

## County of Santa Clara

Department of Planning and Development  
Planning Office  
County Government Center, East Wing, 7th Floor  
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San Jose, California 95110-1705  
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## STAFF REPORT Zoning Administration September 3, 2020

### Item # 1

Staff Contact: Colleen Tsuchimoto  
(408) 299-5797, [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org)

**File: PLN17-11123**

### **Design Review and Grading Approval for a new Single-Family Residence**

**Summary:** Design Review and Grading Approval for a new 8,974 square-foot single-family residence (Tier 2 project), and ancillary site improvements including a new driveway, septic system, new pool and patio, with associated landscaping surrounding the residence. Associated grading quantities include 3,833 cubic yards of cut and 2,439 cubic yards of fill.

**Owner:** Elizabeth Williams

**Applicant:** Stotler Designs / LC Engineering

**Address:** 2557 Butch Drive, Gilroy

**APN:** 830-17-040

**Supervisorial District:** No.1

**Gen. Plan Designation:** Hillsides

**Zoning:** HS-d1

**Lot Size:** 10.1 acres

**Present Land Use:** Vacant

**HCP:** Not a covered project

### **RECOMMENDED ACTIONS**

- A. Accept a Categorical Exemption, under Section (Class 3) 15303(a) of the CEQA Guidelines, Attachment A; and
- B. Grant Design Review Approval and Grading Approval, subject to conditions outlined in Attachment B.

### **ATTACHMENTS INCLUDED**

Attachment A – CEQA Statement of Exemption / Notice of Exemption

Attachment B – Preliminary Conditions of Approval

Attachment C – Vicinity Map

Attachment C – Proposed Plans & Landscape Plan

Attachment E – Proposed Color Board

Attachment F – Public Comments

## **PROJECT DESCRIPTION**

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The proposed project is for Design Review and Grading Approval for a new 8,974 square foot single-family residence with patio, pool and attached garage. Ancillary site improvements include a driveway, on-site wastewater system, landscaping and retaining walls ranging from 3-6 feet in height. The project includes a total of 3,833 cubic yards of cut and 2,439 cubic yards of fill to accommodate the construction of the new residence and ancillary site improvements. A majority of the cut is related to establishing the building pad for the residence (1,038 cubic yards of cut and 209 cubic yards of fill). New Avenue Mutual Water Company would serve the property for domestic water supply. No trees would be removed as there are no trees on-site. The project includes a number of landscaping improvements to screen and reduce visual impacts of the project.

### **Setting/Location Information**

The subject parcel is currently vacant and located at 2557 Butch Drive, within unincorporated Gilroy, but outside of the Urban Service Area of Gilroy. The subject property has an average slope of approximately 25%, however, the driveway leading to the residence has a maximum slope of 16%. The property is highly visible to neighboring parcels, as there are no existing trees on the property.

The surrounding neighborhood is comprised of either low density, single-family residences on similarly sized lots, or vacant parcels. and is located uphill and adjacent to Coyote Lake and Harvey Bear Ranch County Park. Vegetation on-site consists of California annual grasslands. This site is located in the Habitat Conservation Plan area with land cover type (CA Annual Grasslands), but is not subject to HCP coverage.

## **REASONS FOR RECOMMENDATIONS**

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### **A. Environmental Review and Determination (CEQA)**

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A – Statement of CEQA Exemption). The aesthetic impacts of the proposed project and its visibility to the neighborhood have been addressed through the Design Review requirements (proposed landscaping plan and color board, and home design as a single-story home). The project has been determined to be exempt from CEQA, pursuant to 15303(a), for the construction of a new single-family residence.

### **B. Project/Proposal**

#### **1. General Plan: Hillsides**

2. **Approved Building Site:** The site is an approved building site as a result of a numbered tract map (Tract 6335, Lot 12).
3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a Table noting the project's conformance with Section 3.20.040 “-d1” Combing District:

**Setbacks (HS):** 30-ft from all property lines  
**Height:** 35-feet  
**Stories:** 3-stories

STANDARDS & REQUIREMENTS	CODE SECTION	Assessed (Y)*
Siting	§ 3.20.040 (A)(2)(b)	Y
Story Poles	§ 3.20.040 (A)(2)(c)	Y
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	Y
Design Review Guidelines	§ 3.20.040 (F)	Y

\*See Discussion in Design Review Findings Section C below for discussion of these standards and requirements throughout the required findings.

