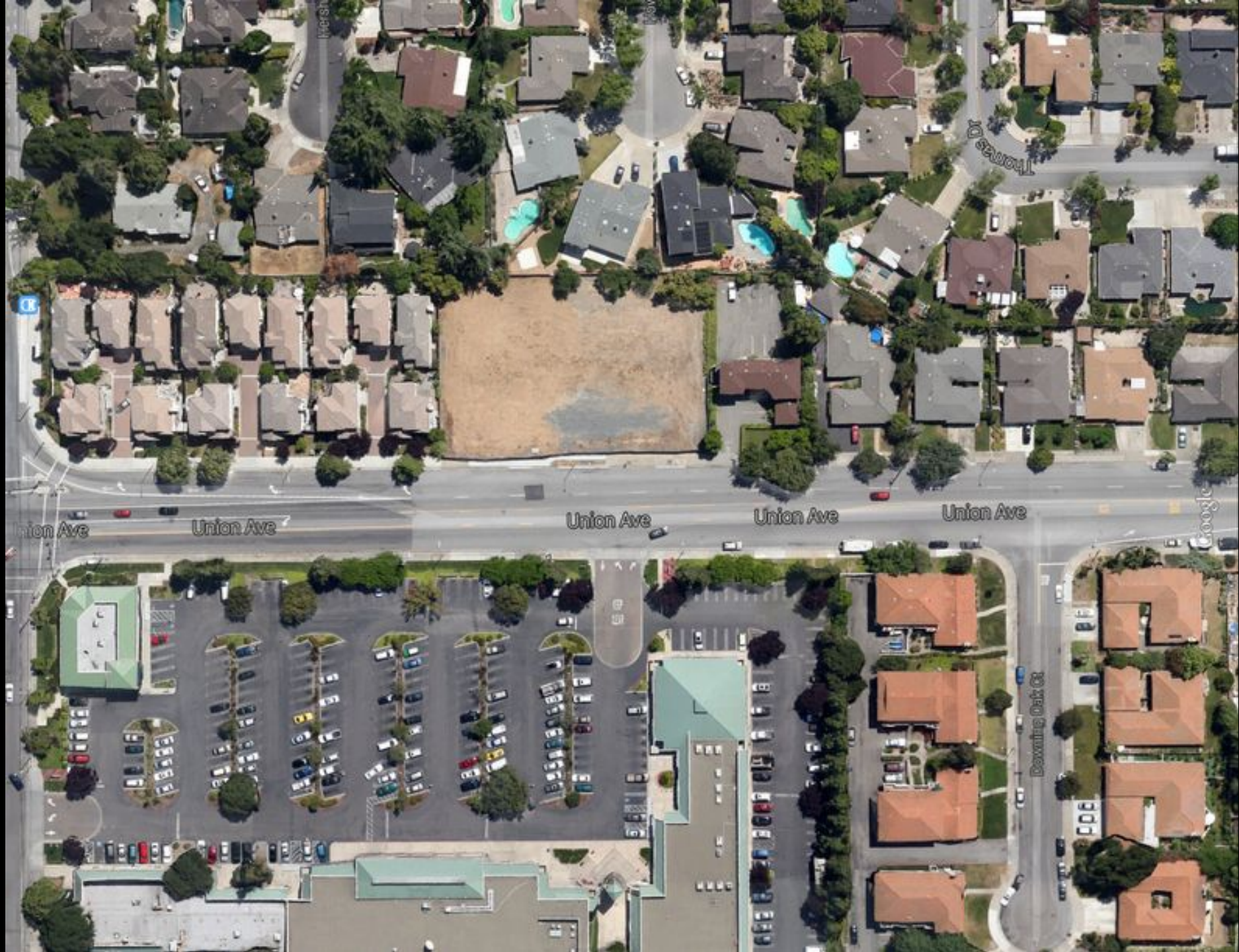


LOS GATOS TOWN COUNCIL PRESENTATION FOR:
UNION ORCHARDS

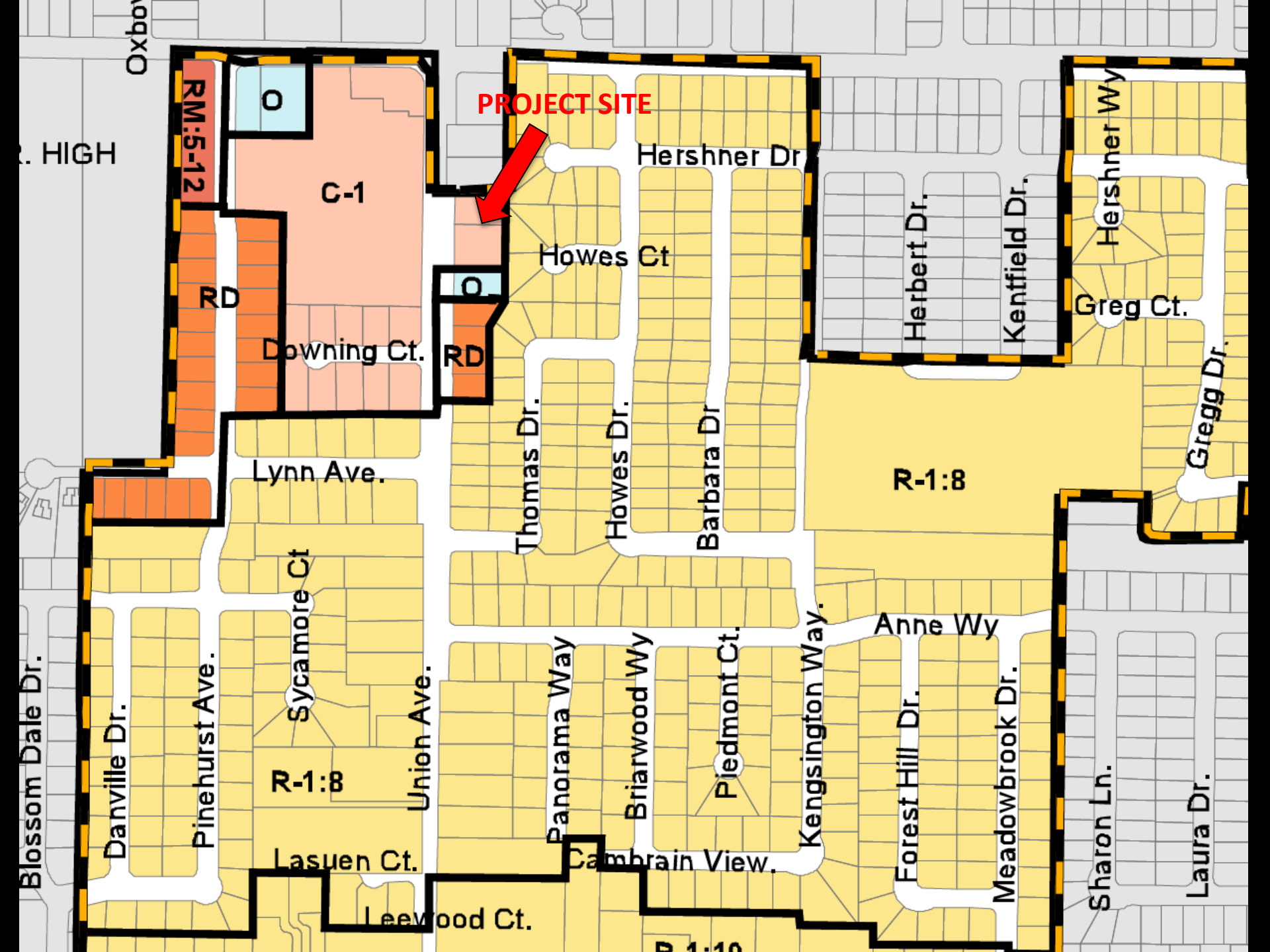
cka | ARCHITECTS

4025

CHRIS KUMMERER, ARCHITECT
(650) 233-0342







(8)	Residential Uses	RC	HR	R1	RD	R-M	R-1D	RMH	O	C-1	C-2	CH	LM	CM
a.	One-family dwelling								X	X	X	X	X	
b.	Two-family dwelling								X	X	X	X	X	
c.	Multiple-family dwelling					X			X	X	X	X	X	
d.	Boardinghouse					X					X	X	X	
e.	Apartment hotel					X					X	X		
f.	Mobile home park					X								
g.	Residential condominium					X			X	X	X	X	X	
h.	Caretaker residence	X	X											
i.	Reserved.													
j.	Conversion of a mobile home park to condominium ownership					X		X						
k.	Live/work units								X	X	X	X	X	

C-1 Zone – Neighborhood Commercial Zone

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed in a C-1 zone.

