and the purposes of architecture and site approval. Consistency and compatibility shall be encouraged in scale, massing, materials, color, texture, reflectivity, openings and other details.
- Considerations relating to lighting and street furniture. Streets, walkways, and building lighting should be designed so as to strengthen and reinforce the image of the Town. Street furniture and equipment, such as lamp standards, traffic signals, fire hydrants, street signs, telephones, mail boxes, refuse receptacles, bus shelters, drinking fountains, planters, kiosks, flag poles and other elements of the street environment should be designated and selected so as to strengthen and reinforce the Town image.
- (8) Considerations relating to access for physically disabled persons. The adequacy of the site development plan for providing accessibility and adaptability for physically disabled persons. Any improvements to a nonresidential building where the total valuation of alterations, structural repairs or additions exceeds a threshold value established by resolution of the Town Council, shall require the building to be modified to meet the accessibility requirements of title 24 of the California Administrative Code adaptability and accessibility. In addition to retail, personal services and health care services are not allowable uses on nonaccessible floors in new nonresidential buildings. Any change of use to retail, health care, or personal service on a nonaccessible floor in a nonresidential building shall require that floor to be accessible to physically disabled persons pursuant to the accessibility requirements of title 24 of the California Administrative Code and shall not qualify the building for unreasonable hardship exemption from meeting any of those requirements. This provision does not effect lawful uses in existence prior to the enactment of this chapter. All new residential developments shall comply with the Town's adaptability and accessibility requirements for physically disabled persons established by resolution.
- (9) Considerations relating to the location of a hazardous waste management facility. A hazardous waste facility shall not be located closer than five hundred (500) feet to any residentially zoned or used property or any property then being used as a public or private school primarily educating persons under the age of eighteen (18). An

310 Santa Rosa Drive Architecture and Site Application S-05-17

application for such a facility will require an environmental impact report, which may be focused through the initial study process.

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RECOMMENDED CONDITIONS OF APPROVAL

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Consider an appeal of the decision of the Planning Commission denying a request to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPELLANT: John Versgrove

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: (Planning Section)

- 1. APPROVAL EXPIRATION: Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the application is vested.
- 2. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the approved plans received March 9, 2005. Any minor changes or modifications made to the approved plans shall be approved by the Director of Community Development other changes will be approved by the Planning Commission, depending on the scope of the change(s).
- 3. DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior paint colors to be maintained in conformance with the Town's Hillside Development Standards.
- 4. OUTDOOR LIGHTING: If any outdoor lighting is proposed, an outdoor lighting plan shall be approved by the Director of Community Development prior to the issuance of Building Permits. All outdoor lighting shall be down-lighting and shall be as minimal and unobtrusive as possible. Exterior lighting shall only be used for pedestrian safety and security. There shall be no uplighting of landscaping or the home.
- 5. TITLE 24: Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
- 6. PHOTOVOLTAIC: The house will be pre-wired for future photovoltaic (PV) installation.
- 7. WINDOWS. Windows shall be low reflectivity glass that also limits nighttime light emanation. Tinted glass is preferred. Second story windows shall be sized to the minimum required by the Uniform Building Code to meet natural light, ventilation, and egress.
- 8. EXTERIOR MATERIALS AND COLORS: The approved wall and column color is Kelly Moore Highland Grass (LRV 29), trim and railings Kelly Moore Defense (LRV 9), roof will be gray concrete tile.

(Building Section)

- 9. PERMITS REQUIRED: A building permit shall be required for demolition of existing **and** the construction of the new single family residence. **Separate building permits** are required for site retaining walls, water tanks, and swimming pools; separate electrical, mechanical, and plumbing permits shall be required as necessary.
- 10. CONDITIONS OF APPROVAL: The Conditions of Approval **must be blue-lined** in full on the **cover sheet** of the construction plans.
- 11. SIZE OF PLANS: Four sets of construction plans, maximum size 24" x 36."

- 12. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report; and, the building pad elevation, on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
 - a. Building pad elevation
 - b. Finish floor elevation
 - Foundation corner locations
- 13. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Compliance forms CF-1R and MF-1R **must be blue-lined** on the plans.
- 14. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance as per Town Ordinance 1905. Tree limbs shall be cut within 10-feet of chimneys.
- 15. HAZARDOUS FIRE ZONE: This project requires a Class A roofing assembly.
- 16. SPECIAL INSPECTIONS: When a special inspection is required by UBC Section 1701, 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, signed by all requested parties and be blue-lined on the construction plans. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov.
- 17. NONPOINT SOURCE POLLUTION STANDARDS: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program 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.
- 18. PLANS: The construction plans shall be prepared under the direct supervision of a licensed architect or engineer. (Business and Professionals Code Section 5538)
- 19. APPROVALS REQUIRED: The project requires the following agencies approval before issuing a building permit:
 - a. Community Development: Joel Paulson at 354-6879
 - b. Engineering Department: Fletcher Parsons at 395-3460
 - c. Parks & Public Works Department: (408) 399-5777
 - d. Santa Clara County Fire Department: (408) 378-4010
 - e. West Valley Sanitation District: (408) 378-2407
 - f. Local School District: (Contact the Town Building Service Counter for the appropriate school district and to obtain the school form.)

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS: (Engineering Division)

20. 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.

- 21. 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.
- 22. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting an work pertaining to onsite drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection ow work that went on without inspection.
- 23. EROSION CONTROL. Interim and final erosion control plans shall be prepared and provided within the Building Permit submittal. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of Order 01-024 of the amended Santa Clara County NPDES Permit.
- 24. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§ 15.40.070).
- 25. 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.
- 26. 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.
- 27. 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

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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.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 28. REQUIRED FIRE FLOW: The required fire flow for this project is 2,250 gpm at 20 psi residual pressure. An automatic sprinkler system will be installed, the fire flow has been reduced by 75% establishing a required adjusted fire flow of 1,000 gpm at 20 psi residual pressure. The adjusted fire flow is available from area water mains and fire hydrant(s) which are spaced at the required spacing.
- 29. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED: New homes located within the hazardous fire area, shall be protected throughout by an approved, automatic fire sprinkler system, hydraulically designed per National Fire Protection Association (NFPA) Standard #13d.
- 30. REQUIRED ACCESS TO WATER SUPPLY (HYDRANTS): Portions of the structure(s) are greater than 150 feet from the centerline of the roadway containing public fire hydrants. Provide an approved fire sprinkler system throughout all portions of the building.

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FILING FEES \$262.00 Residential \$1047.00 per Commercial, Multifamily or Tentative Map Appeal

Town of Los Gatos C. COO Clerk Department LE E 110 E. Main St., Los Gatos CA 95030 APR - 1 2005

APPEAL OF PLANNING COMMISSION DECISION

I, the un	dersigned, do hereby appeal a decision of the	Planning Commis	ssion as follows: (PLEA	SE TYPE OR PRINCEPERTMENT
DATE C	F PLANNING COMMISSION DECISION	: MARCH	23,2005	
PROJEC	CT / APPLICATION NO:	8-05-	17	THE PARTY OF THE P
ADDRE	SS LOCATION:		A ROSA DR.	- APR I
Pursuant Council please sp	to the Town Code, the Town Council may of finds that one of three (3) reasons exist for g pecify how one of those reasons exist in the a	only grant an appear ranting the appeal appeal:	al of a Planning Commit by a vote of at least thre	ssion decision in most mands if the ee (3) Company of the BEPARTMENT
$\widehat{1}$.	The Planning Commission erred or abused			
	SEE AT	TACHED S	SUMMARY	
				; OR
2.	There is new information that was not reason	nably available at	the time of the Planning	g Commission decision, which is
		<u> </u>		
		·	(please atta	ch the new information if possible): OR
3.	The Planning Commission did not have disc	cretion to modify c	•	•
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	Councii:			The second secon
	IF MORE SPACE IS N	EEDED, PLEASE	ATTACH ADDITIONA	L SHEETS.
IMPOR	TANT:			
1.	Appellant is responsible for fees for transcr			
2.	Appeal must be filed within ten (10) calend Deadline is 5:00 p.m. on the 10 th day follow may be filed on the workday immediately for	ving the decision.	If the 10th day is a Satur	
3.	The Town Clerk will set the hearing within 1967)			mission Decision (Town Ordinance No.
4.	An appeal regarding a Change of Zone app			
5.	the Zoning or Subdivision Code, as applica Once filed, the appeal will be heard by the		ent from other appeals.	
6.	If the reason for granting an appeal is the re		mation, the application	will usually be returned to the Planning
	Commission for reconsideration.	•		. //
PRINT	NAME: JOHN VERSGROU	25	SIGNATURE:	hn Jeune
DATE:	3/29/65		ADDRESS: //3	10 SAWYA ROSA DR.
PHONE	: 408-358-5313	·	. 12	OS GATOS CA 9503
	***	OFFICIAL U	SE ONLY ***	
DATE (OF PUBLIC HEARING: MOUNTED	345		LETTER SENT: Date:

TO APPLICANT & APPELLANT BY:

DATE OF PUBLICATION:

Pending Planning Department Confirmation

DATE TO SEND PUBLICATION: QDVI 16. 9005

The Planning Commission erred and abused its discretion in three ways:

- 1. One of the reasons given for rejecting the proposal was that it was not compatible with the existing architecture. We have been led to understand that it is not the responsibility of the Planning Commission to make this determination. Fees were paid by the applicant; and the Consulting Architect undertook a formal review of the plans for the proposed project and determined that it is both compatible and appropriate in terms of architecture. This should not have been a part of the decision process.
- 2. The Hillside Guidelines provides for an 'Exception to FAR' only if the applicant can demonstrate that a set of criteria is met with the project design. The majority of the criteria are objective, and Planning Dept. staff has determined that these criteria have either been met, or are not applicable. In the initial Planning Commission submission, the Planning Director determined that the criteria for granting an Exception had been satisfied.

The Hillside Guidelines states that meeting the Exception criteria does not guarantee approval; so we addressed the only subjective criterion that remained

(9): There will not be a significant visual impact to neighboring properties.

In the resubmission, the applicant rigorously reworked the proposal to ensure that the proposal not only had 'No Significant Impact', but demonstrated objectively that there would in fact be a 'Positive Impact' by the reduction of visible mass. This is a unique property ['U' shaped house] which permits this.

It is our contention in this appeal that the Planning Commission should be required to approve this project because it is more compliant with the Hillside Guidelines in terms of Visible Mass [the only subjective criterion] than the structure that is presently there. If this project is not granted an Exception, then there is No Discretion, and there is no Exception in the Hillside Guidelines, which was not the intention of the Town Council in approving an Exception rule.

3. The Planning Commission denied this project primarily so as not to "set a precedent and open the floodgates of applicants wishing to exceed the FAR". That is not a reasonable basis for denial. Each project should be considered on its individual merit, and the creation of 'precedent' is secondary.

Town of Los Gatos 110 East Main Street Los Gatos, CA 95032 Attn: Town Council

Subject:

Versgrove Residence Remodel

310 Santa Rosa Drive Los Gatos, CA 95032



TOWN COUNCIL APPEAL LETTER (S-05-17)

Dear Mr Mayor and Council Members:

For our meeting with the Planning Commission, the architect determined that it would not realistically be possible to use skylights to meet all of the code requirements for egress, light and ventilation; which are the primary criteria for "habitable space". Accordingly the focus was placed on the overall REDUCTION in visible mass of the attic conversion.

At the meeting we were asked what the minimum code requirements were to UBC; and we were unable to answer "on the spot".

We have since analyzed this information in detail and in this appeal we have proposed a minor modification to the plans that will cause the plans to meet these "Minimum UBC Requirements" criteria.

We have also addressed two additional discussion items considered by the Planning Commissioners at the meeting. The relate to the size of the proposed balcony, which we will reduce; and the installation of photovoltaics as an energy saving benefit.

Accordingly we request that the Town Council consider the granting of the appeal with the addition of the following conditions:

- 1. That the proposed glazing for the conversion be as presented in this appeal.
- 2. That the second level balcony be reduced as shown in the revised plan.
- 3. That Photovoltaic solar panels be required as a condition of approval.

We hope to have the opportunity to discuss this prior to the Council Meeting.

Yours truly

By: Tony Jeans For: John Versgrove

Minimum Requirements to Meet Code:

UBC places code minimum requirements on Light, Ventilation and Egress for habitable living space. The Planning Commission asked the architect to provide a solution that met the bare minimum code requirements for the attic conversion. The owner and architect determined that the addition of 21 skylights, plus direct emergency egress to the outside from each room was impractical, as well as being in direct conflict with the Hillside Guidelines recommendations for minimal use of skylights.

The provision of sufficient light is the limiting factor, rather than ventilation & emergency egress. The following calculations suggest possible solutions, using skylights, windows and French doors. The conclusion is that a combination of French doors and windows is the best (code) choice.

Type:	Glazing Options Considered:	SF Light	SF Vent.	Egress
Skylight:	Velux 106 Bronze anodized operable skylight	4.74	2.71	No
Window:	Pella 2953 Wood Casement window	7.30	8.10	Yes
French Door:	Pella 3682 Wood inswing French door	10.40	18.00	Yes

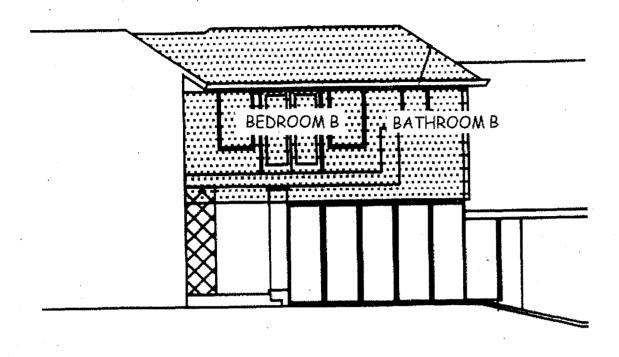
Location /	/ Size	Code Requirement			Possible Solution		ion
Room	Sq. Ft.	Light	Ventilation	Egress	Skylights	Windows	Doors
Bedroom A	495	49.5	24.8	Yes	10.44 (11)	6.78 (7)	4.76 (5)
Bathroom A	107	-	-	No			
Closet A	70	-		No			
Gallery	218	21.8	10.9	Yes	4.60 (5)	2.99 (3)	2.10 (3)
Bedroom B	. 217	21.7	10.9	Yes	4.58 (5)	2.97 (3)	2.09 (3)
Bathroom B	50	-	, -	No			
Closet B	50	-	-	No			
Total:	1,207	93.0	46.6		21	13	11

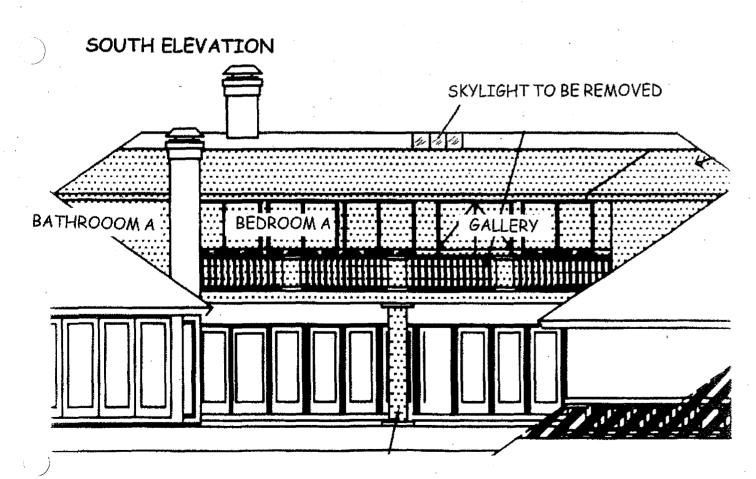
Best (Code) Solution:

The solution that meets code, with the smallest possible sq ft overage is outlined below. This proposal suggest that a combination of windows and French doors are most appropriate. This solution is shown in elevation form for the interior courtyard bedroom walls.

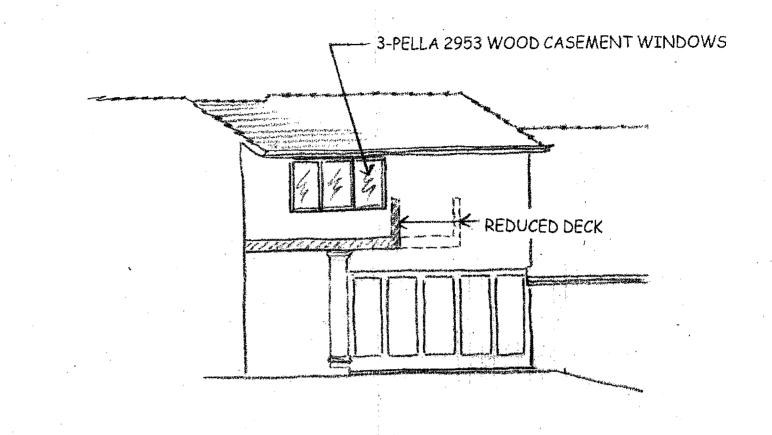
Room	Light Rqt:	Proposed Solution	Light	Total	Overage
Bedroom A	49.5	Double French Doors	20.80	50.00	0.50
		2 Pairs of windows	29.20	}	ı
Gallery	21.8	Triple sash window	21,90	21.90	0.10
Bedroom B	21.7	Triple sash window	21.90	21.90	0.20

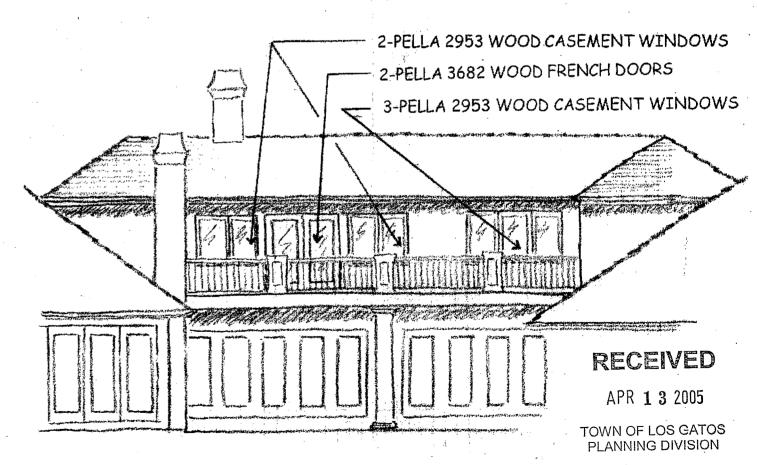
INTERIOR ELEVATION (WEST)





PROPOSAL AS PRESENTED TO PLANNING COMMISSION





REDUCED GLAZING FOR MINIMUM CODE REQUIREMENTS

APPEARANCES:

Los Gatos Planning Phil Micciche, Chair Commissioners: Michael Burke Michael Kane Tom O'Donnell Lee Quintana Joanne Talesfore Morris Trevithick 6 Director Of Community Bud N. Lortz Development: Orry Korb Town Attorney: 8 9 Vicki L. Blandin Transcribed by: 5500 Van Fleet Avenue 10 Richmond CA 94804 (510) 526-6049 11 13 14 15 16 17 18 19 20 21 22

> LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

PROCEEDINGS:

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CHAIR MICCICHE: We will move on to the continued public hearing of 310 Santa Rosa Drive, Architecture and Site Application S-05-17. Is the applicant here?

TONY JEANS: Yes, I am.

CHAIR MICCICHE: Okay.

TONY JEANS: My name is Tony Jeans. I'm representing the applicant today and I'd better tell you a little bit why. I was asked by a friend to come in and see if I could help John and his architect pull something together that was more appropriate based on the Hillside Guidelines and the direction that you gave the applicant last time.

That's the Vision Statement from the Town of Los Gatos Hillside Guidelines. Commissioner Quintana will be very familiar with that because she was on the committee. I attended a lot of those meetings and I hope helped to contribute towards the Hillside Guidelines.

The first thing that we discovered when I got together with the homeowner and his architect was that it

> LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

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Attachment ū 23

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was not possible to explicitly do exactly what you asked for, which was contain everything within the existing roofline. So what we tried to do, the three of us when we got our heads together, was how can we reduce the visible mass of this building? So from here on I want to try to explain what we tried to achieve, which we hope is better than doing nothing at all.