## C. Design Review Findings

All Design Review applications are subject to the Scope of Review (Findings), as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review finding is in **bold**, and an explanation of how the project meets the required finding is in plain text below.

### 1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

The subject property is vacant, with no on-site vegetation, and is highly visible from the valley floor and surrounding neighborhood, according to the Staff site visits.

Additionally, according to the County’s GIS visibility layer, the property has been identified as high visibility. The property has an average slope of 25%. The project has been sited and designed to reduce adverse visual impacts to the maximum extent possible as discussed further below.

In summary, the proposed location of the home requires a 16% driveway access. In order to address Staff’s initial concerns related to visibility of the new residence from neighboring properties and the valley floor, the applicant revised the design of the residence to be a 23.3-foot tall single-story home with landscaping to provide visual screening of the home and associated retaining walls that would be visible. The

landscape plan that is incorporated into the plan set, includes oak canopy trees, vines and shrubs that surround the residence along the north/east/west sides of the project. The trees would screen the main residence and vines and shrubs would soften the appearance and screen the visibility of the walls. Furthermore, the retaining walls surrounding the valley floor, facing the swimming pool/patio area are tiered, measure 3 feet each, and will include shrubbery and vines that will visually screen them from view. Additionally, the proposed residence is one level, with exterior steps and terracing that descend to the pool/patio area, as shown on plans. This creates established the pool at a lower level, which reduces the surrounding wall heights and minimized the potential for bulk and mass impacts of solid, tall walls as seen from the valley floor and neighboring properties.

The residence is proposed to be a one-story design, with a clerestory area roof plane in portions of the home. The residence will reach a maximum height of 23.3 ft. The design of the residence incorporates natural colors and materials to blend with the surrounding natural environment, and will utilize paint and materials with a Light Reflectivity Values (LRV) of up to 42 (Code requirement of 45 LRV or less), as shown on the submitted color board (see Attachment D).

As the project site is considered highly visible from the valley floor, and does not have any existing landscaping on-site, the planting of new native trees and shrubs would help screen the visibility of the proposed residence and retaining walls, as seen from the surrounding neighborhood and valley floor. The addition of appropriate landscaping would help blend the new residence into the natural environment and mitigate adverse visual impacts. Also, the grading associated with the construction of retaining walls has been designed to incorporate tiered walls to help minimize grading impacts to the site by blending in with the natural topography and allowing vegetation to be planted between the walls to help screen them. The landscaping will include shrubbery and hanging vines to screen the retaining walls on the downhill slope facing the frontage and edge of access driveway. Such landscaping is in compliance with the County Landscape Ordinance standards for low water drought tolerant plants and irrigation to ensure long term survivability and screening benefits.

As such, Staff is able to make this finding, due to the single-story configuration and design of the residence and associated landscaping mitigate any potential adverse visual impacts of the new residence on a highly visible property.

## **2. Compatibility with the natural environment:**

The proposed residence is located in the most suitable building area on the site, and incorporates existing natural features of the land by blending with the contours of the existing property. The project grading includes 3,833 cubic yards of cut and 2,439 cubic yards of fill. A total of 1,038 cubic yards of cut and 209 cubic yards of fill would be necessary for the construction of the building pad of the residence and attached garage. The remainder of grading is for the construction of the driveway access, retaining walls, pool and landscaping improvements. While the design of the project

would blend with the natural environment to the maximum extent possible, additional landscaping is necessary to ensure that impacts of the structures and retaining walls are softened and reduced, as seen from the valley floor and neighboring properties. The applicant has addressed the Design Review requirements in order to screen visual impacts of the project as seen from the surrounding neighborhood by providing low-impact, tiered retaining walls with shrubbery and vines, tiered landscape patios between the residence and pool, a single-story residence blended with a majority of cut to blend with the existing topography, and the addition of oak canopy trees to further screen the home.

As such, Staff is in support of this finding to blend in with the natural environment with additional landscaping incorporated per the proposed landscape plans.