Lot Size Requirements

There are no minimum lot area requirements in the C-1 zone.

Minimum Setback Requirements

- Front ... 15'
- Side ... None
- Rear ... None
- Street Side ... 15'

Lots in C-1 zones that abut or are across the street from a residential zone must comply with the following minimum yard requirements:

- Front* ... 25'
- Side* ... 20'
- Rear* ... 20'
- Street Side* ... 15'
- *Plus 1' for each foot a building exceeds 20' in height. A 6' high masonry wall is required along the property line (8' high wall is permitted next to residential if both parties agree).

Height Requirements

The maximum building height in the C-1 zone is 35' (measured from the the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall parapet, mansard, or other point directly above that grade).

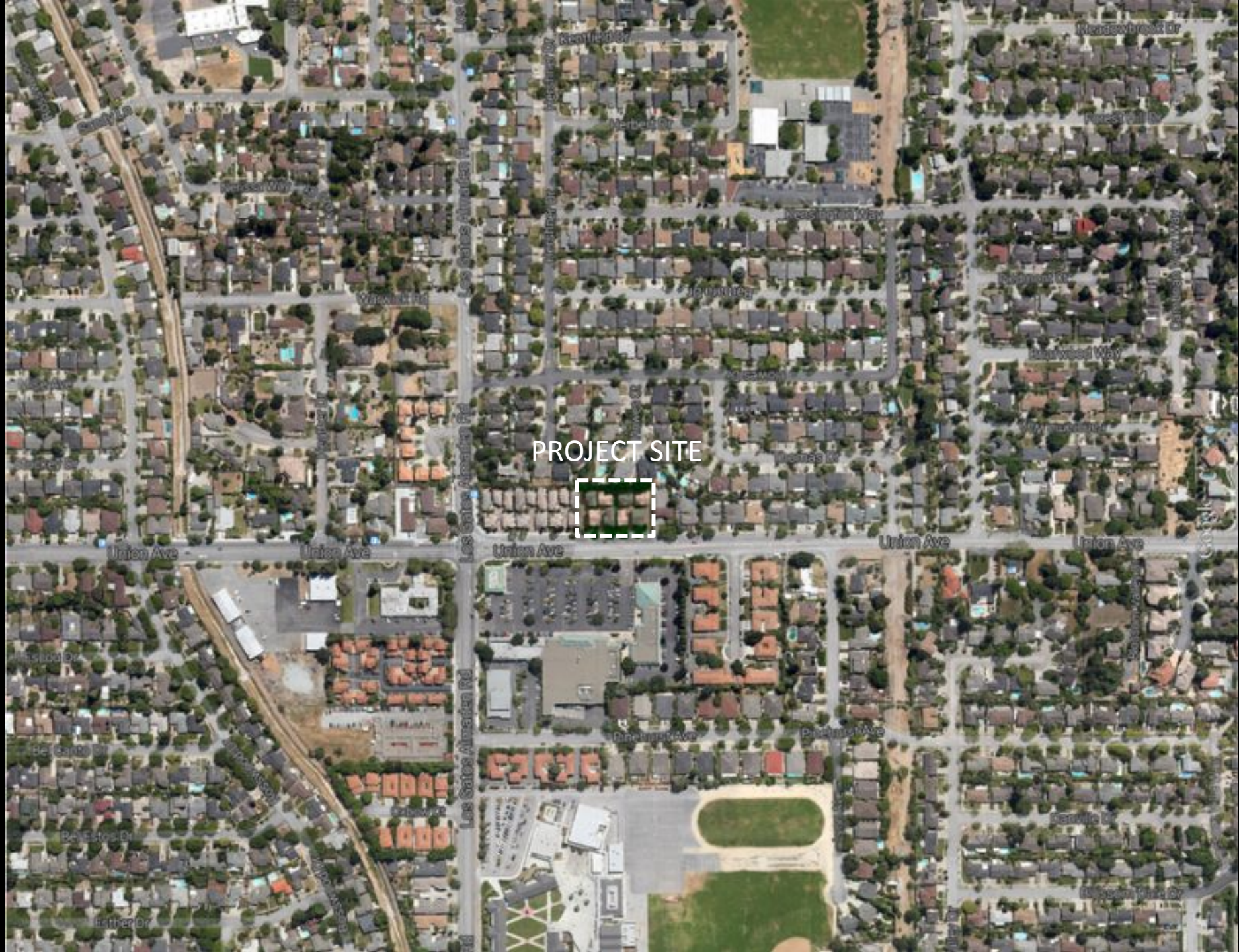
Note: Towers, spires, elevator and mechanical penthouses, cupolas, similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height noted. Please contact the Planning Department for further questions.

Lot Coverage

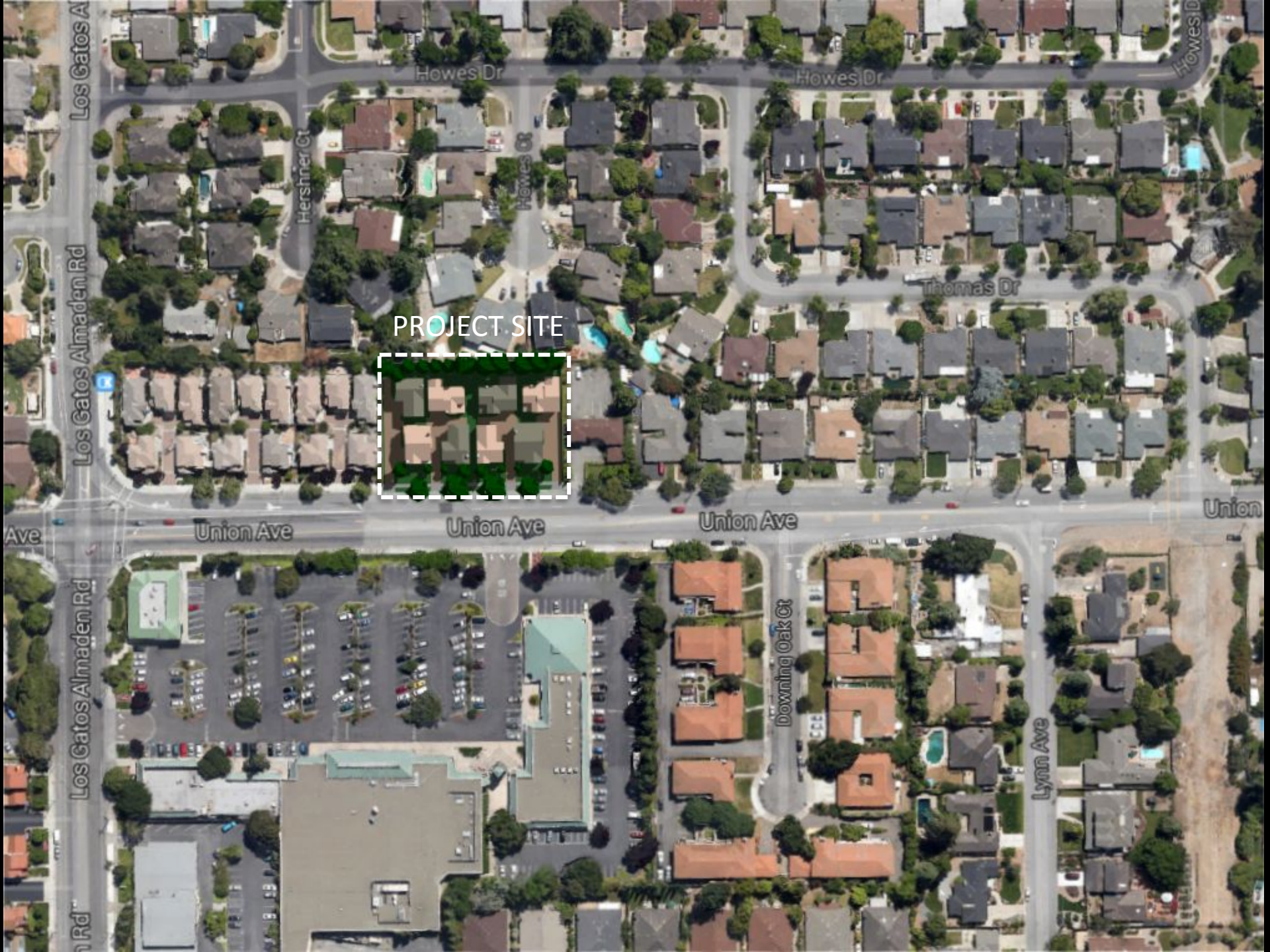
The maximum building coverage, including any type of accessory buildings, is 50%.