Firstly, it says in the Hillside Guidelines,
"Large houses are discouraged, because they are more
visible." We want to say that this one will not be more
visible with the addition. "They cover more land area."
We're not increasing the land area. "There's no increase in
impervious coverage, and they potentially can consume
greater resources," and we'd like to explain that this
should not, and I'd like to make a suggestion later.

You all received this packet. I just wanted to make sure that everyone understands the intent here. We're trying to show that what we're doing nets out at a net decrease in visible mass. We're removing certain portions of the building, we're adding new portions of the building, and when you look at the four elevations, for example, if you look at the east elevation at the top, there is a large roof element that is being totally removed from the plan.

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive This will reduce the visible mass. It will also remove 400 square feet of the FAR square footage, the area that is greater than 5' when you have more than 7'6'' rooflines.

There's a small portion on the top of the building, which increases the mass, but this page in essence nets out at almost no change to visible mass when you look at the two elevations together.

The next page shows you the same; the other two elevations, and you have a slight decrease in visible mass when you look at the cross-sectional area of roof removed and roof added. The net result is a visible mass reduction of 57 square feet when you net all of these together.

So I hope that everyone understands what we're trying to show. We're trying to show that with the addition that we have done, there is a net reduction. Now in order to achieve that we removed all the dormers, we removed skylights, which create reflection in the valley, and every possible element that was not in the inner courtyard area of the house.

You are allowed, with the permission of the Town Council, to exceed maximum floor area. There's a set of criteria. I believe that these have to be held very rigidly. I believe that in all of these elements this

design meets every criteria with the exception of a cellar where you can't excavate out under that existing building, and it wouldn't benefit anything to do so. I think if you approve this you should look carefully at Item #5 and require that the applicant have a margin of Title 24. That should 10%; that's a misprint in the guidelines.

#6, the house will be pre-wired for future photovoltaic. In the creation of this roof element on the interior courtyard you are creating an ideal roof that faces south at a wonderful angle for photovoltaics. I think you should require him not only to pre-connect for it, but to put photovoltaic into the house as a condition.

CHAIR MICCICHE: Could you wrap up?

TONY JEANS: It will not be visible from anywhere, and I think it would be a contribution that would offset the size of the house and be beneficial in the use of natural resources. Thank you.

COMMISSIONER BURKE: Mr. Jeans, I want to make sure I'm reading these plans correctly. A3.1, existing versus proposed south elevations. Correct me if I'm wrong,

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive but what I see you're doing is you're removing a large

sloped roof and you're replacing that with a vertical wall

and a smaller roof, is that correct?

TONY JEANS: That's correct, and that's the roof that I'm proposing that you require him to put photovoltaics on.

COMMISSIONER BURKE: Okay, thank you.

TONY JEANS: That roof is not visible from any viewing point, other than a deer in the Santa Cruz

Mountains. That's what I'm saying: When you make that change, it does not change the profile of the house from the south.

CHAIR MICCICHE: Are you satisfied, Mike?

COMMISSIONER BURKE: I may come back for some clarification on that. So that's not visible as you climb Shannon on the way to Santa Rosa Drive? That house is fairly prominent.

TONY JEANS: As you turn into Santa Rosa Drive, you see a small clip on the very far corner, and you do see a small portion of roof netting that is barely visible. The entire bulk of this addition though, 90% of that is not visible.

1	COMMISSIONER BURKE: It's your suggestion that we
2	require photovoltaics on this roof. Have you done a
3	calculation as to how big that roof is and how many square
4	feet of photovoltaics could we get, and have you done any
5	calculation on what its output would be?
6	TONY JEANS: I looked at it being able to supply
7	three-quarters of the requirements of that house if it's
8	used reasonably. It couldn't supply a hundred percent of
9	the use, but that's a very good start.
0	COMMISSIONER BURKE: Three-quarters is great.
2	Thank you.
.3	CHAIR MICCICHE: Commissioner Talesfore?
4	COMMISSIONER TALESFORE: No.
5	CHAIR MICCICHE: Morris?
6	COMMISSIONER TREVITHICK: No.
7	CHAIR MICCICHE: Michael? Tom?
8	COMMISSIONER O'DONNELL: No.
9	CHAIR MICCICHE: Commissioner Quintana?
0	COMMISSIONER QUINTANA: No.
1	CHAIR MICCICHE: I'll call for public, and then
2	we'll bring you back up.
3	TONY JEANS: Thank you.
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LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

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CHAIR MICCICHE: Anybody like to speak on this subject? At this point I do not have any cards on it. So if you'd still like to speak on this matter, please give me a card and come up to the podium. Seeing none, I think I'll ask the applicant to come back and see if we have any questions from the Commission now. Commissioner Burke.

COMMISSIONER BURKE: I'm going to follow up on my last question. Does the applicant agree to your photovoltaic requirement?

> TONY JEANS: Yes, the applicant does. COMMISSIONER BURKE: Thank you.

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CHAIR MICCICHE: I was the one that more or less gave the direction that I wanted to keep the existing envelope, because it appeared to me there was sufficient 16 square footage under that existing envelope to be able to add what you chose to add. Could you elaborate on why you had to get a way from that? I know you said you couldn't do it, but I'd like to hear why you couldn't do it.

TONY JEANS: The calculations were done by the architect, but I believe that above the base plate there are 2,332 square feet. However, 900-and-something of that are vaulted ceilings and higher ceilings, leaving an area that you would not approve in today's guidelines of about

1,450-odd square feet. The numbers are in the letter. Of that, 400-and-change is being removed when we eliminate that lower prominent roof element. The remaining areas are noncontiguous, and if you're looking at 7' or 8' ceiling plate lines, they result in rooms that are approximately nine or ten feet wide and 40-something feet long. So it becomes impractical.

CHAIR MICCICHE: You said the area is noncontiquous?

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TONY JEANS: Well noncontiguous if you look at vaulted ceilings, if you look at the discontinuity between one portion of the house and another, yes.

However, we are using a major portion of that area, and just popping up that interior dormer to create enough head clearance. Actually in the area that we're asking for, I think he's going down to a 6' plate, so you've got a 6' wall height in some of the rooms in order to achieve this. He's actually taken out about 300 or 400 square feet from this last application and removed a bedroom, but it still gives him his master suite that views the hills, and it still enables him to reconfigure the house to take advantage of the Santa Cruz Mountains, which

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive 1 is what he'd like to look at. At the moment all his main
2 rooms face the interior courtyard.

It's a very poorly designed house, and we'd like you to let him move forward with a better design.

CHAIR MICCICHE: Thank you. We're going to start down at that end. Do you have any questions at this time?

COMMISSIONER QUINTANA: Yes. Previously the applicant had stated that it was necessary to do this to meet fire code, and the motion was to continue it with the I think direction, if I'm not misquoting, that you stay within the envelope if possible, meeting the minimum requirements for the fire code. I asked Staff what the minimum requirements were, and I'd like you to explain how this meets the minimum requirements rather than is more than the minimum requirements necessary.

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TONY JEANS: I'm going to answer it a little differently, because obviously in my presentation it wasn't clear enough. When we realized we could not meet your request explicitly of staying under the existing roof, we looked at an alternative that we felt would be a benefit rather than a detriment, i.e. a reduction in visible mass with this remodel addition. And as such, in order to get sufficient headroom—I mean he's only putting 8' ceilings

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24 25 upstairs—in order to get sufficient headroom for the 1,100 square feet that being placed up there, much of which is part of that inside the roof area, we were not able to stay within the roof, but just went out into the interior courtyard in such a way that none of it is visible and now you have no visible addition that can be seen from any vantage point.

COMMISSIONER QUINTANA: Let me rephrase my question. My question was, according to the information I was given by staff, doors are not required by fire, the deck is not required by fire, and the minimum required by fire is a 5.7' operable window. Looking at your plans, this greatly exceeds those things.

TONY JEANS: You also have to have a certain amount of ventilation, you have to have a certain amount of light, all of those are requirements.

COMMISSIONER QUINTANA: I asked that question of Staff and I was told that the ventilation requirements were the same as the fire requirements.

TONY JEANS: That is incorrect.

COMMISSIONER QUINTANA: So my question is how does this meet the minimums of those requirements.

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

TONY JEANS: It exceeds the minimum that is needed for fire, it complies with ventilation, it complies what egress, it complies with light. It does exceed that, but only in the interior courtyard. There is no protrusion on any of the three visible elevations of this house. So it does exceed it, but in an invisible way, and that is what we tried to achieve. We tried to give you a benefit by a net reduction in visible mass, which I believe the Staff Report recognizes that we did, even though it did not meet 10 your exact direction. The architect realizes he could not create anything for John with the exact direction, so we 12 tried to improve on it, and that was how we responded, and 13 that is this presentation. 14

COMMISSIONER TALESFORE: Could you also explain your comment about the views of the Santa Cruz Mountains, because my observation in going out there and looking around from the courtyard area is that every single aspect of that courtyard has the opportunity to have, and does have, magnificent views across the valley.

TONY JEANS: The courtyard does, but the lower roof totally blocks any view from the south left side of the house. So by removing that roof we're able to create a view there. The views of the existing family room and

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

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1 kitchen, which is where you spend a big portion of your time, have no view across the valley. So he's trying to do is reconfigure the house to achieve that.

COMMISSIONER TALESFORE: That part of the reconfiguration does not involve changing the envelope of the building.

TONY JEANS: It does if he does not want to lose bedrooms.

COMMISSIONER TALESFORE: I'll comment on that later. Thank you.

CHAIR MICCICHE: Commissioner O'Donnell.

COMMISSIONER O'DONNELL: I'll try to phrase this as a question. My recollection is that when we last heard this there was a general feeling of just turning it down. [But it was pointed out to us by one of our members I think that there was this available space in the roof, and I though the Commission then kind of bent over backwards to try to say well even though maybe it's bigger than we would normally like, it shouldn't have any net impact because you're going to use what's already there.

Now I don't quarrel at all with the intelligence you've brought to bear on this. The only question I have is where we're coming from? In other words, we started by

> LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

saying this is too big, but there's a possibility to deal with that, and you've basically said, "I can't deal with what you've told me, but I've got a great idea to do something else," and I guess what I'm a little worried about is I don't think we all want to spend a lot of time negotiating these Hillside Guidelines, because everybody has a good story. I think the Hillside Guidelines are fairly clear that the square footage is very, very important.

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So I guess what I'm troubled with is on the one hand I wrestle with what you've done, and I think it is very intelligent. But then I come back to the question of why are we here? We gave you what we thought was an out, you've told us the out doesn't work, but you have a new thing which is not an out and I think tries to get beyond the language of the guidelines, at least all of the language and you've even said that, and says but this is reasonable. I guess what we'll have to decide for ourselves is how free we feel to take every single case and say yes we have the guidelines, we have the standards, but we're going to exceed them every time somebody makes a nice argument, which you really have made a nice argument.



So do you have any comments on that so I can mull that over while everybody else is talking, because eventually when we close the public hearing we're going to have to deal with this?

TONY JEANS: Right. I'll try. I think the thing that you have to wrestle with is whether or not this is going to be a precedent that opens the floodgates and now allows millions of houses to come to this Commission and require exceptions.

There is a house that was built here that is a U-shaped house. If this were not a U-shaped house, this argument that we are making and this attempt at a redesign that we're making would not be possible, because you could not reduce mass. It is unfortunate in its original approval that a U-shaped house was permitted, because they're massive. You are creating bulk in creating a U-shaped house.

Now, that said, that was done before the Hillside Guidelines came into effect, and by focusing everything into this interior courtyard, and by making something that is not visible from any viewing point, from any home, from any neighbor, and barely visible as you turn into Santa Rose, we have an opportunity I think for you to approve

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive something, require the homeowner to put in photovaltaics, which I think would be very beneficial in this particular situation because nothing will be visible, and it will not open the floodgates because you are doing it solely because we are reducing mass; we're taking it from one part of the building, putting it to another with a net reduction in mass, and it's being done only because creation of long 9', 10' wide by 40' rooms doesn't work.

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That's all I can offer you. I don't want to open the floodgates. I'm a Los Gatos resident and I believe in the beauty of the hillsides too, and I will not design homes that I think are inappropriate. Having said that, I will look for solutions for homeowners who are in a difficult situation with nonconforming houses where I think it is appropriate, and I stepped in here at the last minute to try and help out, and I think this is a reasonable approach and I hope that some of you can see it that way.

CHAIR MICCICHE: Commissioner Kane.

COMMISSIONER KANE: I agree it's a difficult house, and I hope you agree that our responsibility is very difficult and I am concerned with the precedent.

CHAIR MICCICHE: Excuse me. Do we have a question here, because we can have our comments after the questions?

COMMISSIONER KANE: Comments, no questions.

COMMISSIONER TREVITHICK: I have a question. When I look at the drawing A3.1, you say existing south elevation and then proposed south elevation. I noticed that this is where you've reduced the bulk of that roof form on top of that lower level. But I don't see any windows coming out from that family room onto that deck, or would there be any family room deck extension there?

TONY JEANS: You mean on the right-hand end of the house?

TONY JEANS: As I said, didn't design this. There should be windows there or doors coming out.

COMMISSIONER TREVITHICK: My question here is that it so happens to my way of looking at this, by taking the roof off, which was really part of the original design, a sloping broad roof going to the top of the ridge, you've actually made this look more like a three-story house, and I wondered if you have any comment on that?

TONY JEANS: Well there are windows and doors there now, that's point #1 on the left-hand side. That said, if you were to look at a plan of this, the

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive articulation of this front lower section where it says,
"Existing Grade," on 3.1 that you're looking at, to let's
say the rear upper elevation, it must be in the order of
100'. It's a very significant distance, and what I would
state is that that is a house that is stepped back up the
hill rather than a three-story elevation, especially as it
is not visible from anywhere as such.

COMMISSIONER TREVITHICK: Well it certainly becomes visible when you look at it from the south elevation.

TONY JEANS: If a bird were flying there, or a deer on the hills across there, it would be visible as such. If however you were down on any vantage point looking back up at it, you would never see that third element because it's set so far back it's behind the existing land form, so it is not visible.

COMMISSIONER KANE: All right, thank you.

CHAIR MICCICHE: Commissioner Talesfore.

COMMISSIONER TALESFORE: In our report the application was continued and we were asking you to reconsider the "colors, materials, and fencing that must be consistent with hillside development standards and

1 guidelines." Can you please expand on that, and have you
2 met those?

TONY JEANS: I'm not sure. I believe that that is probably best answered by Bud or Randy. However, it is a requirement. I do not believe—and perhaps Bud or Randy could answer this—I do not believe when this subdivision was created that the deed restriction for reflectivity and color in the hillsides existed. I believe that it has been brought into place since then and certainly that would be a requirement for a deed restriction on this property, in my understanding, as to how that would be done, so I'm going to ask Randy or Bud that one.

RANDY TSUDA: Should the Commission approve the project in the draft conditions, we have as a condition of approval required the deed restriction that requires compliance with the LRV 30 restriction, and also specified the colors that would be approved, and these were colors submitted by the applicant.

TONY JEANS: So I guess the answer is yes they were submitted and do meet 30 reflectivity?

RANDY TSUDA: Right.

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COMMISSIONER TALESFORE: And how about the fencing as well?

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

that I think should be toned down. That's my looking at the house. Is that what you mean, the lattice and fencing? COMMISSIONER TALESFORE: Both. TONY JEANS: I think that if that were not white, it would be a lot better. 7 COMMISSIONER TALESFORE: What about the roof? What material is the roof? 9 TONY JEANS: I think the existing roof is cement 10 tile. 1.1 RANDY TSUDA: It's a gray concrete tile. 12 COMMISSIONER TALESFORE: So it would be matched? 13 TONY JEANS: It's currently composition. It would 14 be cement tile. 15 COMMISSIONER TALESFORE: Okay, thank you. 16 17 CHAIR MICCICHE: I have one question. Again going back to the original comment that I made. Can you add the 19 appropriate space you would like under the existing 20 envelope? 21 TONY JEANS: No. 22 CHAIR MICCICHE: You can't is what you're saying? 23 TONY JEANS: No, so I'm told by the architect and 24 I tend to agree with that. My review of that was that it

TONY JEANS: I think there's some white fencing

...

was virtually impossible and still provide rooms that we acknowledge are rooms. So yes, you cannot do it. The only way to do it is to remove everything on the outside and focus to the inside and try to make it invisible, which is what we've tried to do.

CHAIR MICCICHE: Okay, thank you. Commissioner Quintana.

COMMISSIONER QUINTANA: At any time was consideration given to moving the bedrooms that are on the main level down to the lower level which has a large living area down there, since you are creating a large living area upstairs where the bedrooms are, in other words swapping the spaces?

 $\label{tony jeans: I believe there are bedrooms down} % \begin{center} \begin{c$

COMMISSIONER QUINTANA: There's one bedroom and a large living area, or I think it's even called a living room on the plans.

TONY JEANS: I think that was intended to be a child's game room or a teenager's rumpus room when the house was originally designed. I think the intention is to leave it that way.

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive CHAIR MICCICHE: Are there any other questions?

Seeing none then, I'm going to close the public hearing and turn it over to the Commission for comments, a motion, or questions of Staff. I'll start with you, Commissioner

Burke.

COMMISSIONER BURKE: Listening to the tape I really thought this project was going down to denial until pretty much the last minute, and all of a sudden there was a solution offered, or at least a suggestion offered.

But I don't think that suggestion was followed.

It was a creative suggestion that's been made here. I'm

torn. I'm thrilled with the concept of supplying threequarters of this house's energy by photovoltaic, but I also
know that the Commission made a recommendation. Pretty much
the only way they could approve it was if the applicant did
something and it doesn't seem like they were able to do it.

So just my thoughts for right now.

CHAIR MICCICHE: Commissioner Talesfore.

COMMISSIONER TALESFORE: I don't have anything.

CHAIR MICCICHE: Commissioner Trevithick.

COMMISSIONER TREVITHICK: My thought here is that it would seem as if we're trying to recognize the unity of the building itself as it was before. There was a certain

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beauty about the balance of that building, and I think

something has been lost by the modifications to the design.

It seems to be more like a three-story building now than it

ever was before, and while you may be able to gather the

right amount of square foot area for the applicant, I'm not

sure the end result would be as happy as it was in the

original building. So I'll just leave it like that for the

moment. Do you have any comments on that? Not just FAR, but

the bulk et cetera of the building. It looks more like a

three-story now.

TONY JEANS: Well no, your comment is well taken.

By adding rooms in the attic area, I can understand how you would see it as a three-story elevation, and that is problematic.

COMMISSIONER TREVITHICK: Thank you.

CHAIR MICCICHE: Commissioner Kane.

COMMISSIONER KANE: Nothing.

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CHAIR MICCICHE: Commissioner O'Donnell.

COMMISSIONER O'DONNELL: My comment is that I think Mike is correct. It almost did go down and we tried to throw out a life preserver, and we've been told that the life preserver doesn't fit, but we have a new and different life preserver. I guess the problem I have with that is

LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive there weren't that many possibilities there and I think we gave the only possibility we could have given in good conscience. I think that if we deal with these problems truly on a case-by-case basis such that we tend to ignore the import of the guidelines, we're going to get in a world of trouble.

And as much as I am very sympathetic with the situation and very impressed with the effort that's gone in to do a good job, and I think they have, my problem is that that isn't my problem. We gave them one way out, they told us it doesn't work, I thank them very much, and I'm afraid that I can't find a way around this.

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CHAIR MICCICHE: Do you have anything to add to that, Commissioner Quintana?

COMMISSIONER QUINTANA: Yeah, I do. I agree with all the comments and I especially agree with Commissioner Trevithick's comments about destroying the integrity of the design. It would appear that they could still have ample windows out of the new family room without having the deck behind it.

The other point I would like to make is that by shortening the roofline in the attic area, making that third floor, and then bringing out a quite large deck, over



1 | 600 square feet, well beyond the area where the original roof was, that that actually adds to the mass of the house rather than subtracting from it.