**3. Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;**

The project has been designed in conformance with the County’s *Design Review Guidelines*. The proposed exterior colors would maintain a Light Reflectivity Value of 45 or less, consistent with the approved color board. Outdoor lighting has been conditioned to ensure that it is not visible from off site, and the proposed grading is minimal to establish the primary use of the lot as a residence and blends in with the natural terrain of the site. Additionally, various design elements have been incorporated into the plans. The bulk of the residence is broken up with varied roof and wall heights, and the residence maintains a single-story configuration. Proposed retaining walls range from 3 feet in height to a maximum of 6 feet in height near the driveway. The majority of the retaining walls are tiered and landscaped (i.e. hanging vines and shrubbery) to minimize visibility. As previously noted, Staff is of the opinion that the new landscaping, as shown in the proposed landscape plans, is necessary to blend the structure and site improvements into the hillside and soften the visual impacts of the development. Staff has conditioned the project including landscaping, color board of less than 45 LRV and tiering of walls to minimize the bulk and mass impacts of the project to ensure conformance with the Design Review Guidelines and help blend the project into the natural environment.

As such, Staff is in support this finding, in complying with the Design Review Guidelines.

**4. Compatibility with the neighborhood and adjacent development;**

The surrounding residences range in sizes from approximately 2,985 sq. ft. to 9,685 sq. ft., and are mostly two to three-story designs. The architectural styles are predominantly Mediterranean or ranch style. The proposed residence is a single-story design and includes landscaping proposed in the landscape plans to screen the visibility of the home. It is important to note that the residences that were approved in the neighborhood were approved prior to rezoning the neighborhood to the “-d1 Santa Clara Valley Viewshed zoning district, and therefore do not incorporate viewshed landscaping or

minimization of bulk and massing. Thus, with the incorporation of screening landscaping, this residence would be less visible and in compliance with the “-d1” Santa Clara Valley viewshed design review regulations. There is a County Park to the adjacent property rear of the site (Coyote Lake and Harvey Bear Ranch County Park). There are no public trails that would be impacted or have views. The County Parks Dept. was given notification of this project and did not provide any public comments.

For the reasons stated above, Staff is able to support this finding, and recommends approval of the project.

## **5. Compliance with applicable zoning district regulations;**

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) and height (35 feet maximum height) with a proposed height up to 23.3 ft. The proposed design is also in keeping with the – d1 design standards, building massing standards, and exterior colors are proposed and conditioned to be less than 45 in LRV. This site is an approved building site per numbered tract map (Tract 6355, Lots 12). The Building Site Approval process is not applicable to the development.

As such, this finding can be made.

## **6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.**

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has modified the design to reduce bulk and mass of the development from a previous design submitted to the County. The project design would blend in with the topography, in compliance with Design Review Finding No. 2, as the bulk and massing of the building has been minimized using a variation of rooflines, and tiered approach with retaining walls, using a single-story design. The patio with swimming pool is stepped down to also minimize the visibility surrounding neighborhood .

The proposed residence complies with the required setbacks for the property under the HS-d1 zoning district. Additionally, the project is in compliance with General Plan Policy R-GD 34 which states that visual impacts of development shall be considered as appropriate including landscaping and vegetation retention, color and material choices to blend in with the natural surrounding, and other similar requirements to relate to degree of visual impact. Furthermore, landscaping and structure material colors will be required to ensure that the project blends in with the surrounding environment. Natural colors and materials with an LRV below 45 are proposed in consistency with the submitted color

board, and new native trees are required to be planted along the access driveway and surrounding the frontage and sides of the residence.

As such, staff is in support of this finding.

#### D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

**1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

The proposed grading quantities include 3,833 cubic yards of cut and 2,439 cubic yards of fill. This proposed grading is necessary to establish the primary use of the lot for a single-family residence with access, and a building pad for the home and garage.

Additionally, grading is proposed for other common, ancillary site improvements for a swimming pool, water tanks and landscaping. The proposed grading is mostly related to establishing the onsite access and a building pad for the residence. A more detailed description of the on-site earthwork can be found in the attached plan set.

It is important to note that the applicant has revised the project due to Staff's initial concerns with grading and design. As a result of revising the design of residence, the grading has been substantially reduced. The 1<sup>st</sup> submittal proposed 3,782 cubic yards of cut, and 1,144 cubic yards of fill to establish only the residence, with additional grading quantities required for ancillary site improvements. The slope access was in a slightly different location adjacent to a drainage swale and incorporated a steeper slope for the driveway and a longer in length. The driveway design has been shortened to minimize grading.