UNION ORCHARD CONDOMINIUMS:

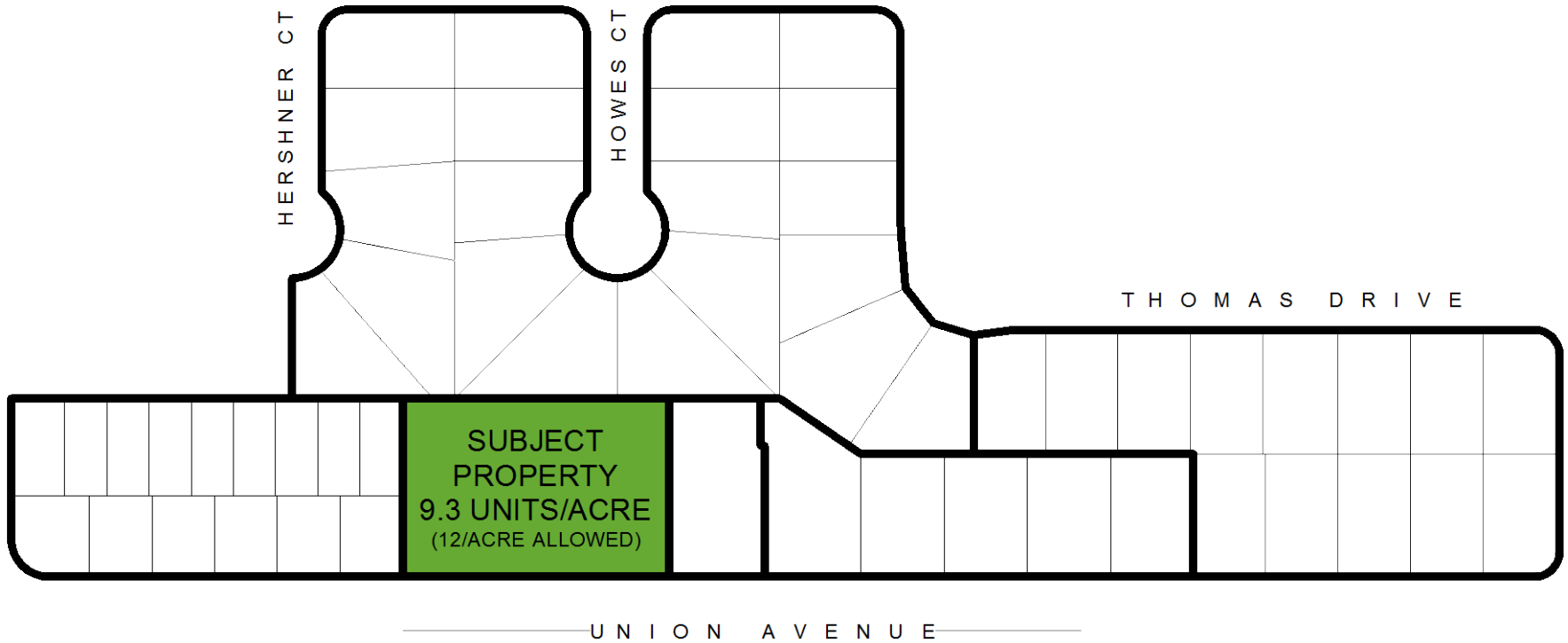
- TIME HAS SHOWN NO DESIRE FOR COMMERCIAL USE ON THIS PROPERTY