So my tendency is to say that out directions were not met and that there are further opportunities for the applicant to provide the bedrooms that they want by rearranging their space.

Also it's a little bit like the argument of if a tree falls in the forest and you don't see it, did it make any noise. If we don't see the mass, is the mass not there?

CHAIR MICCICHE: Is that it?

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COMMISSIONER QUINTANA: Yeah. I'll make a motion.

CHAIR MICCICHE: Go ahead.

COMMISSIONER QUINTANA: I move to deny Architecture and Site Application S-05-17. 16

CHAIR MICCICHE: Do I have a second?

MALE: I second that.

CHAIR MICCICHE: Any comments? I have one. I asked the question; I want to make sure the answer is what it was. I asked if there was any way to put onto the existing envelope and I got a negative answer. So that being the case, there will be no need to send it back, so I will agree with the motion myself.

> LOS GATOS PLANNING COMMISSION 3/23/2005 Item #1, 310 Santa Rosa Drive

So if there are no other comments I'll call the question. All in favor? All against? (Unanimously in favor.)

ORRY KORB: Appeal rights. Anyone dissatisfied with the decision of the Planning Commission can appeal the decision to the Town Council. The appeal must be filed within ten days. It must be filed in the Clerk's office upstairs. There is a fee for filing an appeal.

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Date:	February 3, 2005
For Agenda Of:	February 9, 2005
Agenda Item:	2

REPORT TO:

The Planning Commission

FROM:

The Director of Community Development

LOCATION:

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area

Ratio on property zoned HR- 2 1/2. APN 527-55-036. PROPERTY OWNER/APPLICANT: John Versgrove

FINDINGS:

The Project is Categorically Exempt pursuant to Section 15301 of the

State Environmental Guidelines as adopted by the Town.

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:

A. Required Findings and Considerations

B. Proposed Conditions of Approval

C. Letter of Justification (2 Pages), dated September 22, 2004

D. Letter of Justification (3 Pages), dated November 2, 2004

E. Evolution Letter, dated October 25, 2004

F. Architectural Peer Review, dated December 22, 2004

G. House size comparison

H. Project data sheet

I. Development Plans received December 8, 2004 (7 sheets)

A. BACKGROUND:

The subject 1.4 acre property is located at 310 Santa Rosa Drive. The lot is currently developed with an existing 6,447 square foot single-story home and an 836 square foot garage. The existing home exceeds the 6,000 square foot maximum contained in the Hillside Development Standards and Guidelines (HDS&G) by 883 square feet.

Staff has advised the applicant that since the existing home exceeds the 6,000 square foot maximum illustrated in the HDS&G, receiving approval for their proposal to add an additional 1,544 square feet (26.25 sq. ft. first floor and 1518 sq. ft. second floor) would be challenging and will require that the Commission make findings to grant an exception to the maximum house size. Staff's advice to

The Planning Commission - Page 2 310 Santa Rosa Drive/S-05-17 February 9, 2005

the applicant was based on the recent actions taken by the Commission and Council regarding homes that proposed to exceed 6,000 square feet. In this case the applicant believes that the project meets the criteria to allow an exception to maximum floor area as outlined in the HDS&G. Additionally, the applicant believes that this addition will minimally increase the visible mass of the existing structure and their proposal will have little impact on the surrounding neighborhood.

Prior to filing the current Architecture & Site application, staff met with the project architect and applicant several times to discuss conceptual plans and issues. The only modification that resulted from staff's interactions with the project applicant and property owner is that a roof over the outdoor terrace has been replaced with an open trellis.

The applicant's letters include additional details regarding the project and their justification for the current proposal (Exhibit C and D).

The project was reviewed by the Town's Consulting Architect (Exhibit F).

B. REMARKS:

Architecture and Site

The applicant is requesting approval to add 1,544 square feet to the existing 6,447 square foot home with an 836 square foot garage for a total floor area of 8,827 square feet (including garage). The proposal also includes changing the exterior materials from board and batten wood siding and stone to stucco and the roof from composition shingle to concrete tile. The project data sheet (Exhibit H) provides additional general information about the proposed project.

Generally, the proposed addition will convert the existing attic space to second floor area, expand the roof line towards the existing courtyard (See Exhibit I, Sheet A 3.2, Section A), and add 3 dormers. The existing maximum height of the home will remain unchanged at 25'. It should also be noted that no existing trees will be affected and no grading will be required for this proposal.

C. DISCUSSION:

Staff has summarized the main issues for the Commission's consideration and discussion as follows:

House Size

The proposal will include a floor area of 8,427 square feet, exclusive of 400 square feet of garage area as set forth in the HDS&G. The floor area significantly exceeds the maximum allowable floor area of 6,000 square feet. It should be noted that the existing house and garage currently exceed the FAR by 883 square feet.

As stated in the HDS&G, achieving the maximum floor area is not guaranteed due to individual site constraints. The priority is to comply with the standards and guidelines rather than designing to the FAR. The FAR is a numerical guide and achieving the allowable square footage is not a goal. Greater weight will be given to issues including but not limited to height, building mass and scale, visual impacts, grading and compatibility.

Pursuant to the HDS&G, "the Town Council or Planning Commission *may* approve residential projects greater than the maximum allowed floor area (but it is not guaranteed) when all of the following apply":

- 1. The development will not be visible from any of the established viewing platforms.
- 2. There will be no significant impacts on protected trees, wildlife habitat or movement corridors.
- 3. Any grading necessary to accommodate the building area that exceeds the allowed FAR or an accessory building will be minimized.
- 4. All standards and applicable guidelines are being met.
- 5. Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
- 6. The house will be pre-wired for future photovoltaic (PV) installation.
- 7. A minimum of 25% of hardscape material is permeable (certain types of interlocking pavers, grasscrete, pervious concrete, etc.).
- 8. A significant cellar element is included in the design, unless it conflicts with other standards.
- 9. There will not be a significant visual impact to neighboring properties.

It appears that all of the above items will be met with the current proposal except item 8 listed above. The existing home and proposed project do not include a cellar element. Please see Exhibit C and D for the applicant's responses to the criteria listed above. Items 5 and 6 listed above are required as Conditions of Approval (Exhibit B, Conditions 5 and 6)

Neighborhood Compatibility

No single architectural style is present in the surrounding neighborhood. The neighborhood contains a variety of architectural styles and house sizes. However, staff is concerned about neighborhood compatibility given that the proposed size of the home, is approximately 1,000 square feet larger than other homes in the immediate area. Exhibit G is a house size comparison that was prepared for the Commission's information.

Exterior Materials

In hillside areas, the Commission has expressed concern with architectural styles that utilize stucco siding and tile roofing. Although the architectural style of the house will not dramatically

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change, the applicant is proposing to replace the existing board and batten wood siding and stone exterior materials with stucco and the existing composition shingle roof with concrete tile. The applicant has been made aware of the issue and believes that the proposed design and exterior materials are compatible with other homes in the immediate area.

A color and material sheet will be available at the Public Hearing. The concrete tile roof is intended to be gray. Accent materials include stucco columns, wood railing and trellis, and wood casing around windows to match existing. It should be noted that a Deed Restriction relating to exterior colors is included as a proposed condition of approval should the Commission approve the application. Currently there is no regulation of color for many of the existing homes in this area. This will be further addressed as future applications at other sites are processed by the Town.

Hillside Development Standards & Guidelines

The proposed project will comply with most of the HDS&G, given the fact that the proposed project:

- will minimally increase the existing footprint; and
- · will not significantly impact privacy of the adjacent properties; and
- will not be visible from any established viewing platforms; and
- will not impact any existing trees; and
- will not require any grading.

However, staff has determined that the following aspect of the project does not comply with the HDS&G:

• the house and garage exceed the allowable floor area limit.

Additionally, the Commission should discuss the following items as they relate to the proposed project and the HDS&G:

- design of the addition to minimize bulk and mass as required by Section V.F of the HDS&G; and
- architectural style of the house (See Exterior Materials section above).

General Plan Conformance

The HDS&G that were adopted by the Town Council were determined to be consistent with the General Plan. Therefore, projects substantially consistent with the HDS&G would, by reference, be consistent with the General Plan. As a result, if the Commission determines that the criteria for allowing an exception to maximum allowed floor area should be allowed for this project, then it could be determined that the project is consistent with the General Plan.

The Planning Commission - Page 5 310 Santa Rosa Drive/S-05-17 February 9, 2005

D. CONCLUSION:

Staff believes that this is the first of many projects that will raise the issues identified in this report given the fact that there are numerous existing homes that exceed 6,000 square feet in the hillside area. Staff understands that the Commission will consider this application and future applications of a similar nature on a case by case basis. Staff will consider the comments offered during this hearing as general direction for review of future projects of a similar nature.

The Planning Commission should consider and discuss the following issues:

- Determine if the criteria for allowing an exception to maximum allowed floor area have been met; and
- Determine if the proposed square footage is appropriate; and
- Determine if the proposed project is compatible with the neighborhood in terms of square footage, bulk, and mass; and
- Determine if the proposed project is compatible with the neighborhood in terms of architectural style and exterior materials.

E. RECOMMENDATION:

If the Planning Commission is satisfied with the current proposal, it should:

- 1. Review the project based on the considerations as set forth in Section 29.20.150 of the Town Code for Architecture and Site applications (Exhibit A); and
- 2. Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit A); and
- 3. Approve the Architecture and Site application subject to the conditions in Exhibit B and as shown on the development plans (Exhibit I).

If the Commission determines that changes are required to the proposed application, it should do one of the following:

- 1. Approve the proposed application with additional conditions; or
- 2. Refer the application back to staff for further work as directed; or
- 3. Deny the application.

If the application is denied, the Commission should make findings for the denial. The Commission's comments on key issues will be helpful to the Town Council if an appeal is filed.

The Planning Commission - Page 6 310 Santa Rosa Drive/S-05-17

February 9, 2005

Bud N. Lortz, Director of Community Development

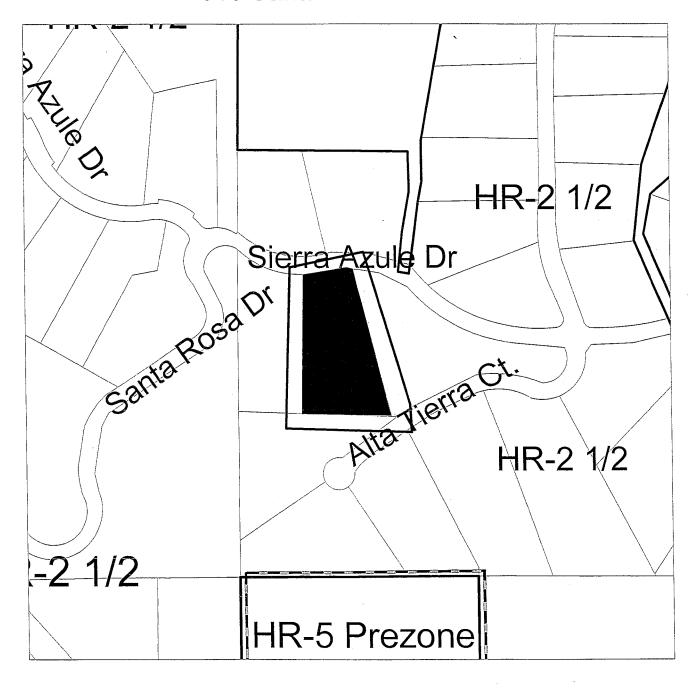
Prepared by: Joel Paulson, Associate Planner

BNL:JP:

cc: John Versgrove, 310 Santa Rosa Drive, Los Gatos, CA 95032 TDS Architects, 2060 Clarmar Way, San Jose, CA 95128, Attn: Brian Mah

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310 Santa Rosa Drive





REQUIRED FINDINGS AND CONSIDERATIONS FOR:

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPLICANT: John Versgrove

FINDINGS

The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.

CONSIDERATIONS IN REVIEW OF APPLICATIONS

- As required by Section 29.20.150 of the Town Code for Architecture and Site applications:
 - The deciding body shall consider all relevant matter including, but not limited to, the following:
 - (1) Considerations relating to traffic safety and traffic congestion. The effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways; the adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimension of truck loading and unloading facilities; the circulation pattern within the boundaries of the development, and the surfacing, lighting and handicapped accessibility of off-street parking facilities.
 - A. Any project or development that will add traffic to roadways and critical intersections shall be analyzed, and a determination made on the following matters:
 - 1. The ability of critical roadways and major intersections to accommodate existing traffic;
 - 2. Increased traffic estimated for approved developments not yet occupied; and
 - 3. Regional traffic growth and traffic anticipated for the proposed project one (1) year after occupancy.
 - B. The deciding body shall review the application for traffic roadway/intersection capacity and make one (1) of the following determinations:

- 1. The project will not impact any roadways and/or intersections causing the roadways and/or intersections to exceed their available capacities.
- 2. The project will impact a roadway(s) and/or intersection(s) causing the roadway(s) and/or intersection(s) to exceed their available capacities.

Any project receiving Town determination subsection (1)b.1. may proceed. Any project receiving Town determination subsection (1)b.2. must be modified or denied if the deciding body determines that the impact is unacceptable. In determining the acceptability of a traffic impact, the deciding body shall consider if the project's benefits to the community override the traffic impacts as determined by specific sections from the general plan and any applicable specific plan.

- (2) Considerations relating to outdoor advertising. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development. Specialized lighting and sign systems may be used to distinguish special areas or neighborhoods such as the downtown area and Los Gatos Boulevard.
- (3) Considerations relating to landscaping. The location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations, parking lots or unsightly development; the planting of ground cover or other surfacing to prevent dust and erosion; and the unnecessary destruction of existing healthy trees. Emphasize the use of planter boxes with seasonal flowers to add color and atmosphere to the central business district. Trees and plants shall be approved by the Director of Parks, Forestry and Maintenance Services for the purpose of meeting special criteria, including climatic conditions, maintenance, year-round versus seasonal color change (blossom, summer foliage, autumn color), special branching effects and other considerations.
- (4) Considerations relating to site layout. The orientation and location of buildings and open spaces in relation to the physical characteristics of the site and the character of the neighborhood; and the appearance and harmony of the buildings with adjacent development.

Buildings should strengthen the form and image of the neighborhood (e.g. downtown, Los Gatos Boulevard, etc.). Buildings should maximize preservation of solar access. In the downtown, mid-block pedestrian arcades linking Santa Cruz Avenue with existing and new parking facilities shall be encouraged, and shall

Architecture and Site Application S-05-17

include such crime prevention elements as good sight lines and lighting systems.

- (5) Considerations relating to drainage. The effect of the site development plan on the adequacy of storm and surface water drainage.
- (6) Considerations relating to the exterior architectural design of buildings and structures. The effect of the height, width, shape and exterior construction and design of buildings and structures as such factors relate to the existing and future character of the neighborhood and purposes of the zone in which they are situated, and the purposes of architecture and site approval. Consistency and compatibility shall be encouraged in scale, massing, materials, color, texture, reflectivity, openings and other details.
- Considerations relating to lighting and street furniture. Streets, walkways, and building lighting should be designed so as to strengthen and reinforce the image of the Town. Street furniture and equipment, such as lamp standards, traffic signals, fire hydrants, street signs, telephones, mail boxes, refuse receptacles, bus shelters, drinking fountains, planters, kiosks, flag poles and other elements of the street environment should be designated and selected so as to strengthen and reinforce the Town image.
- (8) Considerations relating to access for physically disabled persons. The adequacy of the site development plan for providing accessibility and adaptability for physically disabled persons. Any improvements to a nonresidential building where the total valuation of alterations, structural repairs or additions exceeds a threshold value established by resolution of the Town Council, shall require the building to be modified to meet the accessibility requirements of title 24 of the California Administrative Code adaptability and accessibility. In addition to retail, personal services and health care services are not allowable uses on nonaccessible floors in new nonresidential buildings. Any change of use to retail, health care, or personal service on a nonaccessible floor in a nonresidential building shall require that floor to be accessible to physically disabled persons pursuant to the accessibility requirements of title 24 of the California Administrative Code and shall not qualify the building for unreasonable hardship exemption from meeting any of those requirements. This provision does not effect lawful uses in existence prior to the enactment of this chapter. All new residential developments shall comply with the Town's adaptability and accessibility requirements for physically disabled persons established by resolution.
- (9) Considerations relating to the location of a hazardous waste management facility. A hazardous waste facility shall not be located closer than five hundred (500) feet to any residentially zoned or used property or any property then being used as a public or private school primarily educating persons under the age of eighteen (18). An

310 Santa Rosa Drive Architecture and Site Application S-05-17

application for such a facility will require an environmental impact report, which may be focused through the initial study process.

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RECOMMENDED CONDITIONS OF APPROVAL

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area Ratio on property zoned HR- 2 1/2. APN 527-55-036.

PROPERTY OWNER/APPLICANT: John Versgrove

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: (Planning Section)

- 1. APPROVAL EXPIRATION: Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the application is vested.
- 2. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the approved plans received December 8, 2004. Any minor changes or modifications made to the approved plans shall be approved by the Director of Community Development other changes will be approved by the Planning Commission, depending on the scope of the change(s).
- 3. DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior paint colors to be maintained in conformance with the Town's Hillside Development Standards.
- 4. OUTDOOR LIGHTING: If any outdoor lighting is proposed, an outdoor lighting plan shall be approved by the Director of Community Development prior to the issuance of Building Permits. All outdoor lighting shall be down-lighting and shall be as minimal and unobtrusive as possible. Exterior lighting shall only be used for pedestrian safety and security. There shall be no uplighting of landscaping or the home.
- 5. TITLE 24: Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
- 6. PHOTOVOLTAIC: The house will be pre-wired for future photovoltaic (PV) installation.
- 7. WINDOWS. Windows shall be low reflectivity glass that also limits nighttime light emanation. Tinted glass is preferred.
- 8. EXTERIOR MATERIALS AND COLORS: The approved wall and column color is Kelly Moore Highland Grass (LRV 29), trim and railings Kelly Moore Defense (LRV 9), roof will be gray concrete tile.

(Building Section)

- 9. PERMITS REQUIRED: A building permit shall be required for demolition of existing **and** the construction of the new single family residence. **Separate building permits** are required for site retaining walls, water tanks, and swimming pools; separate electrical, mechanical, and plumbing permits shall be required as necessary.
- 10. CONDITIONS OF APPROVAL: The Conditions of Approval **must be blue-lined** in full on the **cover sheet** of the construction plans.
- 11. SIZE OF PLANS: Four sets of construction plans, maximum size 24" x 36."
- 12. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land

surveyor shall be submitted to the project building inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report; and, the building pad elevation, on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

- a. Building pad elevation
- b. Finish floor elevation
- c. Foundation corner locations
- 13. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Compliance forms CF-1R and MF-1R **must be blue-lined** on the plans.
- 14. TOWN FIREPLACE STANDARDS: New wood burning fireplaces shall be an EPA Phase II approved appliance as per Town Ordinance 1905. Tree limbs shall be cut within 10-feet of chimneys.
- 15. HAZARDOUS FIRE ZONE: This project requires a Class A roofing assembly.
- 16. SPECIAL INSPECTIONS: When a special inspection is required by UBC Section 1701, 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, signed by all requested parties and be blue-lined on the construction plans. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov.
- 17. NONPOINT SOURCE POLLUTION STANDARDS: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program 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.
- 18. PLANS: The construction plans shall be prepared under the direct supervision of a licensed architect or engineer. (Business and Professionals Code Section 5538)
- 19. APPROVALS REQUIRED: The project requires the following agencies approval before issuing a building permit:
 - a. Community Development: Joel Paulson at 354-6879
 - b. Engineering Department: Fletcher Parsons at 395-3460
 - c. Parks & Public Works Department: (408) 399-5777
 - d. Santa Clara County Fire Department: (408) 378-4010
 - e. West Valley Sanitation District: (408) 378-2407
 - f. Local School District: (Contact the Town Building Service Counter for the appropriate school district and to obtain the school form.)

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS: (Engineering Division)

20. 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.