The design of grading has been minimized using a combination of varied retaining wall heights, and the applicant has tiered the retaining walls and incorporated landscaping to blend in with the surrounding environment. Additionally, the applicant has redesigned the residence with a flatter building pad to minimize the grading.

The pool location is in a feasible location to minimize grading by providing a tiered down approach to the pool, instead of creating substantially more grading on a steeper slope in the backyard. The currently proposed project includes shrubs, trees, and hanging vines surrounding the pool area to screen visibility further, as well as vines near the driveway for exposed portions of retaining walls. The remainder of the retaining walls at the rear of the residence cannot be seen by neighboring properties. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district. As such, this finding can be made.

- 2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

The proposed grading will not endanger public or private property. No excessive grading will be conducted. All export will be deposited at an approved site. No unnecessary fill will occur. Standard Conditions of Approval and requirements of final grading plans (i.e. erosion control plan with grading permit plan set) will ensure that grading around the building pad will not result in slope instability or erosion. The location of the home is far from natural drainage swale on the property. As such, this finding can be made.

- 3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading has been designed to contour to the natural topography to the maximum extent possible, with the residence sited on the most suitable building area location, as foreseen in the tract map approval away from geologic unstable slopes. The majority of the proposed grading fill is for establishment of the building pad area for the residence with attached garage, pool, patio, landscaping and driveway. The majority of the grading cut is to lower the elevation pad of the new residence in order to blend in with the hillside environment. The grading will not impose significant impacts to the natural landscape, biological, or aquatic resources, as there are no existing landscaping, or water resources within the proposed development area. There are no major creeks or other biological concerns, such as endangered or special status species. The lot is located in the County Habitat Conservation Plan Area 2 – Rural Development greater or equal to 2 acres covered. As the development impacts less than 2 acres of land, the project is not subject to HCP conditions and fees. Furthermore, the grading is consistent with design guidelines for retaining walls located in the –d1 zoning district with up to 6 ft. in height retaining walls which have been minimized to the fullest extent to blend in with the natural contours of the site. As such, this finding can be made.

- 4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The majority of the proposed grading is related to establishing the pad for the new residence along with the access driveway and improvements to serve the new residence. The grading is designed to follow the natural contours to the maximum extent possible. Other alternative site locations closer to the frontage of the lot would require more grading due to the steep slopes and have difficulty maintaining a stable building pad due to the steepness of slope and geologic issues. Furthermore, the current location was

previously considered as part of the original tract map, although site location was not a requirement of the tract map. As such, this finding can be made.

**5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

The proposed grading is designed to conform with the natural terrain and existing topography, and will not create any significant visual scar. This single-story residence and retaining walls are tucked into the hillside which makes the building appear to be tiered down at a lower elevation on the frontage of the residence. The front patio with swimming pool is also tiered to minimize the visibility of improvements with tiered landscaped walls 3 ft. in height. Access to the site is accommodated via the existing road (Butch Drive). As this site is highly visible from the neighborhood, screening trees and shrubbery will be required to minimize visibility of the home and retaining walls per the proposed landscape plans. The grading takes into consideration the grading to establish new vegetation. As such, this finding can be made.

**6. Grading conforms with any applicable general plan or specific plan policies; and**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 20-27, which requires that grading be the minimum necessary for the use, with no significant visual scar or impact the environment. No special plan area applies to this project. As such, this finding can be made.

**7. Grading substantially conforms with the adopted "*Guidelines for Grading and Hillside Development*" and other applicable guidelines adopted by the County.**

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development*," in particular, the specific guidelines for siting, road design, building form and design. The proposed residence is located toward the frontage of the lot, which minimizes the need for grading for longer driveways. The driveway and retaining walls is designed in keeping with Guidelines 5, 7, 8 and 9, which require the proposed driveway and wall design is curved to follow the existing contours, while meeting the minimum emergency access standards. The new building meets Guideline 11 which notes that a tiered design approach is used in order to reduce building massing and visual bulk with varied roof heights and plants, and stepped down floor level to make the building appear to be 2 story on the frontage of the site. As such, this finding can be made.