PROJECT SITE

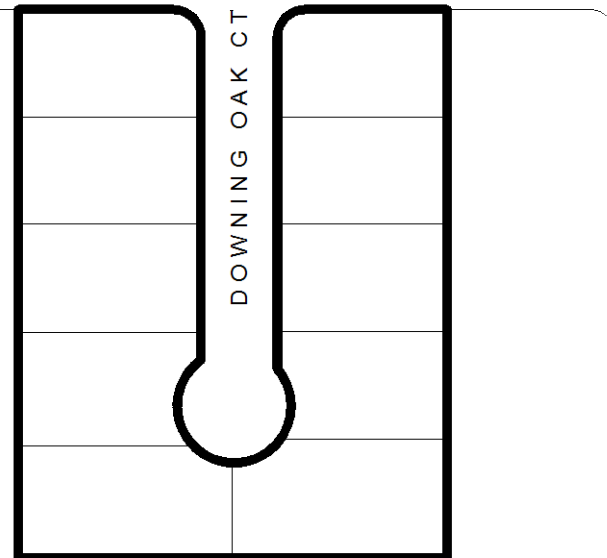


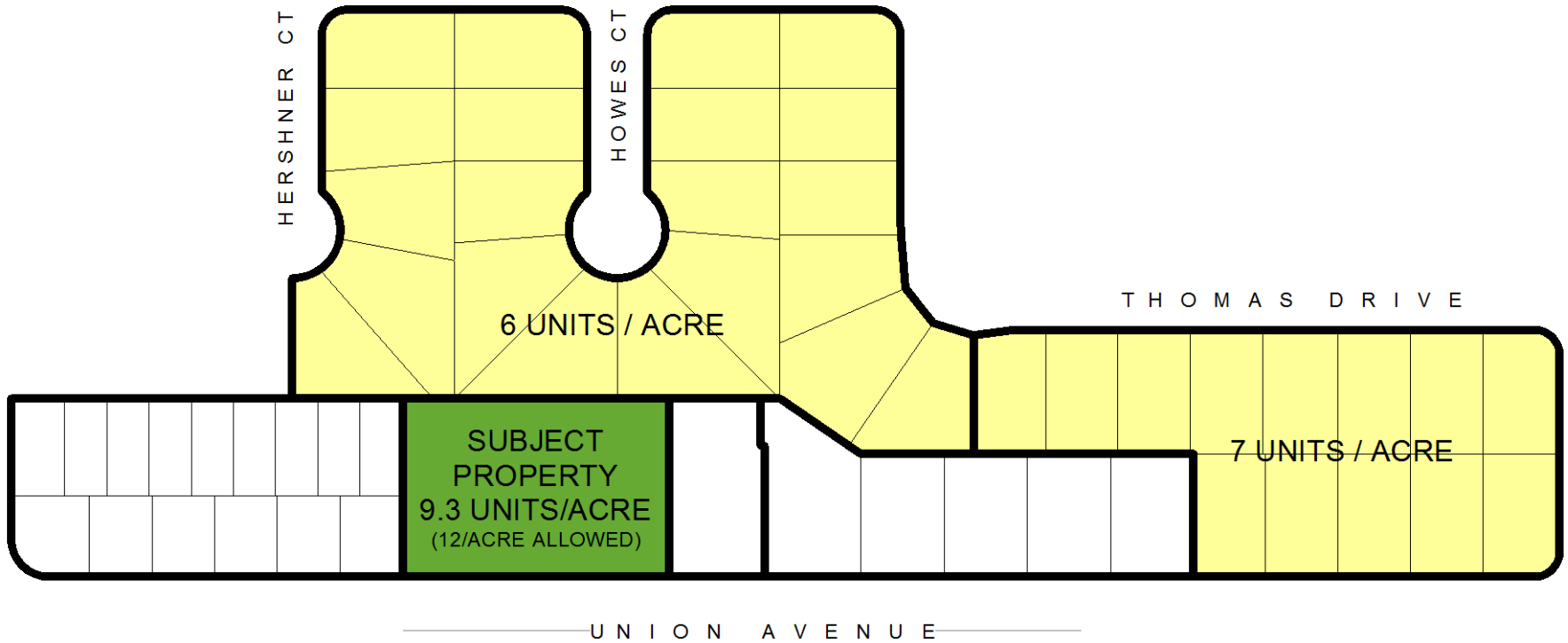
PROJECT SITE





DENSITY COMPARISON

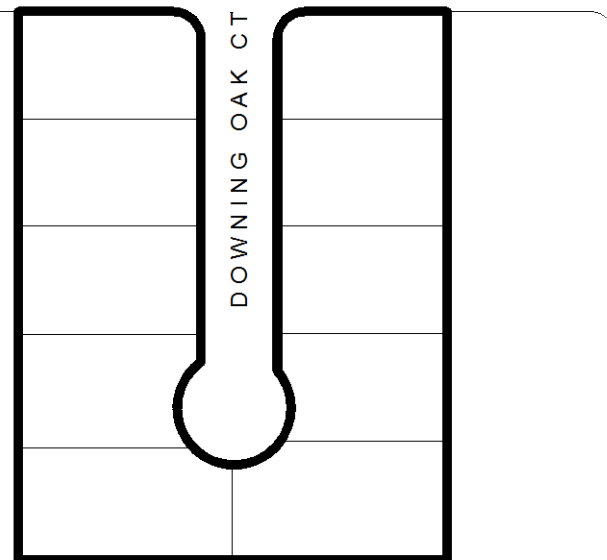
 SUBJECT PROPERTY

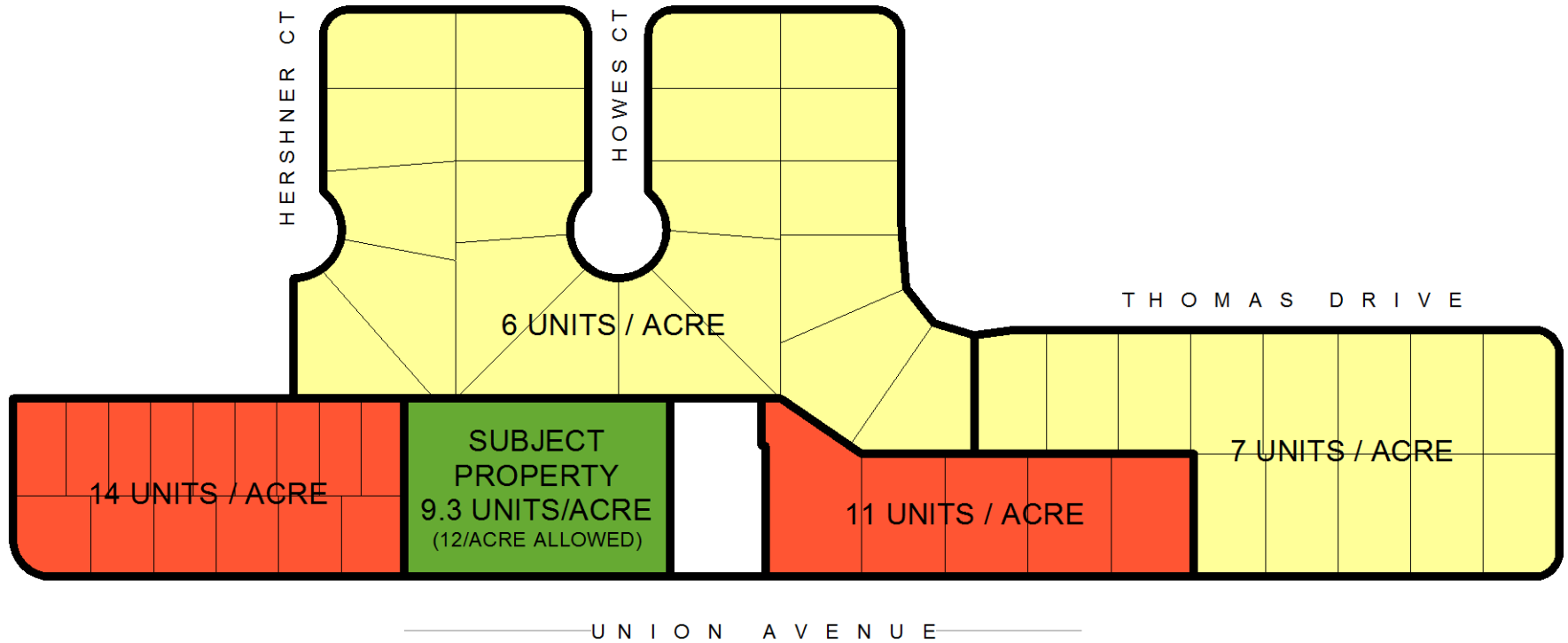







DENSITY COMPARISON

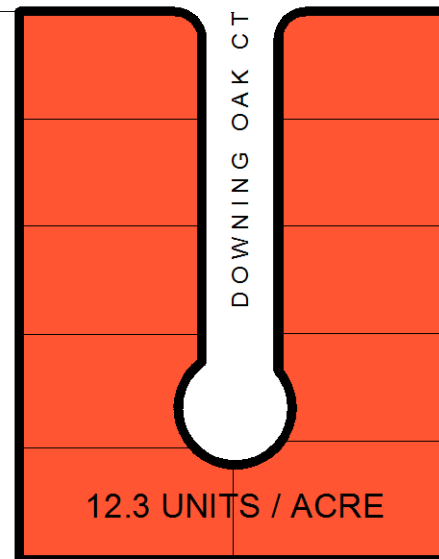
-  SUBJECT PROPERTY
-  AREAS OF LOWER DENSITY





DENSITY COMPARISON

-  SUBJECT PROPERTY
-  AREAS OF LOWER DENSITY
-  AREAS OF HIGHER DENSITY





UNION AVE.

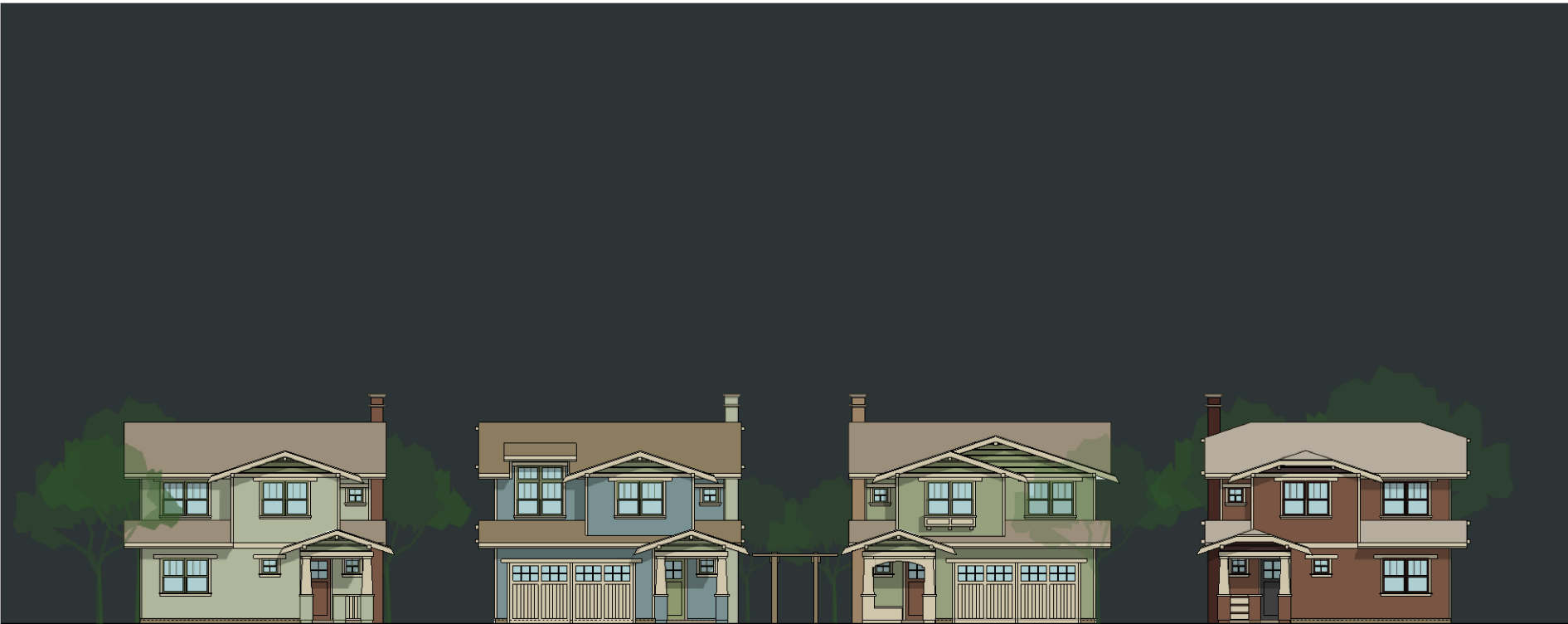
ValleyOne
Investment, LLC



258 UNION AVENUE

LOS GATOS CA

NORTH  SCALE: 1" = 20'-0"