- 21. 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.
- 22. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting an work pertaining to onsite drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection ow work that went on without inspection.
- 23. EROSION CONTROL. Interim and final erosion control plans shall be prepared and provided within the Building Permit submittal. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of Order 01-024 of the amended Santa Clara County NPDES Permit.
- 24. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§ 15.40.070).
- 25. 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.
- 26. 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.
- 27. 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

310 Santa Rosa Drive / S-05-017 Page 4

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

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 28. REQUIRED FIRE FLOW: The required fire flow for this project is 2,250 gpm at 20 psi residual pressure. An automatic sprinkler system will be installed, the fire flow has been reduced by 75% establishing a required <u>adjusted</u> fire flow of 1,000 gpm at 20 psi residual pressure. The adjusted fire flow is available from area water mains and fire hydrant(s) which are spaced at the required spacing.
- 29. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED: New homes located within the hazardous fire area, shall be protected throughout by an approved, automatic fire sprinkler system, hydraulically designed per National Fire Protection Association (NFPA) Standard #13d.
- 30. REQUIRED ACCESS TO WATER SUPPLY (HYDRANTS): Portions of the structure(s) are greater than 150 feet from the centerline of the roadway containing public fire hydrants. Provide an approved fire sprinkler system throughout all portions of the building.

N:\DEV\CONDITNS\310SantaRosa.wpd

September 22, 2004

Town of Los Gatos 110 East Main Street Los Gatos, CA 95032

Attention:

Joel Paulson

Planner

RECEIVED

SEP 2 2 2004

Subject:

Versgrove Residence Remodel/Addition

JUSTIFICATION LETTER

310 Santa Rosa Drive Los Gatos, CA 95032 TOWN OF LOS GATOS PLANNING DIVISION

Dear Joel:

This letter of justification is prepared for the approval of remodel/addition project of the residence on 310 Santa Rosa Dr. The total addition will be 1,518 sq. ft. There will be no addition to building floor coverage, but only adding square footage.

This remodel/addition intends to utilize the open space in the existing attic and maximize the view from the house with minimal impact on the neighboring homes. The value of the house will be enhanced by capturing the tremendous view of the canyon enjoyed from the public areas in the house, instead of the bedrooms.

This will be achieved by relocating the bedrooms in the attic space above the kitchen, living and dining room. Utilizing the attic space will eliminate adding second floor roof height and, therefore, minimize the mass of the new areas and not affect the overall height.

There are small two dormer enhancements at the front elevation on Santa Rosa Drive and one dormer to the east. Most of the work is interior and majority of the exterior work is concentrated in the existing south courtyard facing the canyon.

The view from the neighbors from the south and across the canyon and from Shannon Road is limited. The only clear vantage to the house is from the large "estate". It is important to note that this view also demonstrates the numerous surrounding homes adjacent to our project. We feel visual impact is extremely low.

We recognize the fact that we exceed the current limit for allowable square footage. However, we believe we have satisfied the exceptions in the hillside ordinance and we also have minimized any exterior improvements as stated above.

The following is a summary of the exceptions that have been satisfied:

- 1. The development will not be visible from any established viewing platforms.
- 2. There is no impact on protected trees, wildlife, habitat or movement corridors.
- 3. There is no grading to accommodate the building area that exceeds the allowed FAR.
- 4. All standards and applicable guidelines are being met. There is no increase in height.
- 5. Compliance to Title 24 energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0. We will use the computer method.
- 6. The house will be pre-wired for future photovoltaic installation. Although the house already exists, the project will provide new passive and solar energy solutions, and any new glazing will be energy efficient.
- 7. A minimum of 25% of hardscape material is permeable. Not applicable.
- 8. A significant cellar element is included in the design. Not applicable.
- 9. There is no significant visual impact to neighboring properties.

Should you have any questions, please contact me or TDS Architects, 408-977-9141.

Very truly yours,

John Versgrove, Horneowner

∄10 Santa Rosa Drive Los Gatos, CA 95032

cc: TDS Architects

November 2, 2004

Town of Los Gatos 110 East Main Street Los Gatos, CA 95032



ARCHITECTS, INC.
Total Design Solutions

Attention:

Joel Paulson

Planner

Subject:

Versgrove Residence Remodel/Addition

JUSTIFICATION LETTER 310 Santa Rosa Drive

Los Gatos, CA 95032

Dear Joel:

The subject project proposes to be sensitive to the General Plan, Hillside Specific Plan, and Hillside Design Guidelines.

Since our project is an interior remodel with minimal exterior improvements, we believe that the design presented maintains the existing natural space character of the hillside, preserves the natural environment and minimizes the visual quality of the hillsides.

The existing house was built in the mid eighties, prior to adoption of the hillside guidelines. Already we acknowledge the existing house exceeds the allowable FAR with adjusted slope, and we are requesting in increase in floor area. However, we believe the proposed project does address the issues of visibility, mass, sensitivity to the hillside, and environment. According the Section IV, Item C "Exceptions to Maximum Floor Area" we believe we conform and will comply with the exceptions.

The design approach affords an increase in floor area by utilizing existing attic space and proposed dormers and shed roof modifications. The majority of the work is isolated to the existing courtyard facing south to the canyon. There is no outward expansion or increased building footprint increase except toward the existing courtyard. Removal of exterior walls is less than 15% of the overall building perimeter.

We believe (see photo on drawing) that from a very narrow vantage point horizontal to our project, and with a discriminating view can our project be visible. The only clear vantage to the house is from the large "estate". There is virtually no line of site from Shannon Road. This solution mitigates any visual impact to surrounding neighbors. Furthermore, our proposed project mass is offset by the removal a previous trellis in the courtyard (see photo). We feel this is net loss in mass. An existing roof mass at the southernmost end of the house will be reduced and replaced with a rooftop terrace and trellis. We feel that this is a zero net increase in mass. The project proposes roof infill while maintaining existing roof ridgeline.

310 Santa Rosa Justification Letter Page 2

Our project is also not visible from the view platforms outlined in the hillside guidelines. The existing house steps down the hillside. Our proposed project does not change the character of the existing house, but instead enhances its character by providing additional architectural interest.

In terms of Fire Safety, we plan to replace the existing board and batten siding with a medium stucco finish and fire resistive cement tile roofing. This will afford greater fire protection to our property and the neighboring properties. We will also provide Automatic Fire Sprinklers

New exterior colors with an earth tone scheme has been selected to blend into the surrounding vegetation.

The following is a summary of the exceptions that will be satisfied: Ref (Section IV , Item C)

- 1. The development is not visible from any established viewing platforms.
- 2. There is no impact on protected trees, wildlife, habitat or movement corridors. (The proposed work is in the existing courtyard or interior. Existing landscape to remain)
- 3. There is no grading to accommodate the building area that exceeds the allowed FAR.
- 4. All standards and applicable guidelines are being met. There is no increase in height. (we exceed the Max allowable floor area, however we are requesting a variance)
- 5. Compliance to Title 24 energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0. We will use the computer method. (the house will be reinsulated)
- 6. The house will be pre-wired for future photovoltaic installation. Although the house already exists, the project will provide new passive and solar energy solutions, and any new glazing will be energy efficient.
- 7. A minimum of 25% of hardscape material is permeable. The existing driveway and turn around are interlocking pavers. See Site plan.
- 8. A significant cellar element is included in the design. Not applicable since the house is already existing.
- 9. There is no significant visual impact to neighboring properties.

We would like to again emphasize that this is a REMODEL project. The house is existing. Although the square footage proposed exceeds the guidelines, we feel there will be very little perceived affect on the exterior elevations (bulk and mass). We respectfully request approval of our project.

Should you have any questions, please contact me or TDS Architects, 408-977-9141.

Very truly yours,

John Versgrove, Homeowner

310 Santa Rosa Drive

Los Gatos, CA 95032

cc: TDS Architects

October 25, 2004

Town of Los Gatos 110 East Main Street Los Gatos, CA 95032

Attention:

Joel Paulson

Planner

Subject:

Versgrove Residence Remodel/Addition

EVOLUTION LETTER 310 Santa Rosa Drive Los Gatos, CA 95032

Dear Joel:

My house was purchased in October, 2003. I bought the house because of the location, the view and its potential value based upon the surrounding neighborhood. The existing house was not exactly what I desired and was in need of many major repairs (roof, all windows and doors, termite, sub-floor rotting, mould, etc., etc.). However, the house I felt still had/has great potential.

After living in the house for the first three months, I discovered just how bad the roof was. Further discovery indicated extensive water damage to both walls and sub-flooring area. Further inspection revealed potential framing issues with respect to roof repairs or replacing composition shingles with a cement tile material. Additional repairs are needed to replace leaking/sagging wood windows and to replace the wood siding of the house with a stucco material.

I hired an architect in the Spring of 2004 to come up with some systematic design changes taking into account all of the afore-mentioned interior and exterior problem and to redesign the interior of the house to take advantage of the large attic spaces above the kitchen, living room, and family room areas and to reinforce the roof in order to support cement tile.

In August of 2004, I hired TDS Architects to refine the previous Architect's design and prepare a Planning Submittal for the Town of Los Gatos. I am sensitive to my neighbors in that I am limiting a large majority of the proposed work to the rear interior courtyard of the house, which is not visible to any surrounding neighbors within a quarter to a half mile radius of the house. Upon initial review by the Town of Los Gatos Technical Review Staff, I have removed the roof from the covered terrace projecting from the rear of the house and eliminated the bay window in the courtyard which was the only areas that were an increase to the overall mass of the roof.

Should you have any questions, please contact me or TDS Architects, 408-977-9141.

Very truly yours,

John Versgrove Homeowner

cc: TDS Architects



December 22, 2004

Mr. Joel Paulson Community Development Department Town of Los Gatos 110 E. Main Street P.O. Box 949 Los Gatos, CA 95031 RECEIVED

DEC 2 7 7004

TOWN OF LOS GATOS PLANNING DIVISION

RE:

310 Santa Rosa Drive

Dear Joel:

I visited the site today, and reviewed the design drawings that you forwarded. It seems a shame to change such a classically simple design. However, the proposed changes are skillfully done, and as far as I can see, will have minimal impact to the surrounding area or to views from below. I have no recommendations for changes.

Joel, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon AIA AICP

President

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House	Size Comparison fo	or 310 Santa l	Rosa Drive		
APN	Address	House Size	Garage Size	Lot Size	F.A.R.
527-55-003	100 Auzerais Ct.	6,634 sq. ft.	780 sq. ft.	.92 ac.	.175
527-55-004	104 Auzerais Ct.	6,013 sq. ft.	768 sq. ft.	.96 ac.	.153
527-55-007	101 Auzerais Ct.	5,073 sq. ft.	850 sq. ft.	.96 ac.	.132
527-55-008	100 Madera Ct.	5,952 sq. ft.	864 sq. ft.	.97 ac.	.152
527-55-009	104 Madera Ct.	3,224 sq. ft.	576 sq. ft.	.92 ac.	.085
527-55-024	321 Santa Rosa Dr.	6,706 sq. ft.	869 sq. ft.	1.09 ac.	.151
527-55-025	331 Santa Rosa Dr.	6,998 sq. ft.	886 sq. ft.	.92 ac.	.187
527-55-026	311 Santa Rosa Dr.	5,810 sq. ft.	710 sq. ft.	1.27 ac.	.111
527-55-027	301 Santa Rosa Dr.	5,283 sq. ft.	600 sq. ft.	1 ac.	.126
527-55-035	300 Santa Rosa Dr.	6,934 sq. ft.	819 sq. ft.	1.19 ac.	.142
527-55-037	320 Santa Rosa Dr.	5,291 sq. ft.	888 sq. ft.	1.75 ac.	.076
527-55-038	141 Alta Tierra Ct.	6,676 sq. ft.	792 sq. ft.	1.32 ac.	.123
527-55-043	400 Santa Rosa Dr.	4,628 sq. ft.	736 sq. ft.	1.15 ac.	.099
527-55-044	410 Santa Rosa Dr.	5,241 sq. ft.	794 sq. ft.	2.13 ac.	.061
527-55-045	420 Santa Rosa Dr.	5,644 sq. ft.	1,004 sq. ft.	.99 ac.	.145
537-31-001	180 Sierra Azule	6,090 sq. ft.	960 sq. ft.	2.44 ac.	.063
537-31-002	160 Sierra Azule	5,777 sq. ft.	792 sq. ft.	1.13 ac.	.125
537-31-003	150 Sierra Azule	6,253 sq. ft.	949 sq. ft.	1.14 ac.	.137
537-31-006	165 Sierra Azule	4,574 sq. ft.	838 sq. ft.	1 ac.	.115
537-31-007	155 Sierra Azule	5,194 sq. ft.	817 sq. ft.	1.01 ac.	.128
537-31-008	145 Sierra Azule	5,590 sq. ft.	859 sq. ft.	1.11 ac.	.125
537-31-009	135 Sierra Azule	5,320 sq. ft.	751 sq. ft.	1.19 ac.	.109
537-31-010	125 Sierra Azule	5,951 sq. ft.	744 sq. ft.	1.20 ac.	.120
537-31-011	115 Sierra Azule	5,378 sq. ft.	769 sq. ft.	1.27 ac.	.104
537-31-022	130 Sierra Azule	4,788 sq. ft.	833 sq. ft.	1.26 ac.	.095
537-31-023	120 Sierra Azule	5,870 sq. ft.	941 sq. ft.	1.24 ac.	.119
Existing	310 Santa Rosa Dr.	6,447 sq. ft.	836 sq. ft.	1.4 ac.	.113
Proposed Project		7,991 sq. ft.	836 sq. ft.	1.4 ac.	.138

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SING	LE-FAMILY RESIDEN	TIAL PROJECT DATA	$oldsymbol{\Delta}$
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	HR-1	same	
Land use	SINGLE FAMILY RES	single family residence	-
Lot size (sq. ft.)			
square feet	60,984	60,984	40,000 sq. ft. minimum
• acres	1:4	1:4	.92 acre
Exterior materials:			
• siding	WOOD BATTENS/STONE	STUCEO	
• trim	NOOD TRIM	WOOD TRIM	-
• windows	VINYL DOUBLE PART	VINYL DOUBLE	-
• roofing	SHINGLE	CONCIDETE TILE	-
Building floor area:			
first floor	6,497	6473	
second floor		1,578 (ATTIC)	-
HOUSE TOTAL	6,447	7,991	-
• garage	836	8 36	-
Setbacks (ft.):			
• front	30'	30'	30 feet minimum
• rear	± 174'	±174'	25 feet minimum
• side	20'	20'	20 feet minimum
side street	NA:	NA	¹ 20 feet minimum
Maximum height (ft.)	I 25 -0 RAK	±25-0 REAR TRELYS	25 feet maximum
Building coverage (%)	12 %	120%	
Parking			
property owner	3	3	2 spaces minimum
• guest	4	4	4 spaces minimum
Tree Removals	NA	NA	

^{*}maximum height may be reduced to 18 feet for buildings that extend above a significant ridgeline.

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Date:	March 15, 2005
For Agenda Of:	March 23, 2005
Agenda Item:	1

REPORT TO:

The Planning Commission

FROM:

The Director of Community Development

LOCATION:

310 Santa Rosa Drive

Architecture and Site Application S-05-17

Requesting approval to construct a second story addition to a single family residence that will result in a home that exceeds the Floor Area

Ratio on property zoned HR- 2 1/2. APN 527-55-036. PROPERTY OWNER/APPLICANT: John Versgrove

FINDINGS:

The Project is Categorically Exempt pursuant to Section 15301 of the

State Environmental Guidelines as adopted by the Town.

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:

A-I. Previously Submitted

J. Letter of Justification (6 pages), dated February 25, 2005

K. Development Plans (7 sheets) received March 9, 2005

A. BACKGROUND:

The Planning Commission considered this application on February 9, 2005. The application was continued to the March 23, 2005 meeting with the following direction:

- 1. The proposed second story addition must stay within the existing building envelope with some allowance to meet fire and building code requirements. Minimal, architecturally appropriate, design elements will be considered but if it is determined that the design elements add to the mass and bulk of the structure they may not be approved; and
- 2. Colors, materials, and fencing must be consistent with the Hillside Development Standards and Guidelines.

B. DISCUSSION:

The applicant resubmitted revised plans on March 2, 2005 (Exhibit K). The applicant has also provided a letter describing the reasoning for the modifications that they have made and their approach to addressing the Commission's direction (Exhibit J). The proposed modifications include:

The Planning Commission - Page 2 310 Santa Rosa Drive/S-05-17 March 23, 2005

- Two proposed dormers on front elevation have been removed;
- Proposed dormer on the left elevation has been removed;
- Proposed trellis above lower floor has been removed;
- 331 square feet of the proposed second story addition has been removed;
- · One bedroom in the proposed second story addition has been removed; and
- · Height of proposed second story addition was reduced by approximately one foot; and
- Skylight has been removed; and
- Native drought tolerant species are to be planted in front of the lattice under the existing decks.

C. CONCLUSION:

Staff acknowledges that the applicant has attempted to present a design that would meet the direction of the Commission. After a detailed review, staff has determined that the proposal is inconsistent with the Commission's direction given that there is still a considerable addition outside of the existing building envelope (i.e. 238 square feet of roof area will be added). However, the applicant proposes to remove 295 square feet of existing roof area and a skylight to compensate for the added roof area. It should be noted that the applicant does not consider the proposed roof modification on the South Elevation an increase of visible mass (See page 5 of Exhibit J). Staff acknowledges that the current proposal, with the proposed increase outside the existing building envelope, will have minimal impacts on adjacent properties and will have minimal visual impacts from off-site locations.

The Planning Commission should consider and discuss the following issues:

- Determine if the Commission's direction has been met; and
- Determine if the applicable sections of the criteria set forth in the Hillside Development Standards and Guidelines for allowing an exception to maximum allowed floor area have been met; and
- Determine if the proposed increased floor area is appropriate; and
- Determine if the proposed project is compatible with the neighborhood in terms of floor area, bulk, and mass; and
- Determine if the proposed project is compatible with the neighborhood in terms of architectural style and exterior materials.

D. RECOMMENDATION:

If the Planning Commission is satisfied with the current proposal, it should:

1. Determine that the project is consistent with the applicable sections of the Hillside Development Standards and Guidelines (Sec. IV. C.) and meets the considerations as set forth in Section 29.20.150 of the Town Code for Architecture and Site applications (Exhibit A); and

The Planning Commission - Page 3 310 Santa Rosa Drive/S-05-17 March 23, 2005

- 2. Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit A); and
- 3. Approve the Architecture and Site application subject to the conditions in Exhibit B and as shown on the development plans (Exhibit K).

If the Commission determines that changes are required to the proposed application, it should do one of the following:

- 1. Approve the proposed application with additional conditions; or
- 2. Refer the application back to staff for further work as directed; or
- 3. Deny the application.

If the application is denied, the Commission should make findings for the denial. The Commission's comments on key issues will be helpful to the Town Council if an appeal is filed.

Bud N. Lortz, Director of Community Development

Prepared by: Joel Paulson, Associate Planner

BNL:JP:mdc

cc: John Versgrove, 310 Santa Rosa Drive, Los Gatos, CA 95032 TDS Architects, 2060 Clarmar Way, San Jose, CA 95128, Attn: Brian Mah

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Town of Los Gatos 110 East Main Street Los Gatos, CA 95032 Attn:Joel Paulson, Planner

Subject:

Versgrove Residence Remodel

310 Santa Rosa Drive Los Gatos, CA 95032

PLANNING COMMISSION RESUBMITTAL LETTER

Dear Joel:

Our Focus: since the Planning Commission Meeting has been in four distinct areas.

- A detailed review of the Commissioners' comments and discussion items.
- Calculation of the existing Attic Space and an analysis of that space for use in the remodel. [2,332 gross; 1,452 net that would be counted against FAR square footage]
- A radical evaluation of the remodel to reduce mass in any relocation of space.
- A sanity check to ensure that our redesign still complies with all exception criteria

<u>Our Solution:</u> for this resubmission draws on the lessons that we have learned in this exercise, and presents a redesign that addresses the issues raised creatively and effectively. Notably; we have:

- Reduced the Visible Mass of the structure from its current size
- Removed all dormers from front, right and left elevations
- Eliminated the ridge skylight from north and south elevations
- Reduced the square footage of the upper (attic) level by 331 square feet and are now requesting only 1,161 SF habitable space at 8, ceilings and 72 SF with reduced ceiling height; rather than 1,544 SF previously requested.
- Eliminated one bedroom from the second floor addition

Our Resubmission: for the Planning Commission hearing comprises:

- A redesign that incorporates all possible mass reduction techniques
- A detailed Mass Analysis showing a net decrease of 57 square ft of Visible Mass

I hope to present this information to you at the Commission Hearing and discuss it further.

Young truly,

Alm Veugee

John Versgrove

FOCUS SINCE PLANNING COMMISSION MEETING 2/9/05 [DETAILS]

REVIEW OF COMMISSIONERS' COMMENTS AND DISCUSSION ITEMS

We spent a great deal of time reviewing the tape of the Commission Meeting 2/9/05 and listened to the individual comments of the Commissioners in great detail.

- The use of existing 'under roof' attic space for the remodel was seriously considered, and is addressed in the next section, but was ultimately discarded.
- As the Commissioners discussed in great detail what constituted mass [down to the
 possible classification of a skylight's protrusion above the roof plane as an 'increase
 in mass'] we felt that we could not justify the retention of the north and east facing
 dormers in any remodel that we proposed. We considered, and rejected, the use of
 skylights because of egress; and inverted dormers because of the impact on the
 existing architecture, and waterproofing considerations at the rooms below.
- As a corollary, we hope that the removal of the triple skylight at the east-west ridge line will be seen as a reduction in mass on both the north and south elevations, from where it is potentially visible; although we have difficulty in attributing any specific 'mass value' to it.
- In analyzing the Commissioners' comments, we researched the Hillside Guidelines further, and determined that the use of skylights is also discouraged so as to prevent the sun from causing glare; as such glazing cannot be shielded easily.
- It is our intent in this remodel to repair many of the defects and deficiencies, such as the damaged south facing trellis [and planting new drought tolerant plants below it], but there are so many that we have not specified them in detail on the plans. If the Commission wishes to condition the Approval of our remodel to include any of these specifically, then we will accept such conditions.

ANALYSIS OF EXISTING ATTIC SPACE

The existing attic and vaulted room space comprises 2,332 square feet. Of this, approximately 1,452 could be considered as potentially creating mass, being taller than 5' where the attic space is at least 7'6" tall. Due to the differing roof ridge heights and interior vaulting, these areas are not contiguous. Access to each of these spaces would involve individual stair cases.

Because of this reason, it was not possible to design a remodel, achieving habitable space and complying with fire and egress code requirements, while remaining purely under the existing roof profile.

EVALUATION OF THE REMODEL IN TERMS OF MASS REDUCTION

The original internal home lay-out was not well conceived and the project goal of redistributing the rooms within the existing house envelope to enjoy the views of the Los Gatos Hillsides remains. After careful consideration of the existing attic space and the Commissioners' comments, however, we determined that it would be necessary to radically re-evaluate the design so as not to add visible mass. We looked at the remodel critically to see how this could be achieved.

So as to quantify the addition and removal of elements of the building in the remodel, we have calculated the cross sectional area in square feet [SF] of each element to determine its impact on Visible Mass.

- The removal of the lower south facing roof in our original submission did not reduce mass, because we were adding a significant trellis element in the design. We have eliminated this. This roof removal now substantially reduces the mass from both east and west elevations. [Visible Mass Reduction = -147.5 SF]
- This enabled us to eliminate three dormers that contributed significantly to the increase in visible mass in our first submission. One or more of these dormers were visible from all elevations except the south. [Visible Mass Reduction = -89.75 SF on each of 3 elevations for a total of -269 SF]
- The elimination of the ridge skylight from north and south elevations reduces mass, but not in any really quantifiable way, maybe a couple of feet. [Visible Mass Reduction = -2SF ignored for this computation]
- The roof element incorporated into the remodel, with no overall increase in height, added negligible visible mass as viewed from most directions [+33SF, north and south; +49.5SF, right]. At the left elevation +122.5SF is added in one location, while -147.5 is removed in another for a net decrease Visible Mass Reduction -25SF].
- As seen in the accompanying VISIBLE MASS TABLE and ACCOMPANYING ELEVATIONS, this revised submission results in a NET DECREASE IN VISIBLE MASS of -57SF.

SANITY CHECK

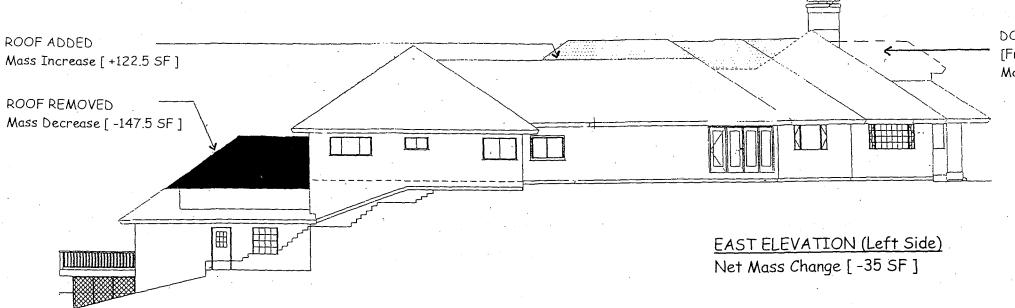
After the redesign we re-evaluated the proposal against the Exception Criteria again, to ensure that we still complied:

- Development is not visible from the viewing platforms.
- There is no impact on trees
- There is no grading
- Standards are all met, or if not met such as overall height <35' [which is 41'7"] then this project does not exacerbate the situation.
- Compliance to Title 24 energy standards can be a condition of the project.
- The house will be pre-wired for future photovoltaic installation and can be conditioned as such.
- Interlocking pavers have been used in the driveway; project complies.
- We are dealing with existing visible mass. This is not applicable.
- There is no visual impact on neighboring properties.

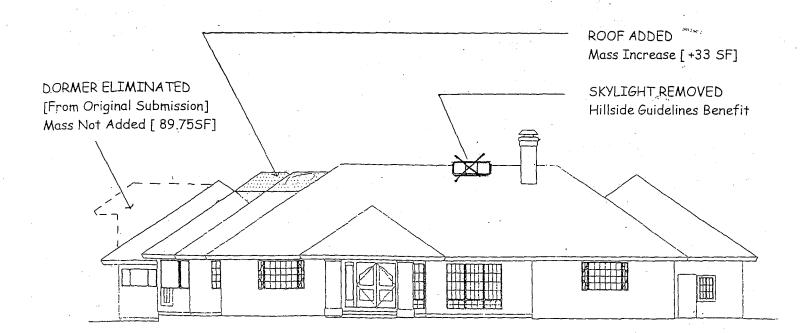
CONCLUSION

We have considered the Commissioners' concerns carefully and have comprehensively redesigned our remodel to Reduce Visible Mass, scaling back our request to achieve this.

VIS	SIBLE MA	SS TABLE	
ELEVATION	INCREASE	DECREASE	TOTAL
NORTH [Front] EAST [Left Side] SOUTH [Rear] WEST [Right Side]	+33 +122.5 +33 +49.5	Skylight -147.5 Skylight -147.5	+33 -25 +33 <u>-98</u>
TOTAL:	+238	-295.0	-57
NET OVERALL MASS	REDUCTION	57 SQ. FT. + 2 S	SKYLIGHTS

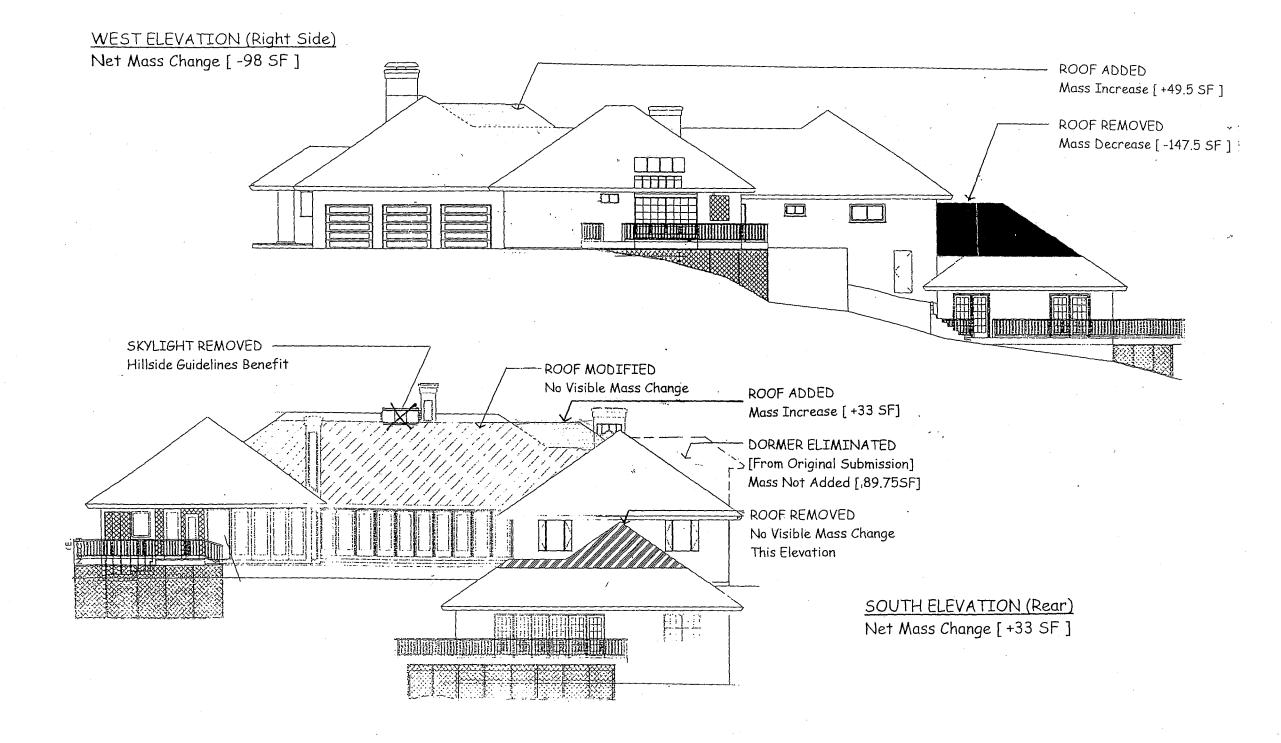


DORMER ELIMINATED
[From Original Submission]
Mass Not Added [89.755F]



NORTH ELEVATION (Front)

Net Mass Change [+33 SF]



APN	Address	House Size	Garage Size	Lot Size	F.A.R.
527-55-003	100 Auzerais Ct.	6,634 sq. ft.	780 sq. ft.	.92 ac.	.175
527-55-004	104 Auzerais Ct.	6,013 sq. ft.	768 sq. ft.	.96 ac.	.153
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527-55-009	104 Madera Ct.	3,224 sq. ft.	576 sq. ft.	.92 ac.	.085
527-55-024	321 Santa Rosa Dr.	6,706 sq. ft.	869 sq. ft.	1.09 ac.	.151
527-55-025	331 Santa Rosa Dr.	6,998 sq. ft.	886 sq. ft.	.92 ac.	.187
527-55-026	311 Santa Rosa Dr.	5,810 sq. ft.	710 sq. ft.	1.27 ac.	.111
527-55-027	301 Santa Rosa Dr.	5,283 sq. ft.	600 sq. ft.	1 ac.	.126
527-55-035	300 Santa Rosa Dr.	6,934 sq. ft.	819 sq. ft.	1.19 ac.	.142
527-55-037	320 Santa Rosa Dr.	5,291 sq. ft.	888 sq. ft.	1.75 ac.	.076
527-55-038	141 Alta Tierra Ct.	6,676 sq. ft.	792 sq. ft.	1.32 ac.	.123
527-55-043	400 Santa Rosa Dr.	4,628 sq. ft.	736 sq. ft.	1.15 ac.	.099
527-55-044	410 Santa Rosa Dr.	5,241 sq. ft.	794 sq. ft.	2.13 ac.	.061
527-55-045	420 Santa Rosa Dr.	5,644 sq. ft.	1,004 sq. ft.	.99 ac.	.145
537-31-001	180 Sierra Azule	6,090 sq. ft.	960 sq. ft.	2.44 ac.	.063
537-31-002	160 Sierra Azule	5,777 sq. ft.	792 sq. ft.	1.13 ac.	.125
537-31-003	150 Sierra Azule	6,253 sq. ft.	949 sq. ft.	1.14 ac.	.137
537-31-006	165 Sierra Azule	4,574 sq. ft.	838 sq. ft.	1 ac.	.115
537-31-007	155 Sierra Azule	5,194 sq. ft.	817 sq. ft.	1.01 ac.	.128
537-31-008	145 Sierra Azule	5,590 sq. ft.	859 sq. ft.	1.11 ac.	.125
537-31-009	135 Sierra Azule	5,320 sq. ft.	751 sq. ft.	1.19 ac.	.109
537-31-010	125 Sierra Azule	5,951 sq. ft.	744 sq. ft.	1.20 ac.	.120
537-31-011	115 Sierra Azule	5,378 sq. ft.	769 sq. ft.	1.27 ac.	.104
537-31-022	130 Sierra Azule	4,788 sq. ft.	833 sq. ft.	1.26 ac.	.095
537-31-023	120 Sierra Azule	5,870 sq. ft.	941 sq. ft.	1.24 ac.	.119
Existing	310 Santa Rosa Dr.	6,447 sq. ft.	836 sq. ft.	1.4 ac.	.113
Proposed Project	310 Santa Rosa Dr.	7,680 sq. ft.	836 sq. ft.	1.4 ac.	.133

N:\DEV\JOEL\PLANNING\310SantaRosaHouseSize2.wpd

ACCESS DOOR RETURN AIR EXHAUST AIR DIFFUSER HEPA FILTER LIGHT FOXTURE LIGHT FIXTURE S CEILING MOUNTED EXIT SIGN **SPEAKER** SHOKE DETECTOR AFS HEAD NEW WALL

PROJECT

GENERAL NOTES

CODES

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE

ALL DIMENSIONS ARE TAKEN FROM F.O.S. UNLESS OTHERUSE NOTED.

AS STATED IN THE FOLLOWING CODES.

CALIFORNIA BUILDING CODE (CBCX998

NATIONAL ELECTRIC CODE (NEC.1996 CALIFORNIA FIRE CODE (CFC)

CALIFORNIA MECHANICAL CODE (CHC/99)1 CALIFORNIA PLIMBING CODE (CPC/99)1

ALL BLOOK TO BE IN ACCORDANCE WITH REGULARITHENTS

UNLESS OTHERWISE STATED, IT IS INTENDED THAT THE

EDITION OR REVISION IN FORCE ON THE DATE OF THE

EXISTING CONDITIONS ALL INFORMATION RELATING TO EXISTING CONSTLICTION

IS GIVEN AS BEING THE BEST INFORMATION AVAILABLE.
THE CONTRACTOR SHALL VERSTY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATUMS AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION

TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED

TO THE ARCHITECT IMPEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT

APPROVAL FROM THE ARCHITECT.

ABOVE CODES AND REGULATIONS REFER TO THE LATEST

COUNTY CODES AND ORDINANCES (NCLIDING ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL LAWS AND

JOHN VERSGROVE RESIDENCE REMODEL/ **ADDITION**

310 SANTA ROSA DR, LOS GATOS, CA. 95032

VICINITY MAP

PROJECT DIRECTORY

TD6 ARCHITECTS
2060 CLARMAR WAY
SAN JOSE, CA 95128
408-971-941
FAX 408-971-944

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REMODELING THE ATTIC SPACE AND RELOCATING EXISTING BEDROOMS, AND PROMDE CUIDOOR TERRACE & BALCONY

DRAWING INDEX

ARCHITECTURAL

A-10 REFERENCE SITE PLAN ROOF PLAN IST FLOOR DEMO PLAN

PROPOSED IST # 2ND FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS & EXISTING PHOTOS

A-40

ADDITIONAL PHOTOS

PROJECT DATA

SUMMARY (E) LOT SIZE:

527-55-036 14 AC (60984 SQFT)

2 + LOUER LEVEL

6.883 SQFT

8,42T 5QFT

(F) PULL DING OCCUPANCY GROUP

(E) TYPE OF CONSTRUCTION

(E) FIRE SPRINKLERS- TO BE PROVIDED (E) NUMBER OF STORIES 1 + LOUER LEVEL

PROPOSED NIMBER OF STORIES EXISTING SOLURE FOOTAGE

(E) IST FLOOR 5188 SQFT LOUER LEVEL (F) GARAGE (836 SOFT) GAR SOFT, (LESS 400 SQFT): 436 SQFT. (E) DECK: (683 SQFT) (E) SQ FT. TOTAL:

PROPOSED NEW SOLLARE FOOTAGE (N) IST FLOOR: (N) 2ND FLOOR BIS SQFT. (N) TRELLISED TERRACE (660 SQFT) (N) 2ND FLOOR DECK: (646 8QFT) (N) 50. FT. TOTAL: 54425 5QFT.

FLOOR AREA RATIO TOTAL FLOOR AREA

FAR CALCULATION

FORMULA: FLOOR AREA RATIO = H.OOR AREA

FLOOR AREA RATIO - 31200 50 FT.

FAR . 23

REDUCTION OF NET SITE ON SLOPING LOTS

IF AVERAGE THEN, PERCENT OF NET LOT AREA TO BE LOT SLOPE IS DEDUCTED - 30% PLUS 3% FOR EACH IX OF SLOPE OVER 20%

AVERAGE LOT SLOPE # 23% (BASED ON (E) TOPO MAP FROH TOWN RECORDS)

(3% OVER 20%) X 3% = 393

REDUCTION OF NET SITE : 30% + 9%

39% OF 60, 934 SQFT. . 23,184 SQFT.

REDUCED LOT AREA :

MAX ALLOWBLE GROSS FLOOR AREA . 6,000 SQFT.