UNION AVENUE ELEVATION
258 UNION AVENUE
LOS GATOS CA

ValleyOne
Investment, LLC



SCALE: n.t.s

RESIDENTIAL CONDOMINIUM:

- CONDO OWNERSHIP MODEL (CONSISTENT WITH STATE LAW)







433 WEST MEADOW DRIVE, PALO ALTO, CA





WEST MEADOW DRIVE

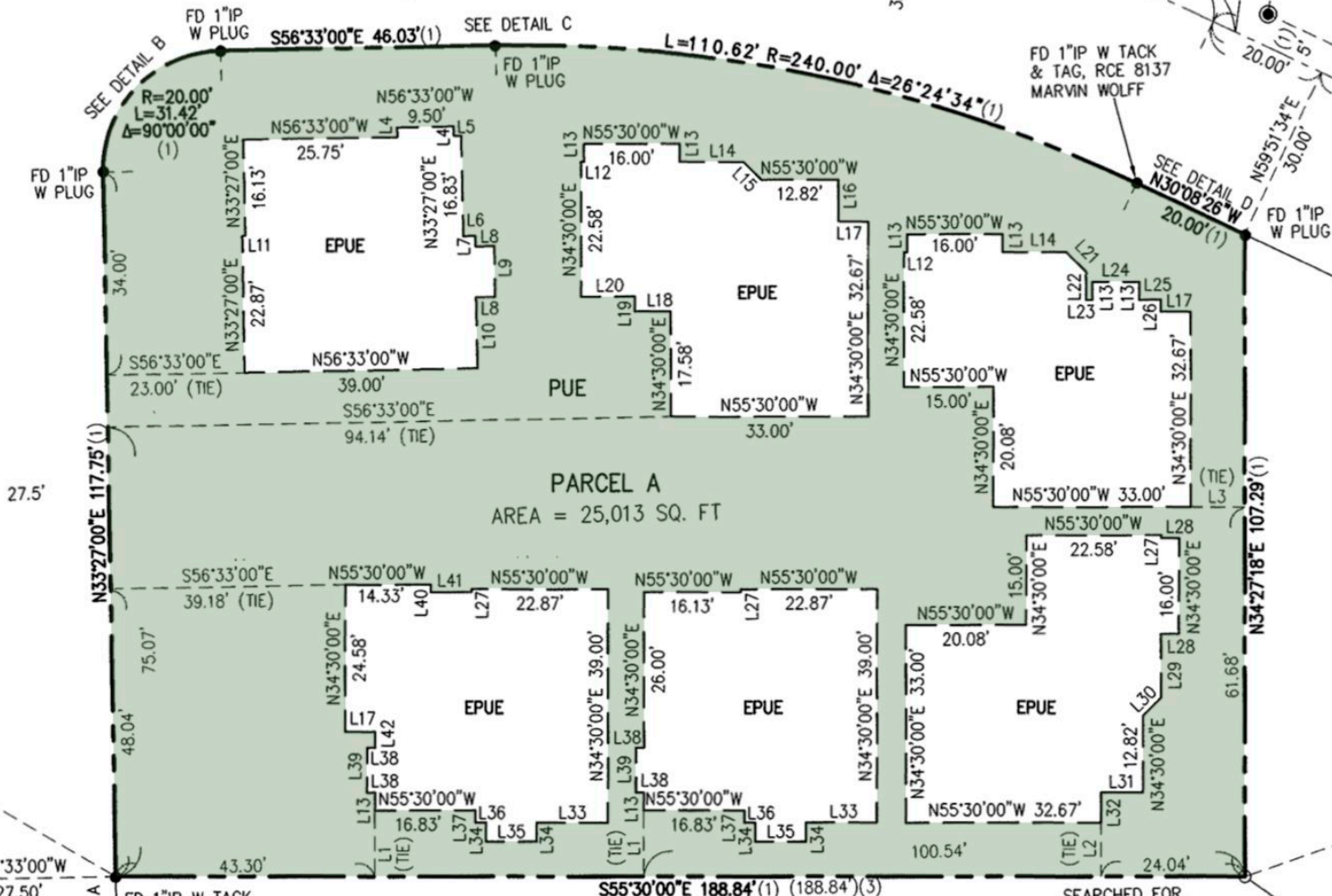
MONUMENT REFERENCE LINE

(MONUMENT LINE - BASIS OF BEARINGS)
N56°33'00"W 98.55'
S56°33'00"E 93.53' (1)

COMMONLY OWNED AREA

WILKIE WAY

VICTO
PLA



TRACT NO. 5905 BK. 391 MAPS PG. 50-51

SEARCHED FOR,
NOT FOUND 3/4" IP (1),
SET 3/4" IP CAP PLS 7047

WEST MEADOW DRIVE

MONUMENT REFERENCE LINE

(MONUMENT LINE - BASIS OF BEARINGS)

N56°33'00"W 98.55'

S56°33'00"E

93.53' (1)