TABLE 2 MAXIMUM ALLOWED GROSS FLOOR AREA

Net Lot Area ¹	Floor Area Retio (%)	Allowable Floor Area ³
12,000 st. ft. and lets	343	3000
(φ.1:1,000 sq. ft.	32.5	3900
100 to 13,000 sq. ft.	20.7	4000
. top to 14,000 sq. ft.	29.3	4100
up to 15,000 eq. ft.	28.0	.4200
up to 16,000 xq. ft.	25.5	4300
top by 17,0000 sq. ft.	25.9	4400
wp to 18,000 sq. ft.	25.0	4500
up to 15,000 sq. ft.	24.2	4600
ug to 20,000 pq. ft.	23.5	4700
wp to 21,000 xq. ft.	22.0	4800
lep to 72,000 eq. ft.	22,3	· 4900
wy to 23,990 sq. ft.	21.7	5000
ab p 54'000 act (c	21.3	2100
up to 25,000 sc. ft.	20.8	5200
. up to 26,000 sq. ft.	20,4	5300
up to 27,000 sq. ft.	20.0	5400
up &: 24,000 sq. ft.	. 19.6	5500
up to 29,000 sq. ft.	. 193	. 5600
up t∈ 30,000 xq. ft.	19.5	. 5730
up t. 31,000 xq. 4.	18.7	SROO
up t-32,000 xq. ft.	19.5	5900
32,000 rg. ft. and above 2		6000 ·

EXISTING WALL

project

location

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ARCHITECTS total design solutions

ARCHITECTURE PLANNING ---

2000 CL	APBARI WAY BARI 308E, 406-877-8141 FAX 408-977-	CALIFORNIA SI 0144
RAY NO	BRIORPTION	DATE
	166KED FOR CITY PLANNING	9/11/04
	PLANNIG DEPT. CONTIDUTS	11/12/204
		
<u> </u>		
Project	•	

JOHN VERSGROVE RESIDENCE REMODEL/ADDITION

310 SANTA ROSA DRIVE LOS GATOS, CA 95032

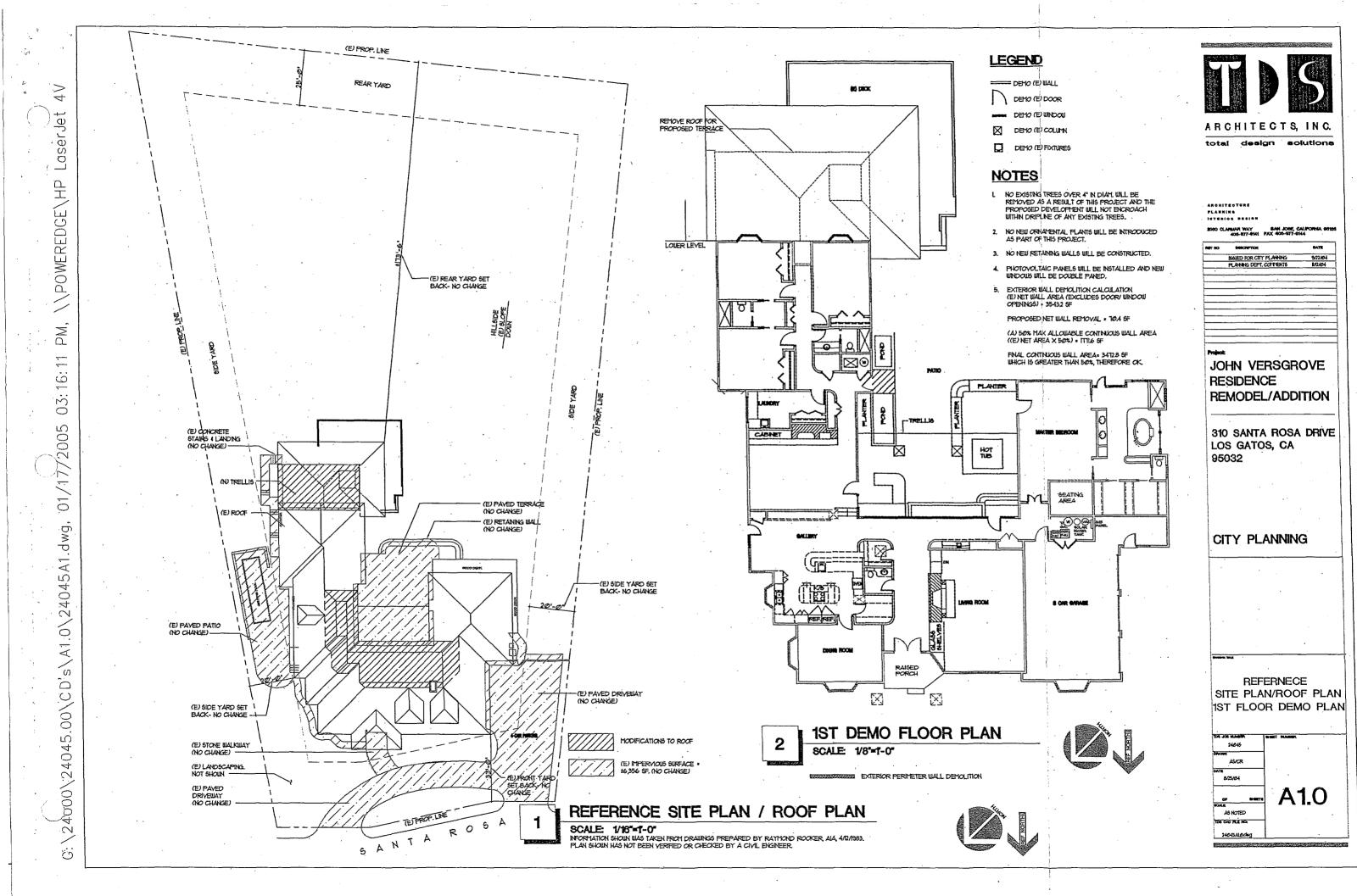
CITY PLANNING

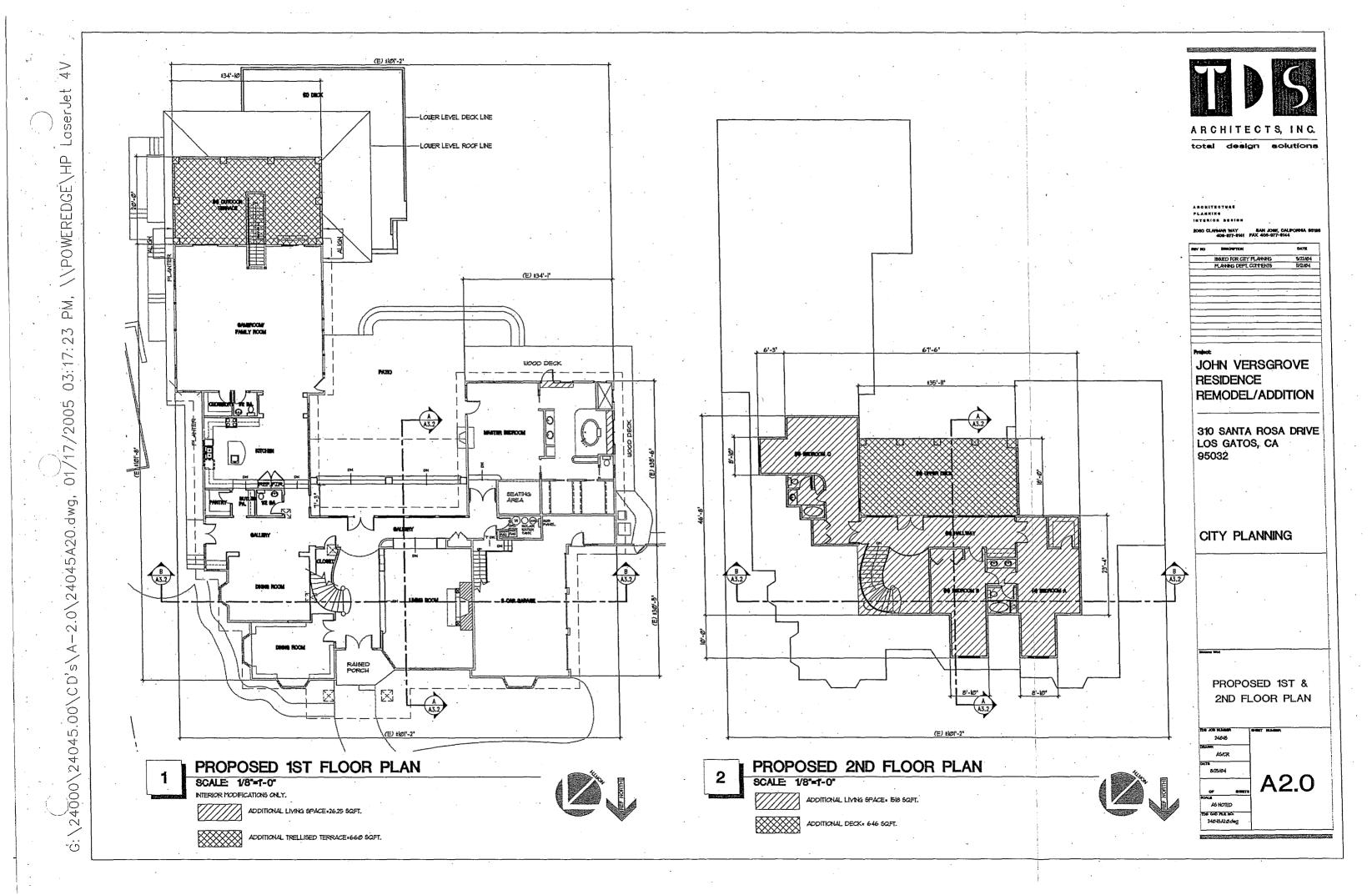
COVER SHEET

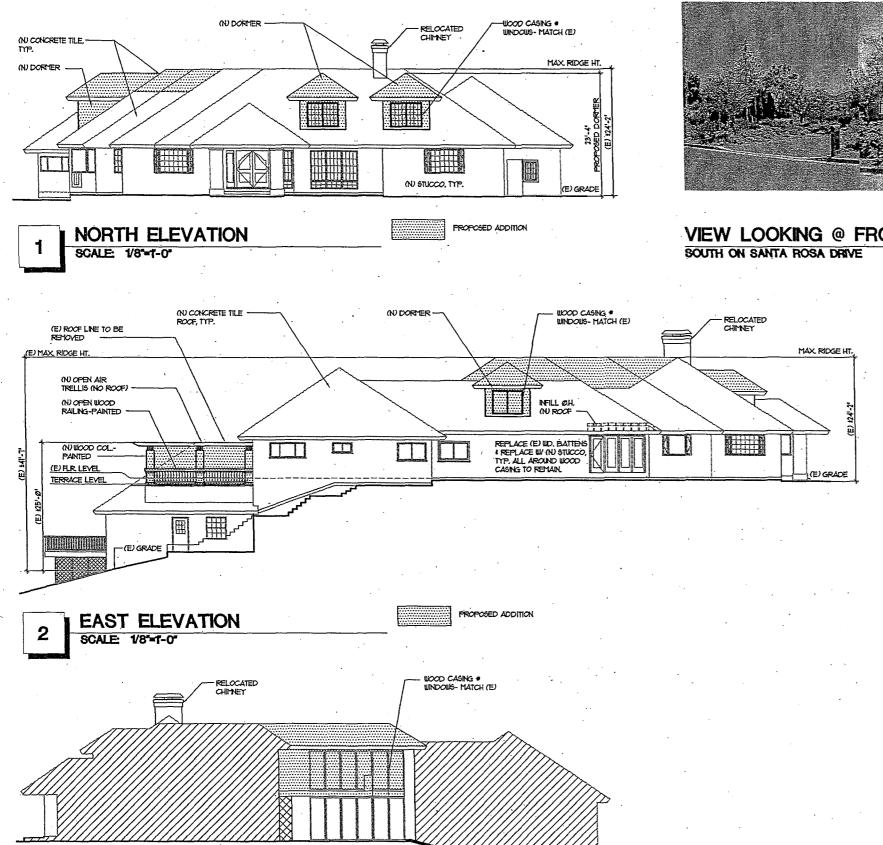
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Attachment 9





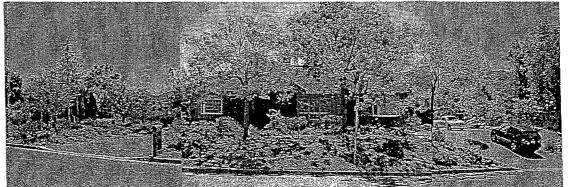


PROPOSED ADDITION

WALL TO BE REMOVED

WEST ELEVATION (COURTYARD)

SCALE: 1/8"=1-0"



VIEW LOOKING @ FRONT ELEVATION



ARGRITEGTURE

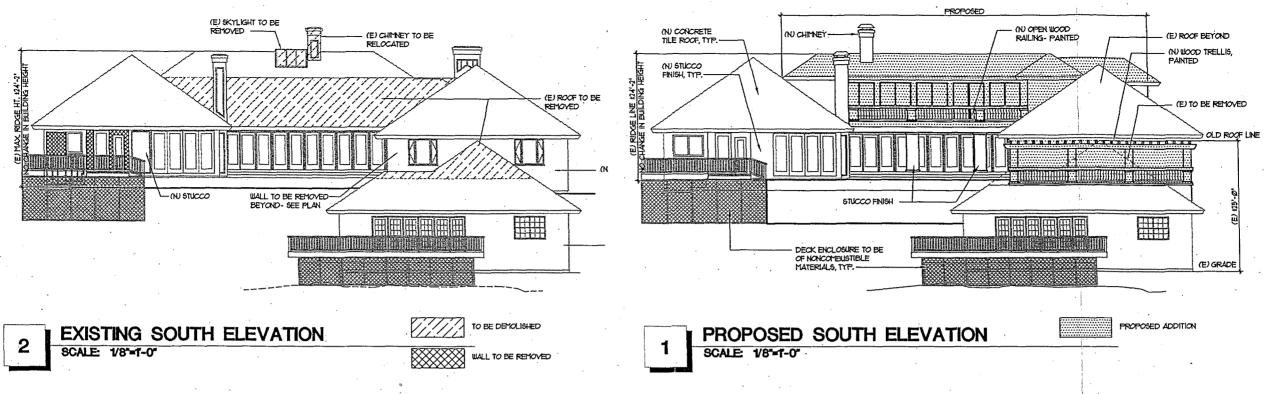
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	156UED FOR CITY FLANNING	3/11/04
	PLANNING DEPT, COTTENTS	N/2/04
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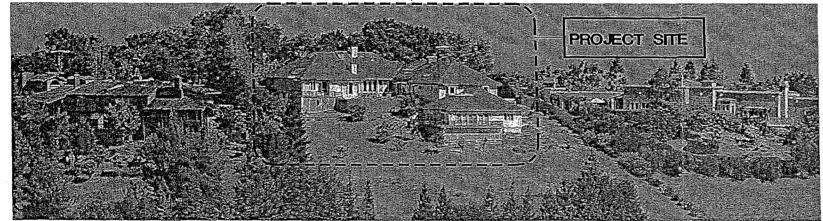
CITY PLANNING

EXTERIOR ELEVATIONS

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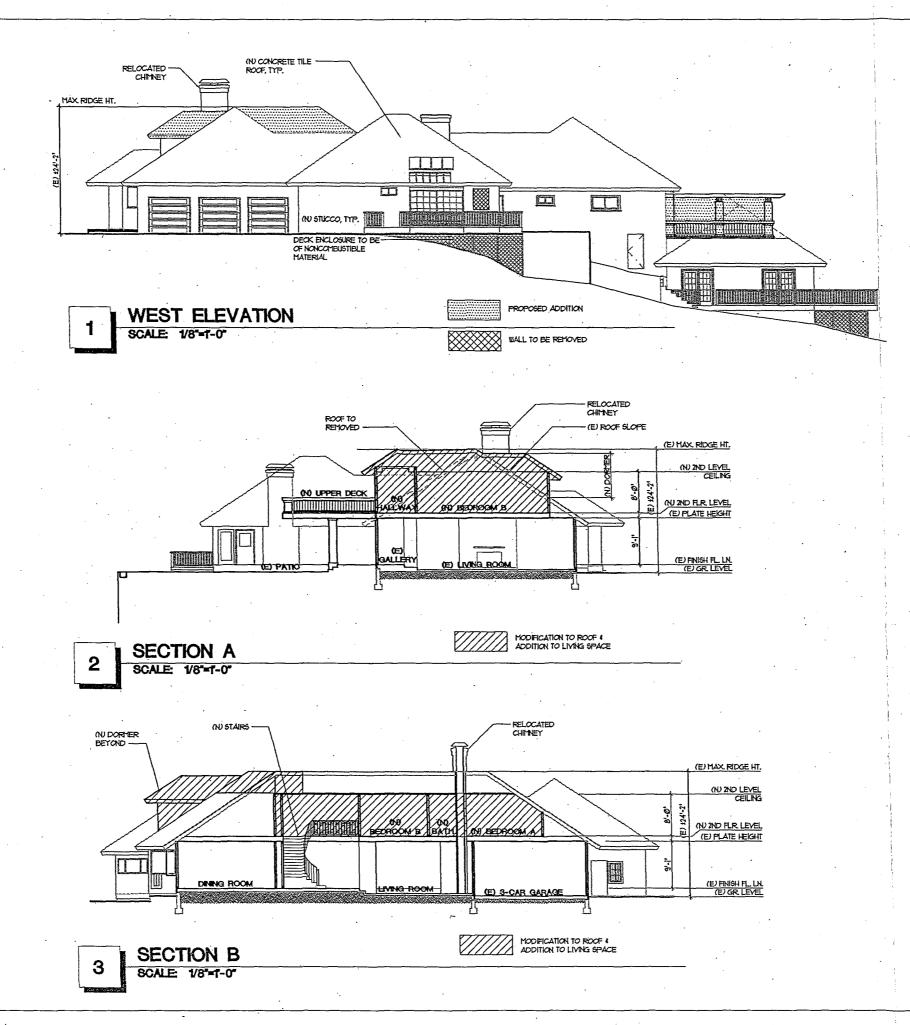


VIEW LOOKING NORTH FROM ACROSS VALLEY (FROM LARGE ESTATE)



VIEW LOOKING NORTHEAST (FROM SHANNON & SANTA ROSA)

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PLANNIC DEPT. COTTENTS 107.04 PROJUCE JOHN VERSGROVE RESIDENCE REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS	OATE HOST-TION CON	
JOHN VERSGROVE RESIDENCE REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS	ISSUED FOR CITY PLANNING 9/21/04 PLANNING DEPT, COTT-BRITS 11/21/04	
JOHN VERSGROVE RESIDENCE REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS		
JOHN VERSGROVE RESIDENCE REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS		
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REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS	JOHN VERSGROVE	
310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS		.
CITY PLANNING EXTERIOR ELEVATIONS		
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EXTERIOR ELEVATIONS		-
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1	310 SANTA ROSA DRIV LOS GATOS, CA 95032 CITY PLANNING	·
	310 SANTA ROSA DRIV LOS GATOS, CA 95032 CITY PLANNING EXTERIOR ELEVATIONS	·





ARCHITECTURE PLANNING INTERIOR DESIGN

Rety HD	BRECHETTON	DATE
	ISSUED FOR CITY FLANING	9/22/04
	PLANNIG DEPT. COTTENTS	B/12/604
		

JOHN VERSGROVE RESIDENCE REMODEL/ADDITION

310 SANTA ROŞA DRIVE LOS GATOS, CA 95032

CITY PLANNING

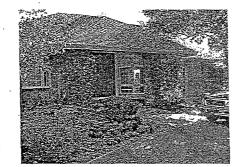
SECTIONS

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FRONT ELEVATION (LEFT SIDE)









FRONT ELEVATION







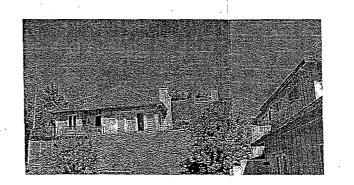
FAMILY ROOM & LOWER FLOOR







SOUTH ELEVATION (COURTYARD)



SOUTH ELEVATION (PARTIAL)



ARCHITECTURE PLANNING INTERIOR DESIGN

MEY NO	DESCRIPTION	DATE
	166UED FOR CITY PLANNING	9/22/04
	PLANNIG DEPT, COTTENTS.	11/12/104
Project	-	
JO	HN VERSGF	OVE
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95032

310 SANTA ROSA DRIVE LOS GATOS, CA

CITY PLANNING

PHOTOS

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JOHN VERSGROVE RESIDENCE REMODEL/

310 SANTA ROSA DR, LOS GATOS, CA. 95032

VICINITY MAP

PROJECT DIRECTORY

JOHN VERSGROVE 310 SANTA ROSA DR LOG GATOS, CA 95032 510-490-5656

TDS ARCHITECTS
2060 CLARMAR WAY
5AN JOSE, CA 9508
400-971-941
FAX 408-971-944
BRIAN MAH

DRAWING INDEX

ARCHITECTURAL

A-LØ RETERENCE SITE PLAN ROOF PLAN

PROJECT DESCRIPTION THE PROJECT CONSISTS OF REMODELING THE ATTIC SPACE AND RELOCATING EXISTING BEDROOMS, AND

ROYDE OUTDOOR TERRACE & BALCONT

project

location

IST FLOOR DEMO FLAN PROPOSED IST # 2ND FLOOR PLAN EXTERIOR ELEVATIONS

A-31 EXTERIOR ELEVATIONS & EXISTING PHOTO A-32 **SECTIONS**

ADDITIONAL PHOTOS

PROJECT DATA

SUMMARY (E) LOT 5(ZE:

527-55-036 14 AC (6/0984 SOFT.)

(F) PUIL DING OCCUPANCY GROUP

(E) TYPE OF CONSTRUCTION (E) FIRE SPRINCLERS- TO BE PROVIDED

(E) NUMBER OF STORIES. 1+LOUER LEVEL PROPOSED NAMEER OF STORIES 2 + LOWER LEVEL

EXISTING SOLURE FOOTAGE

LOUER LEVEL 259 8QFT. GAR SOFT, (LESS 400 SQFT): 436 SQFT. (E) DECK : (683 SQFT) (E) SQ FT, TOTAL: 6.883 SQFT.

PROPOSED NEW SOLLARE FOOTAGE

NU IST FLOOR 26.25 SQFT. (N) 2ND FLOOR 1518 SQFT. (N) TRELLISED TERRACE: (66Ø SQFT,) (N) 2ND FLOOR DECK: (646 5QFT) (N) SQ. FT. TOTAL 54425 SOFT FLOOR AREA RATIO

TOTAL FLOOR AREA

FORMULA: FLOOR AREA RATIO . HOOR AREA

LOOR AREA RATIO . 8.421 50 FT. FAR. 23

8.42T SQFT.

REDUCTION CONET SITE ON SLOPING LOTS

THEN, PERCENT OF NET LOT AREA TO BE DEDICTED - 3/0% PLUS 3% FOR EACH II OF SLOPE OVER 2/0%

AVERAGE LOT SLOPE = 23% (BASED ON (E) TOPO MAP FROM TOWN RECORDS)

REDUCTION OF NET SITE : 30% + 9%

39% OF 60, 9% SQFT. . 23,184 SQFT. REDUCED LOT AREA .

MAX ALLOWBLE GROSS FLOOR AREA . 6000 SQFT.

TABLE 2

MAXIMUM ALLOWE	D GROSS FLO	OR AREA
Not Lot Area ^t	Floor Area Ratio (%)	Allowable Floor Area
11,000 sq. ft. and bus	345	3800
4p to 12,000 pq. ft.	37.5	3900
ig b. 13,000 aq. €;	30.7	· 4000
. top to 14,000 sq. ft.	29.3	4100
up to 15,000 sq. ft.	21.0	.4200
up to 1 6,000 sq. ft.	×	4000
tep for 17,000 sep. Rt.	25.9	4400
10 to 12,000 sq. ft.	25.0	4500
10; to 19,000 xq. ft.	242	* 4600
No bis 25,000 pag. Pt.	225	· 4700
49 to 21,000 sq. ft.	22.4	4800
4p to 22,000 sq. ft.	223	- 4900
100 to 23,000 sq. ft.	. 21.7	3000
up to 24,000 sq. ft.	21.3	\$100
Up to 25,000 sc. ft.	20.8	5200
. Up to 26,000 sq. ft.	20,4	5330
up t- 27,000 ×q. ft.	20.0	5400
up le 25,000 mg. ft.	. 19.4	5504
Lap to 29,000 sq. ft.	19.3	. \$500
up t: 30,000 sq. ft.	19.6	. 5700
up to 31,000 sq. R.	16.7	Stoc
up t-32,000 pt, ft.	18.5	5900
12,001 rp. ft. and above *		6000

²For lots concluding a not jot area of more than 33,000 square feet, the maximum gross floor area shall be \$400 square feet unless an exception is granted by the Planckog Commission in compliance with subsection of Commission in compliance with subsection of Commission and Commission (Commission Commission Commissio

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-......

2000 CLARMAR WAY BAN JOSE, CALPORNA 98191 406-977-941 FAX 408-977-9144

MEY HO	BRICIPTION	DATE
	ISSUED FOR CITY PLANNING	3/22/0
	PLANNING DEPT. CONTIDUTS	IVII/O4
		
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		<u> </u>
Project		

JOHN VERSGROVE RESIDENCE REMODEL/ADDITION

310 SANTA ROSA DRIVE LOS GATOS, CA 95032

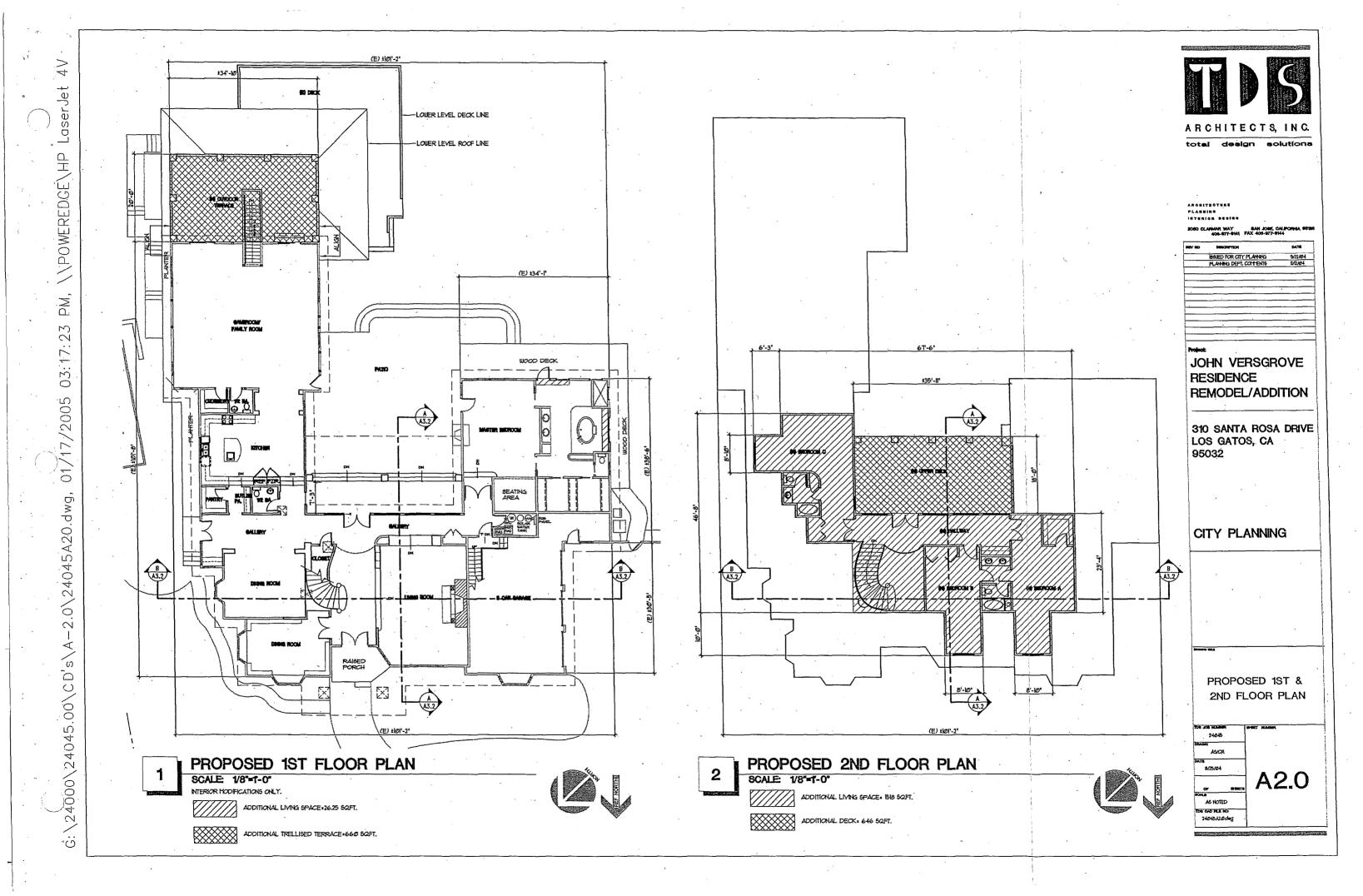
CITY PLANNING

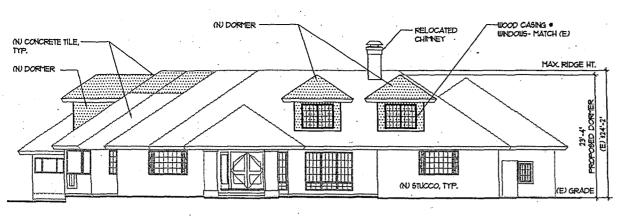
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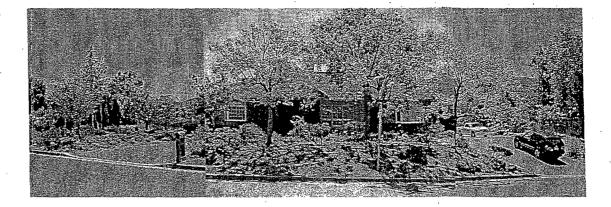
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Attachment 9

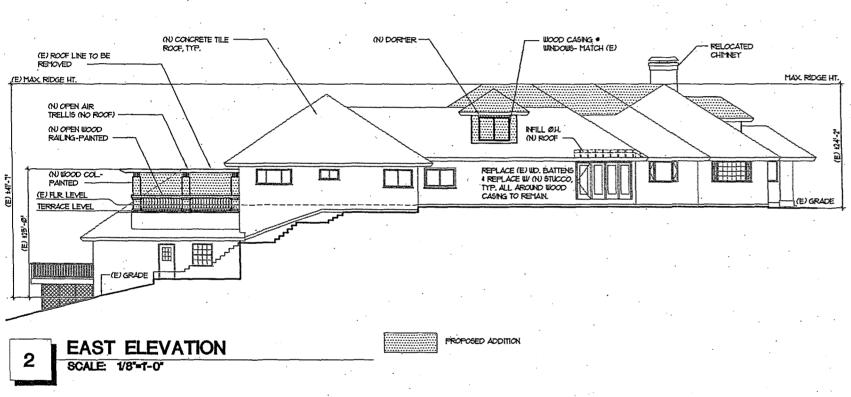






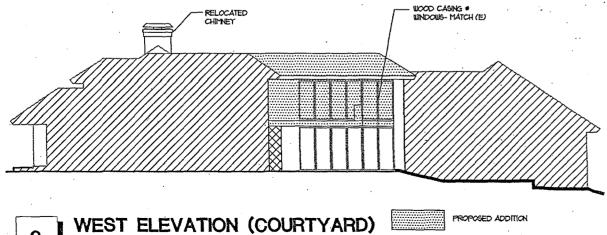
NORTH ELEVATION SCALE: 1/8"-T-0"

VIEW LOOKING @ FRONT ELEVATION SOUTH ON SANTA ROSA DRIVE



PROPOSED ADDITION

WALL TO BE REMOVED



SCALE: 1/8"=1-0"



total design solutions

ARCHITECTURE FLANKING

MEY NO	DESCRIPTION	· DATE
	1884ED FOR CITY PLANNING	3/2/04
	PLANING DEPT. CONTRINTS	1/12/104
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CITY PLANNING

LOS GATOS, CA

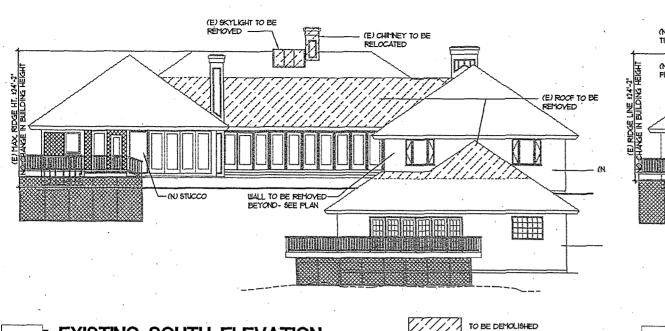
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EXTERIOR ELEVATIONS

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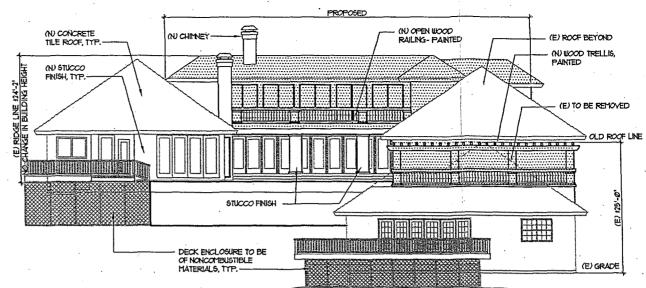
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EXISTING SOUTH ELEVATION

SCALE: 1/8"=1-0"



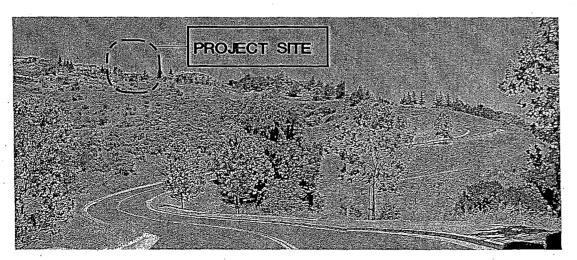
PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1-0"

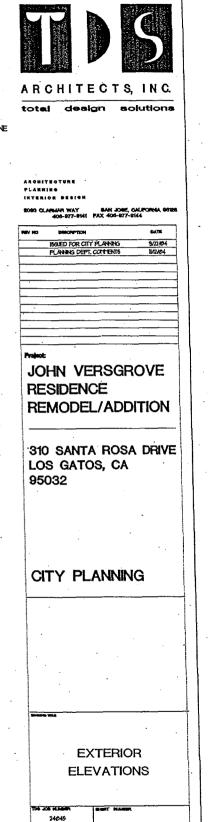
PROJECT SITE

WALL TO BE REMOVED

VIEW LOOKING NORTH FROM ACROSS VALLEY (FROM LARGE ESTATE)



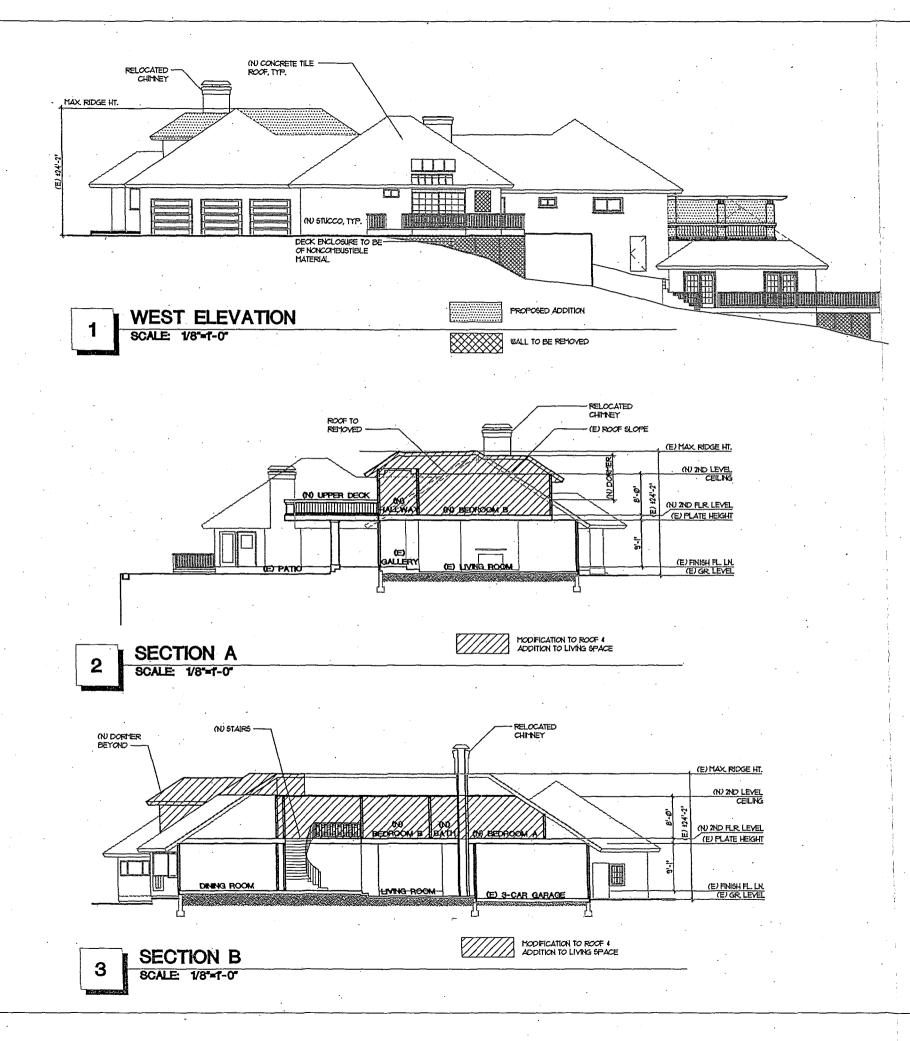
VIEW LOOKING NORTHEAST (FROM SHANNON & SANTA ROSA)



AS/CR 8/25/04

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PROPOSED ADDITION





design solutions

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CITY PLANNING

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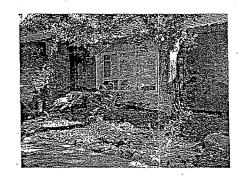
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FRONT ELEVATION (LEFT SIDE)





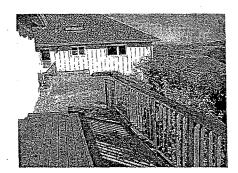




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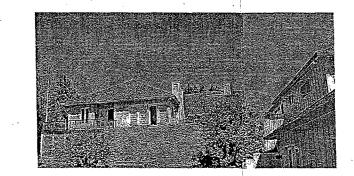
FAMILY ROOM & LOWER FLOOR





SOUTH ELEVATION (COURTYARD)





SOUTH ELEVATION (PARTIAL)



ARCHITECTURE PLANKING

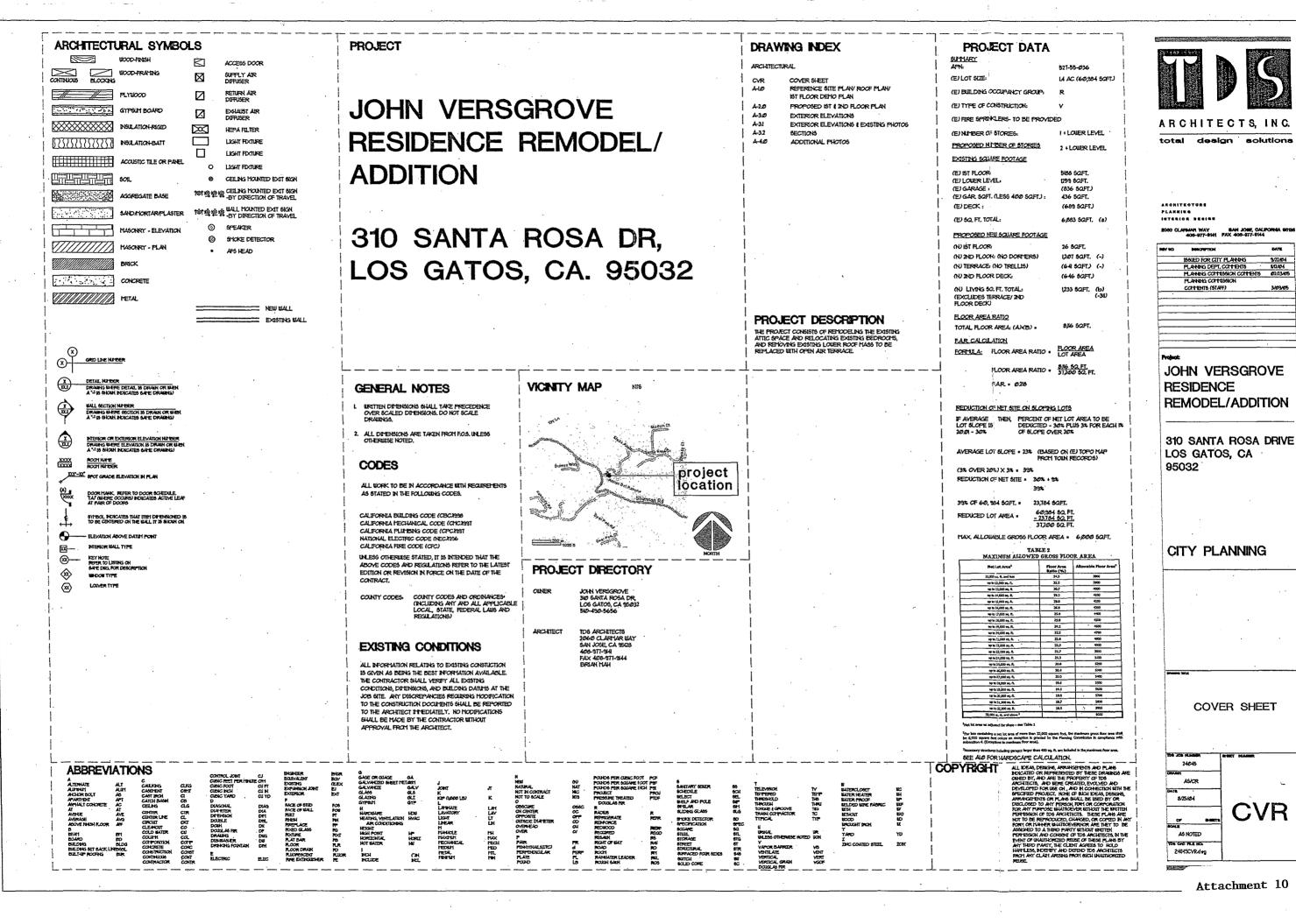
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CITY PLANNING