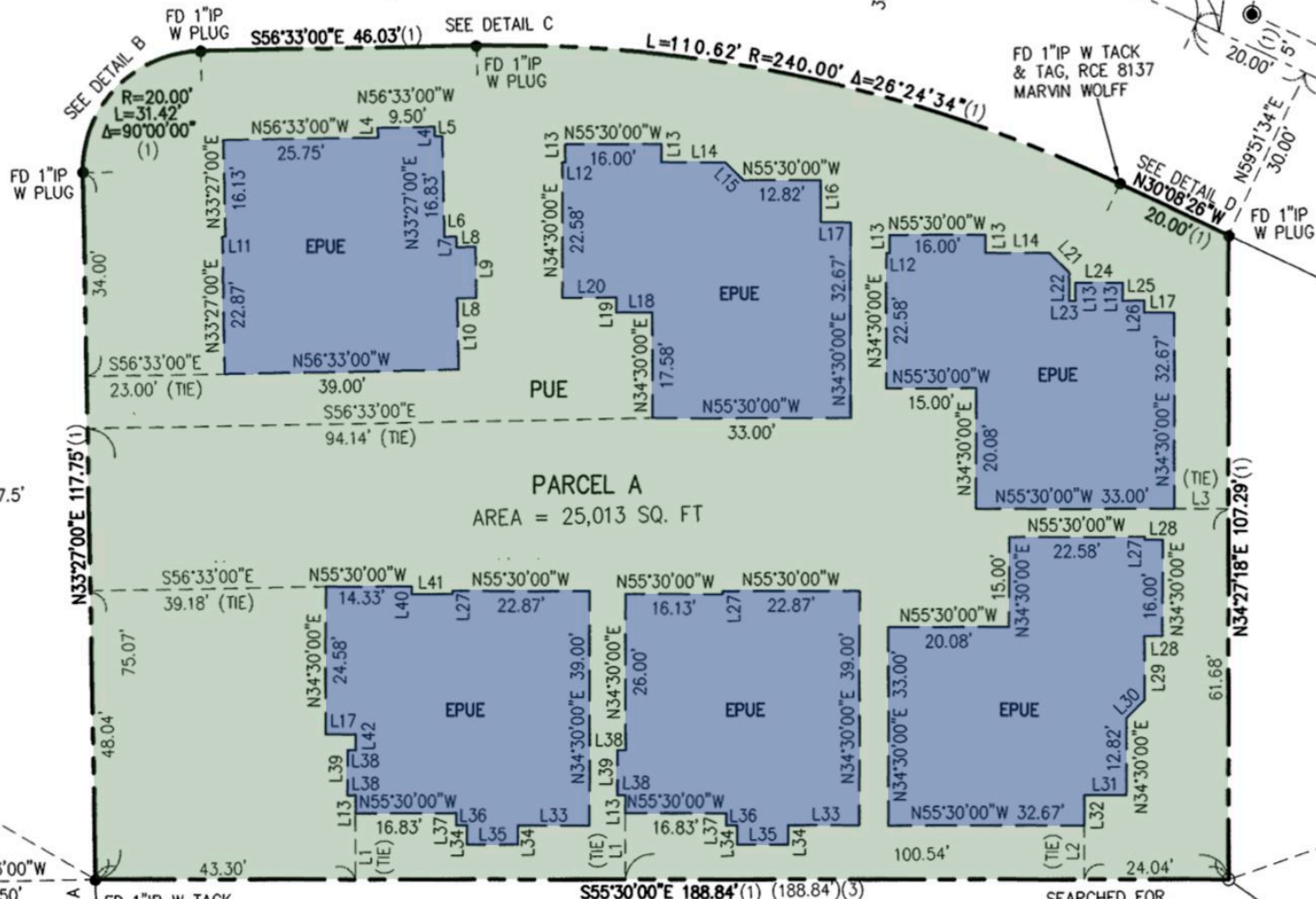
WILKIE WAY

COMMONLY OWNED AREA

PRIVATELY OWNED CONDOMINIUM

VICTO

PLA



TRACT NO. 5905

BK. 391 MAPS PG. 50-51

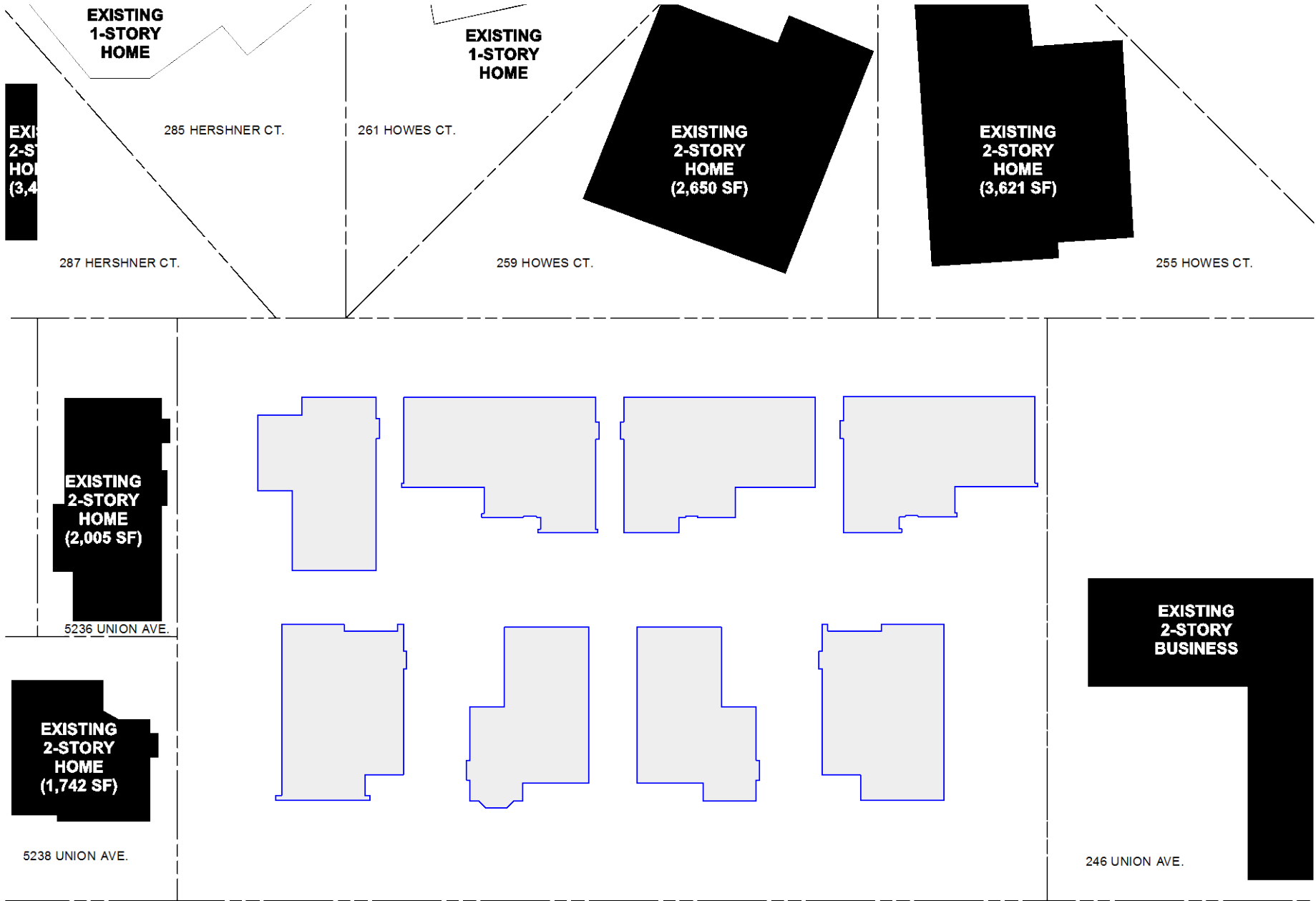
SEARCHED FOR,
NOT FOUND 3/4" IP (1),
SET 3/4" IP CAP PLS 7047