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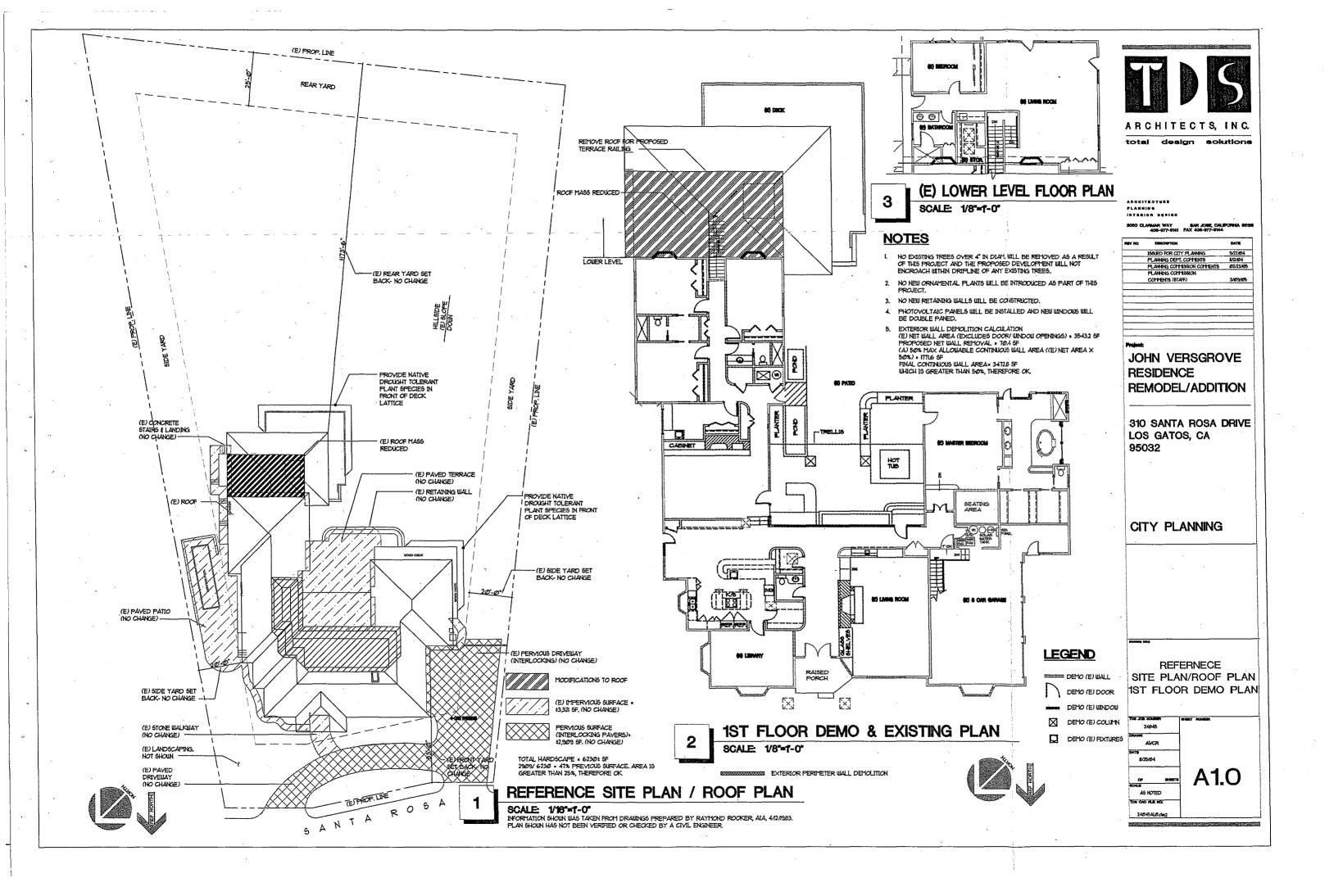
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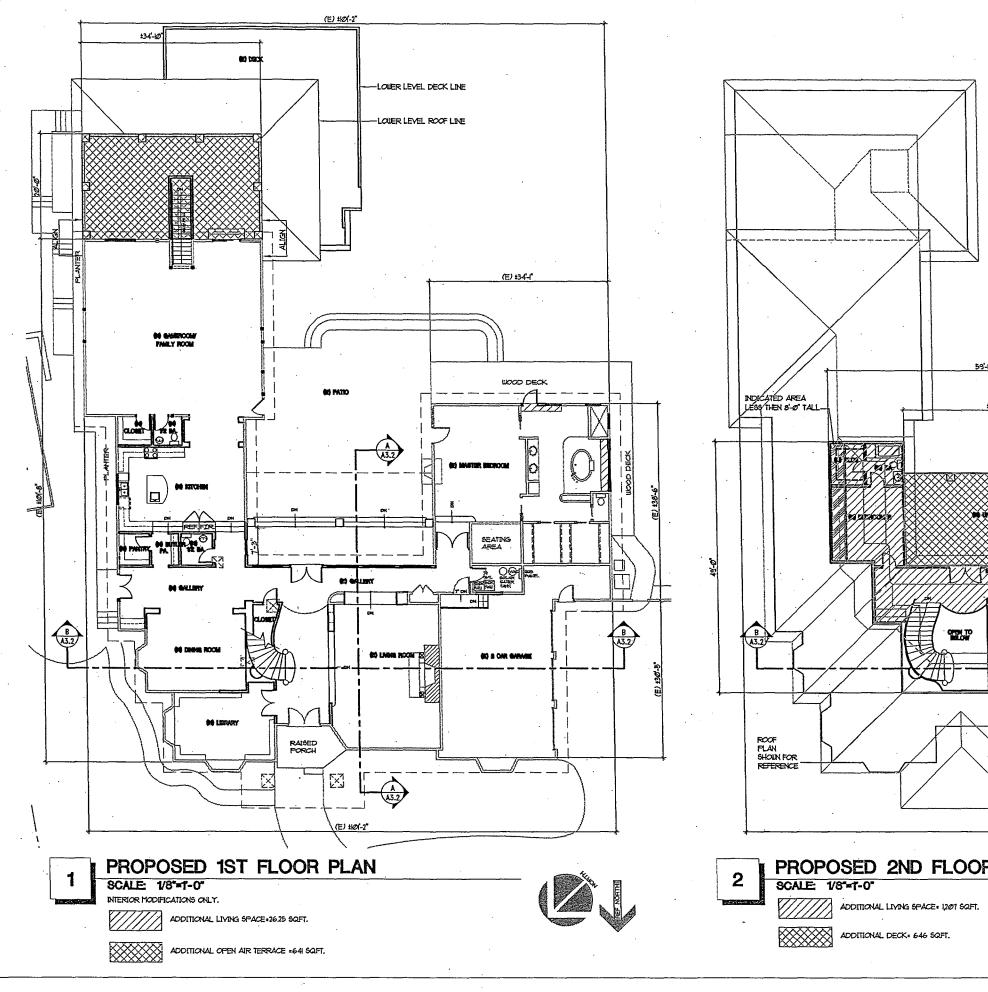
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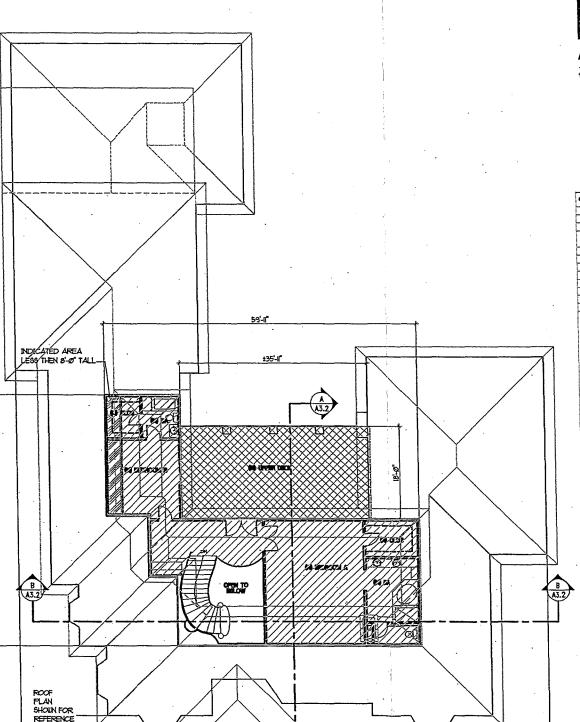


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3/09/05







PROPOSED 2ND FLOOR PLAN



ARCHITECTS, INC.

total design solutions

ARCHITECTURE Planning Intenior design

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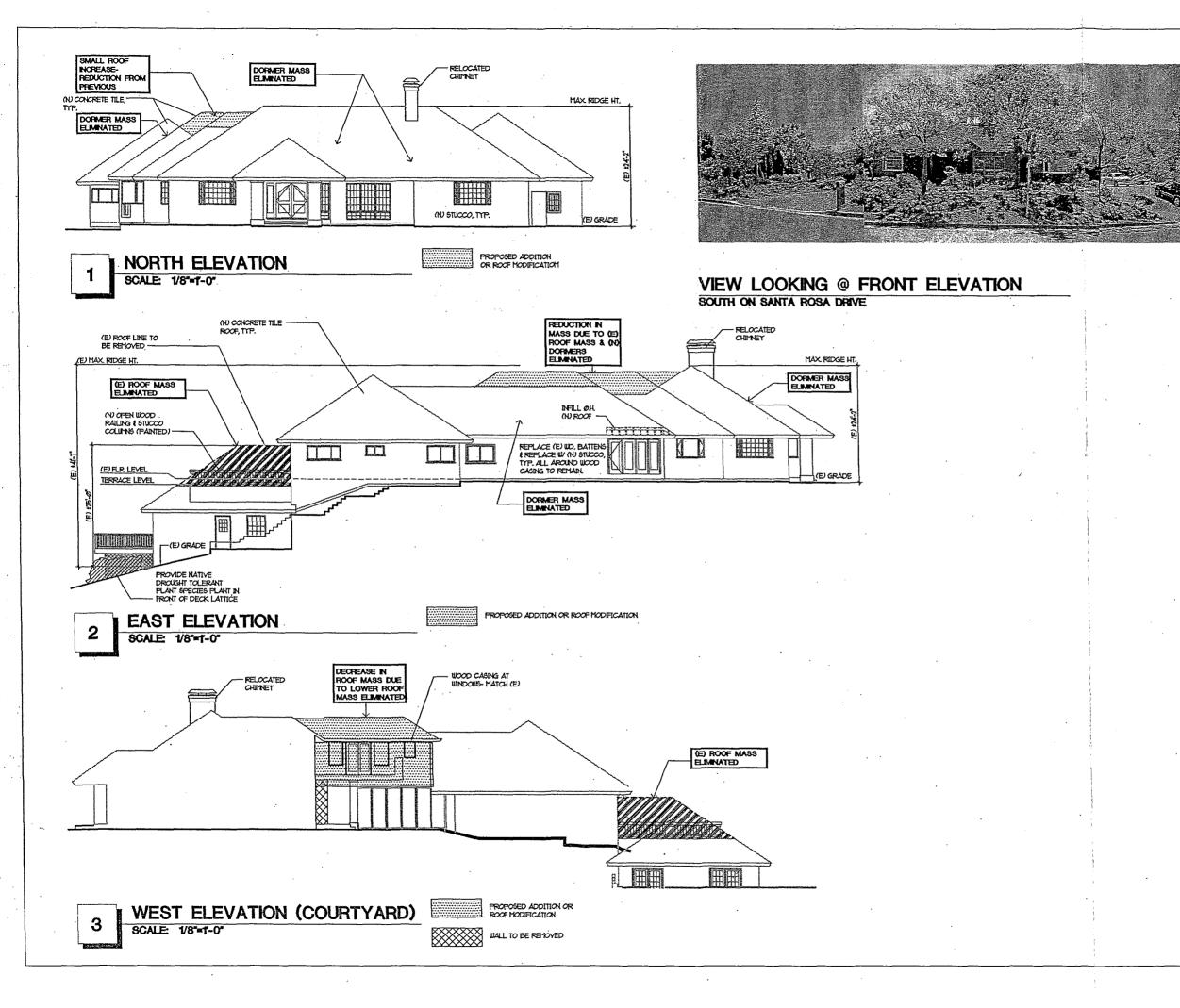
JOHN VERSGROVE RESIDENCE **REMODEL/ADDITION**

310 SANTA ROSA DRIVE LOS GATOS, CA 95032

CITY PLANNING

PROPOSED 1ST & 2ND FLOOR PLAN

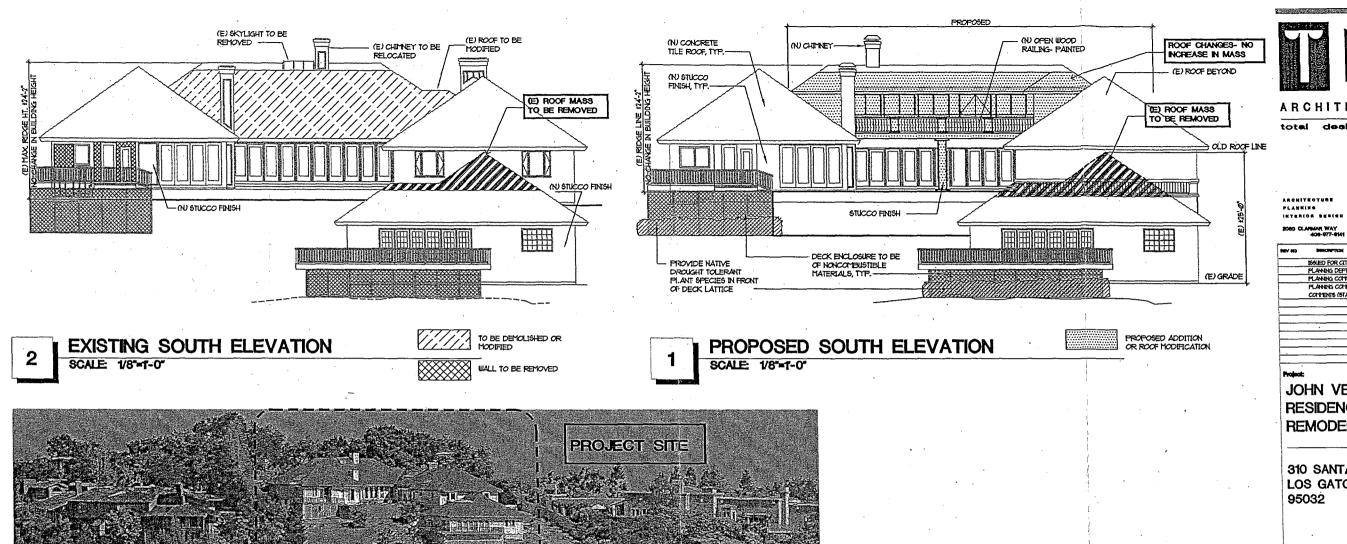
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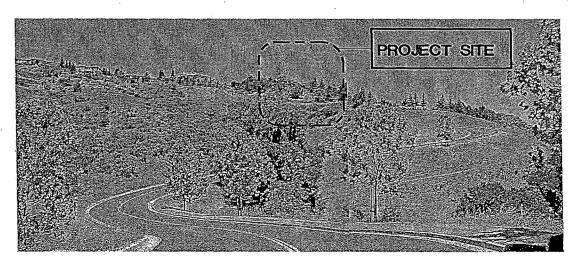


total design solutions

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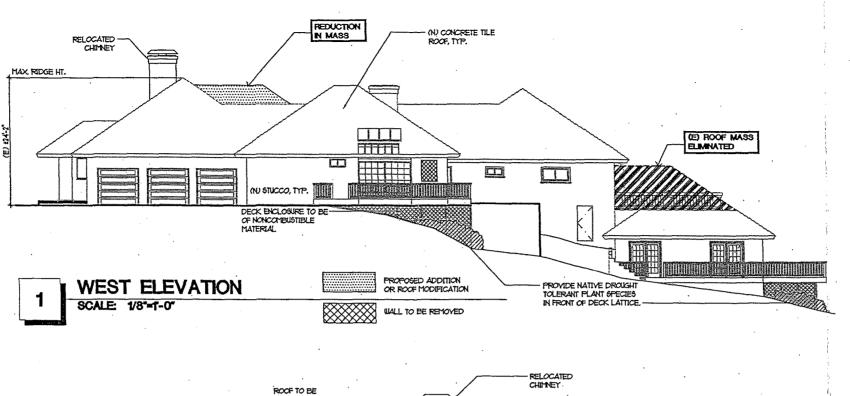
VIEW LOOKING NORTH FROM ACROSS VALLEY (FROM LARGE ESTATE)

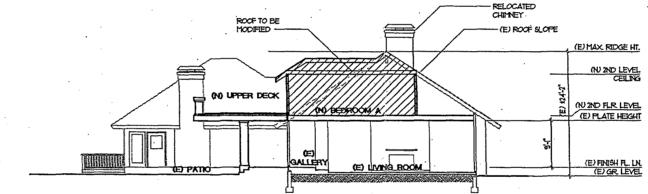


VIEW LOOKING NORTHEAST (FROM SHANNON & SANTA ROSA)

JOHN VERSGROVE RESIDENCE REMODEL/ADDITION 310 SANTA ROSA DRIVE LOS GATOS, CA 95032 CITY PLANNING **EXTERIOR ELEVATIONS** 24045 A3.1 AS NOTED GAD PLE NO

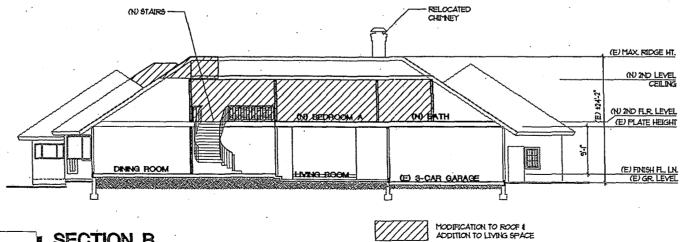
dealgn





2 SECTION A
SCALE 1/8"=1-0"

MODIFICATION TO ROOF & ADDITION TO LIVING SPACE



SECTION B

SCALE: 1/8"-1"-0"



ARCHITECTS, INC.

ARORITHOTURE
PLANKING
INVERSOR DESIGN

2000 CLANNAR WAY SAN JOSE, CALPONNEA 9
AND 277-DIST FAX 408-977-9144

	406-877-9141	PAX 408-977-9144	
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JOHN VERSGROVE RESIDENCE REMODEL/ADDITION

310 SANTA ROSA DRIVE LOS GATOS, CA 95032

CITY PLANNING

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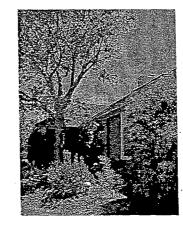


FRONT ELEVATION (LEFT SIDE)









FRONT ELEVATION



GARAGE (RIGHT SIDE)



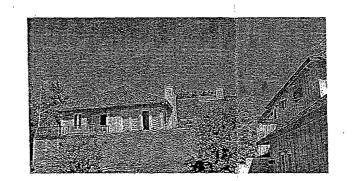
FAMILY ROOM & LOWER FLOOR







SOUTH ELEVATION (COURTYARD)



SOUTH ELEVATION (PARTIAL)



ARCHITECTURE PLAKHING INTERIOR DEGI

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310 SANTA ROSA DRIVE LOS GATOS, CA 95032

CITY PLANNING

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