88-89 FOREST AVENUE, LOS GATOS, CA



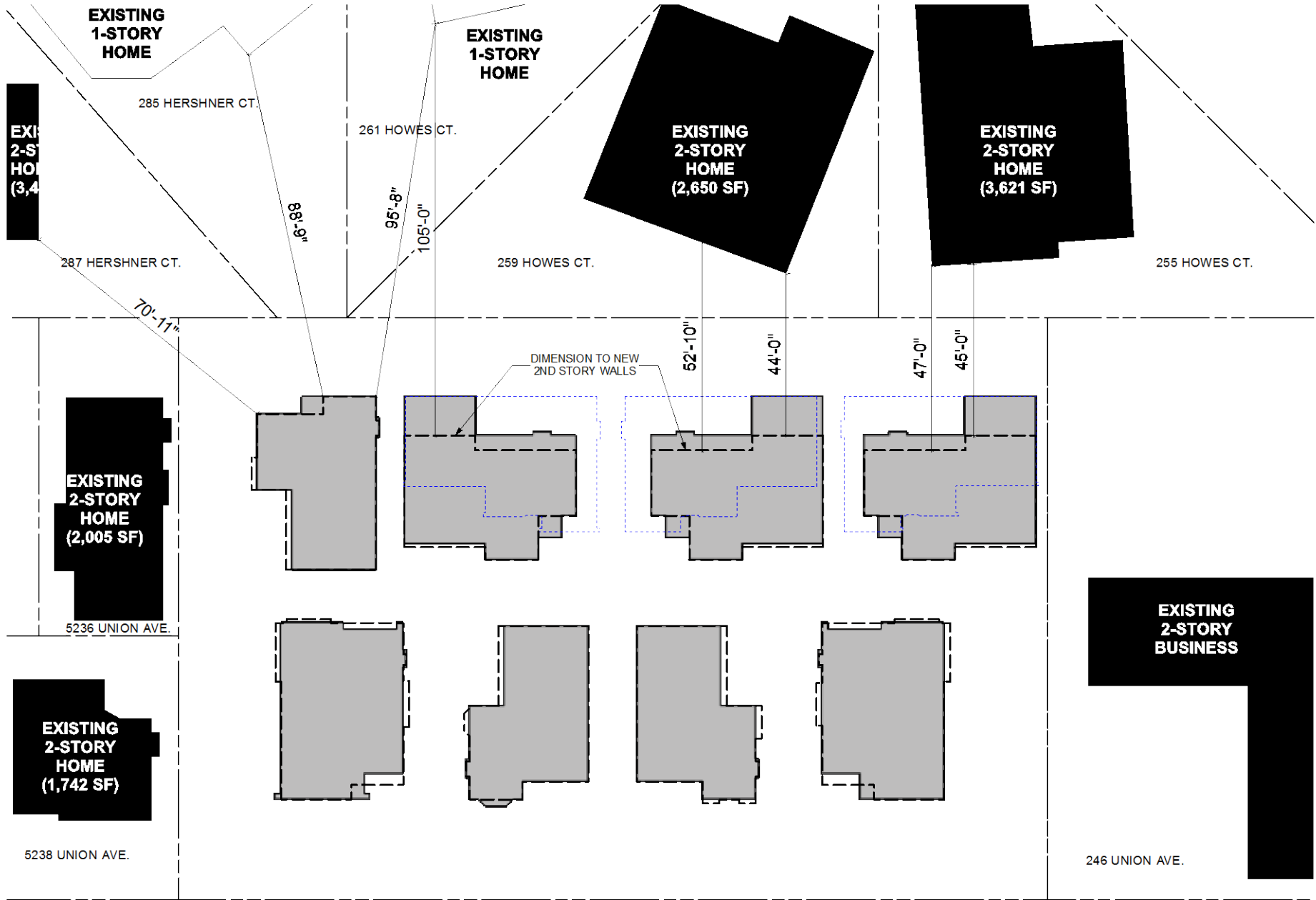
104-112 TOWN TERRACE, LOS GATOS, CA



ORIGINAL PROPOSAL

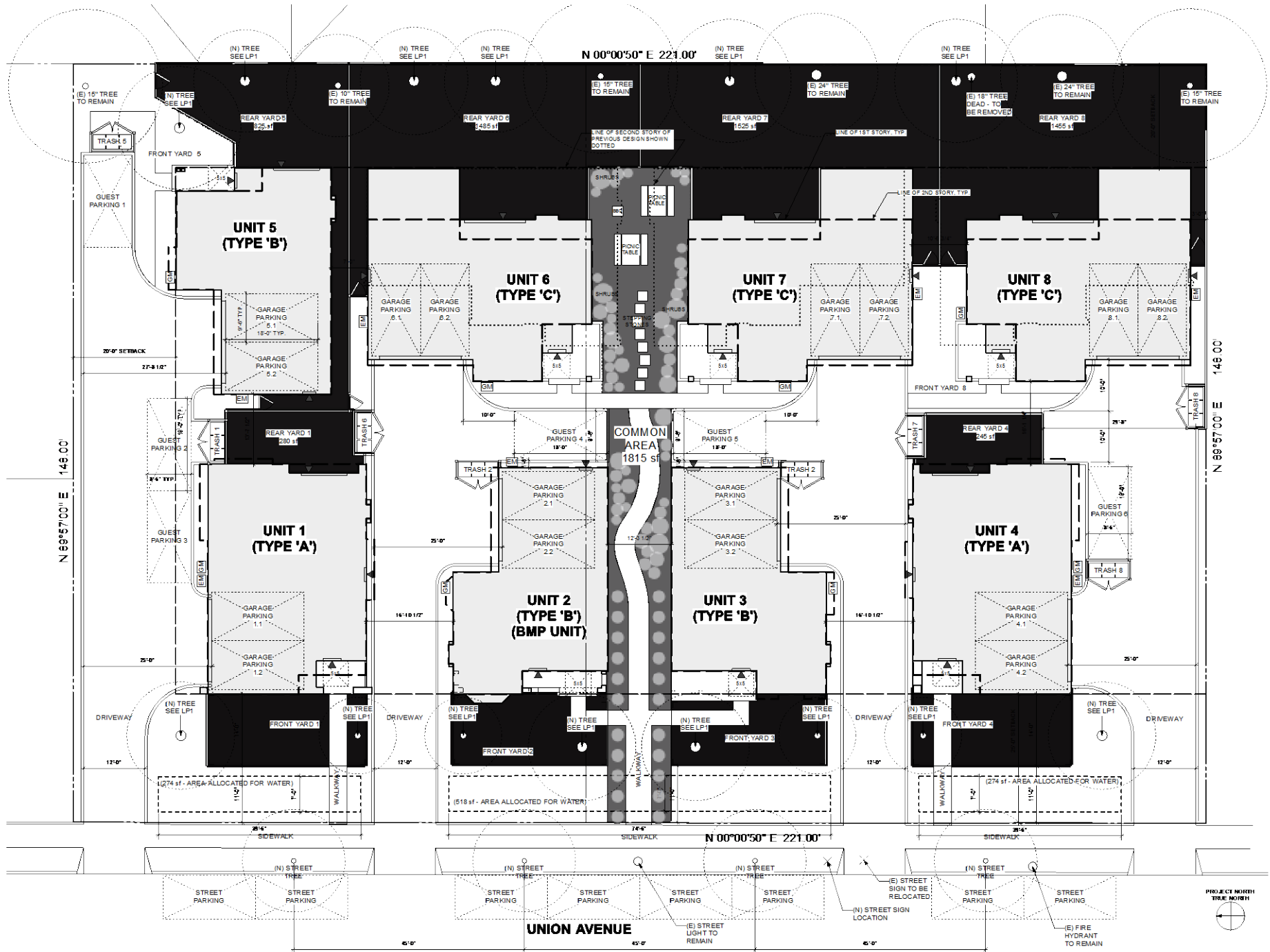
AFTER PLANNING COMMISSION MEETING:

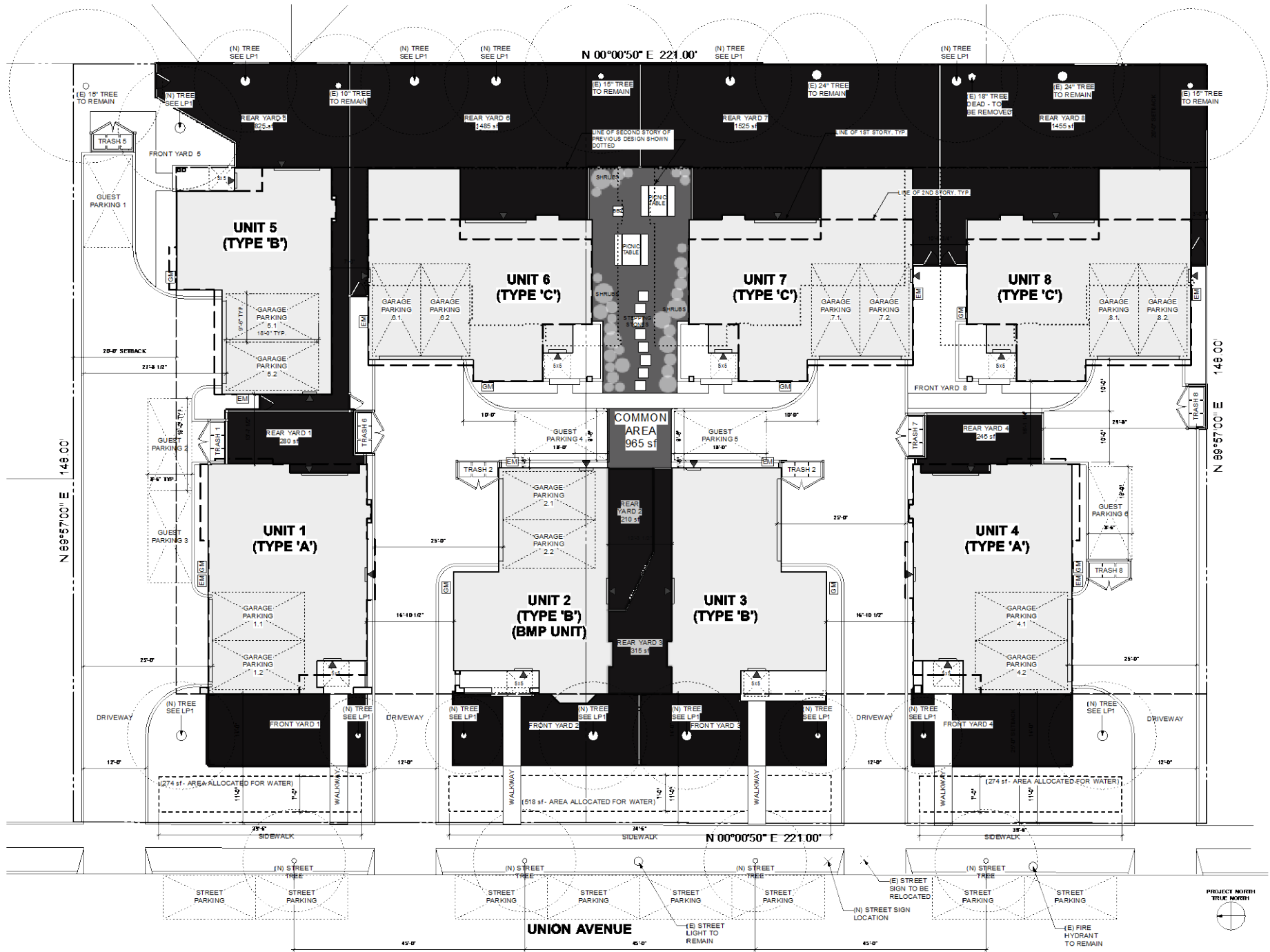
- REDESIGN OF REAR UNITS FOR SOFTER MASSING AND ELIMINATION OF TALL REAR FACING BEDROOM WINDOWS



REVISED PROPOSAL





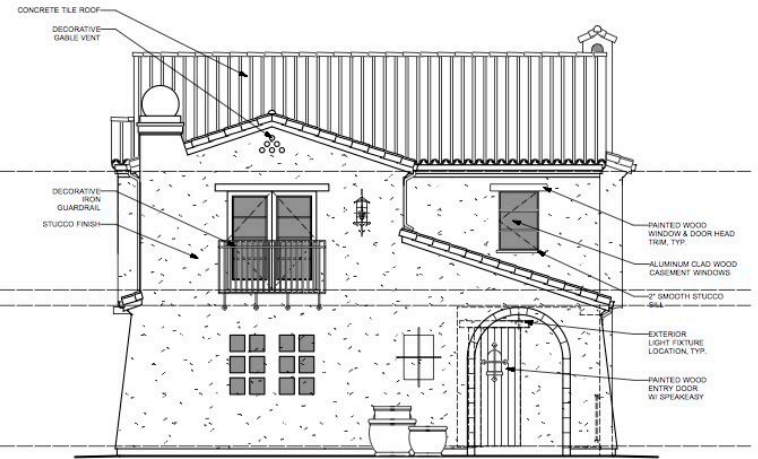








4 UNIT 1 - NORTH (SIDE / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT 1 - WEST (FRONT / ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 1 - SOUTH (SIDE / NEIGHBOR'S DRIVE) ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT 1 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

UNIT #1

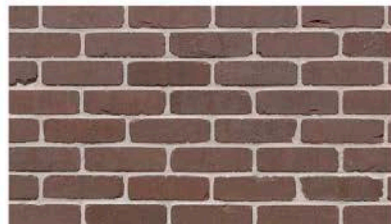
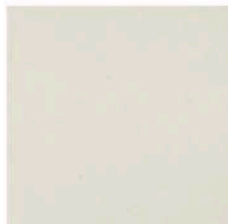


ROOF: BORAL
CONCRETE TILE -
BARCELONA 900
NORTHERN
CALIFORNIA -
"TERRA COTTA"

WALL MATERIAL: STUCCO -
COLOR - BENJAMIN MOORE
BONE WHITE

ACCENTS: HEADERS -
COLOR - BENJAMIN MOORE
HC-67 CLINTON BROWN

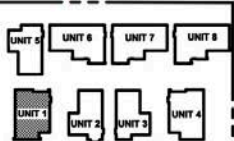
ENTRY FLOOR: McNEAR
BRICK - COLOR - ARCADIAN
(OLD CALIFORNIA SERIES)



**BLACK IRON LIGHTS
AND ACCENTS**

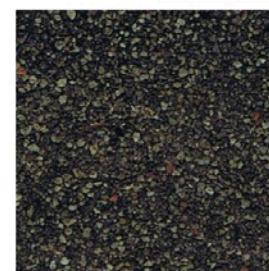
DOORS AND WINDOWS:
EAGLE WINDOW & DOOR
COLOR - DC118
WATERCOLOR BLUE

KEYPLAN



UNION AVENUE

UNIT #2



ROOF: GAF COMP.
SHINGLE - COLOR
"WEATHERED
WOOD"

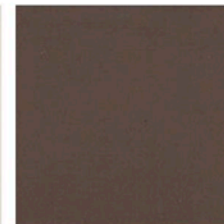
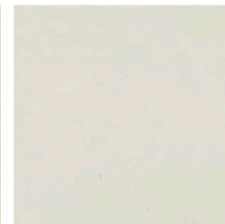
ENTRY PENDANT:
TROY LIGHTING
FFH69130B



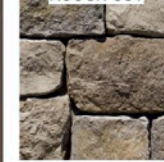
**WALL MATERIAL 2ND
FLOOR:** WOOD SHINGLE -
COLOR - BENJAMIN MOORE
HC-98 PROVIDENT OLIVE

**WALL MATERIAL 1ST
FLOOR:** SMOOTH STUCCO -
COLOR - BENJAMINE MOORE
HC-81 MANCHESTER TAN

FRONT DOOR: COLOR -
BENJAMIN MOORE HC-67
CLINTON BROWN



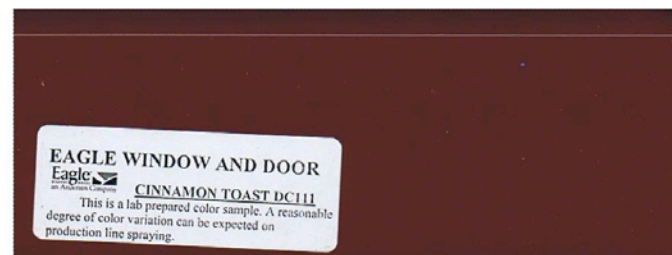
ELDORADO STONE:
MOONLIGHT
ROUGH CUT



ENTRY FLOOR:
McNEAR BRICK -
NEWCASTLE
(TOWN SERIES)



DOORS AND WINDOWS:
EAGLE WINDOW & DOOR
COLOR - DC111
CINNAMON TOAST



EAGLE WINDOW AND DOOR

This is a lab prepared color sample. A reasonable degree of color variation can be expected on production line spraying.

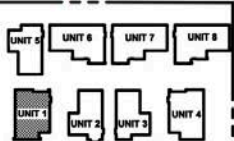
cka
ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
P: 650.233.0342 • F: 650.233.0345
2089 AVY AVENUE, MENLO PARK, CA 94025
CKA@CKA-ARCHITECTS.COM
cka-architects.com

A DEVELOPMENT OF NEW HOMES AT:
UNION ORCHARDS
258 UNION AVENUE
LOS GATOS, CA 95032

DATE: 11/20/13 PLANNING COMMISSION SUBMITTAL

KEYPLAN



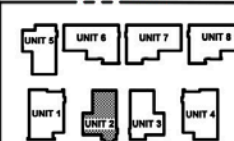
UNION AVENUE

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KEYPLAN



UNION AVENUE

UNION ORCHARD CONDOMINIUMS:

- CONDITIONAL USE APPLICATION IS A VALID AVENUE FOR PROJECT APPROVAL

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- THE DENSITY OF THIS PROJECT IS MODERATE AND WELL BLENDED INTO THE NEIGHBORHOOD
- FREESTANDING CONDOMINIUM IS AN ACCEPTABLE TYPE OF OWNERSHIP WITH A SOLID LEGAL BASIS
- THE PROJECT IS ATTRACTIVE AND WELL DESIGNED

UNION ORCHARD CONDOMINIUMS:

- SEEK PROJECT APPROVAL BASED UPON THE NEW INFORMATION PROVIDED TO COUNCIL:
- REDESIGN TO MEET NEIGHBOR'S CONCERNS
- CLARIFICATION OF THE CONDO OWNERSHIP





RESIDENTIAL CONDOMINIUM:

- CONDO OWNERSHIP MODEL (CONSISTENT WITH STATE LAW)



TYPICAL CONDO
576 W PARK AVE, LOS GATOS, CA



LOS GATOS COMMONS
445 ALBERTO WAY, LOS GATOS, CA



— BOUNDARY OF SECOND STORY (DASHED)
■ COMMONLY OWNED AREA





433 WEST MEADOW DRIVE, PALO ALTO, CA





WEST MEADOW DRIVE

 COMMONLY OWNED AREA

VICTO
 (N42°17'00"E) (2
 (183.04')
 PLA

(MONUMENT LINE - BASIS OF BEARINGS)
N56°33'00"W 98.55'

WILKIE WAY

FD 1"IP
W PLUG S56°33'00"E 46.03'(1) SEE DETAIL C

$L=110.62'$ $R=240.00'$ $\Delta=26^{\circ}24'34''(1)$

FD 1"IP W TACK
& TAG, RCE 8137
MARVIN WOLFF

SEE DETAIL L
N30°08'26"W
20.00'

PARCEL A

AREA = 25,013 SQ. FT

S332700 W(1)

N56°33'00"W
27.50'

FD 1"IP W TACK
& TAG, RCE 15872

TRACT NO. 5905

BK. 391 MAPS PG. 50-51

SEARCHED FOR,
NOT FOUND 3/4" IP (1),
SET 3/4" IP CAP PLS 7047

WEST MEADOW DRIVE

(MONUMENT LINE - BASIS OF BEARINGS)
N56°33'00"W 98.55'

S56°33'00"E
93.53' (1)

WILKIE WAY



COMMONLY OWNED AREA
PRIVATELY OWNED CONDOMINIUM

VICTO
 (N42°17'00"E) (2
 (183.04')
PLA

PARCEL A

AREA = 25,013 SQ. FT

S352700 W (1)

N56°33'00"W
27.50'

FD 1"IP W TACK
& TAG, RCE 15872

TRACT NO. 5905

BK. 391 MAPS PG. 50-51

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