For the reasons stated in the Design Review findings and Grading Approval findings discussed above, Staff is of the opinion that the project meets all requirements of the County's Ordinance Code, Zoning, Design Review Guidelines, and Guidelines for Hillside Development. Furthermore, the project is in conformance with the County's General Plan. As such, Staff

recommends that the Zoning Administration Hearing Officer approve, as conditioned, the subject Design Review and Grading Approval application.

## **BACKGROUND**

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The property owner submitted a Grading Approval and Design Review (Tier 2 project, 5,000 s.f. – 12,500 s.f.) concurrent application on October 20, 2017. The initial incomplete letter was issued on November 17, 2017. At that time, Staff identified numerous issues of concern, including a recommendation to redesign the driveway and location of home to meet Grading findings and General Plan policies, a requirement for landscaping to mitigate visibility of the project, and the need to meet County code requirements for the Fire Marshal.

On November 19, 2018, the applicant resubmitted plans and documents in response to Staff's initial incomplete letter. An additional incomplete letter was issued on December 18, 2018, with continued issues of concern related to providing landscape plans to minimize visibility of the project, and issues related to significant grading for the driveway access and submittal of standard submittal requirements.

On December 5, 2019 the applicant resubmitted plans and documents in response to the November 19, 2018 incomplete letter. The location of the home and driveway was revised to comply with grading requirement and slope requirements, however the project continued to be deemed incomplete on January 6, 2020, as a required landscape plan was not submitted.

On July 12, 2020 the applicant resubmitted plans which addressed the landscaping concerns of the last incomplete letter, and the project was subsequently deemed complete on August 7, 2020.

On August 21, 2020, a public notice was mailed to all property owners within a 300-foot radius, and was also published in the Post Records on August 24, 2020.

On August 17, 2020, the required storypoles were installed on site. Due to wildfires and air quality advisories at the time, Staff did not conduct an inspection of the storypoles for compliance with the County requirements until August 26, 2020. Staff has confirmed that the storypoles meet County guidelines, and did not present any new information or issues of concern as a result of the inspection.

### **Public Comments**

On August 18, 2020, as a result of noticing the installation of the required storypoles, a neighbor located at 2559 Butch Drive, provided correspondence (see attachment F) with concerns of the visibility from the frontage of the residence. Staff is of the opinion that the proposed landscaping and design of the residence minimize potential impacts of bulk and mass, as seen from the valley floor. Additionally, the applicant has designed the project to meet the required light reflectivity value, which will further minimize the visibility of this project in accordance with County requirements provided in the conditions of approval.

## STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner *Colleen A Tsuchimoto*

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

DocuSigned by:

*Leza Mikhail*  
4272684C30A646B...

# **Attachment A**

CEQA Statement of Exemption / Notice of Exemption

# County of Santa Clara

Department of Planning and Development  
County Government Center, East Wing, 7<sup>th</sup> Floor  
70 West Hedding Street  
San Jose, California 95110



Administration   Development Services   Fire Marshal   Planning  
Phone: (408) 299-6740   (408) 299-5700   (408) 299-5760   (408) 299-57  
Fax:   (408) 299-6757   (408) 279-8537   (408) 287-9308   (408) 288-9198

## ATTACHMENT A Statement of Exemption from the California Environmental Quality Act (CEQA)

File Number	APN(s)	Date
PLN17-11123	830-17-040	8/10/20
Project Name	Project Type	
Williams Residence	residential	
Owner	Applicant	
Elizabeth Williams	Stotler Design Group / LC Engineering	
Project Location		
2557 Butch Drive Gilroy		
Project Description		
Grading of approximately 3,833 cubic yards of cut and 2,439 cubic yards of fill for proposed new residence with attached garage, pool, retaining walls, landscaping, septic system, water tanks and access driveway.		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
CEQA (Guidelines) Exemption Section:		
15303 (a), "New Construction or Conversion of Small Structures"		
Comments:		
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garage, pool, septic system, water tanks, landscaping and access driveway.		
Prepared by:		
Colleen A. Tsuchimoto, Senior Planner	Colleen A. Tsuchimoto	8/10/20
	Signature	Date

# County of Santa Clara

Department of Planning and Development  
County Government Center, East Wing, 7<sup>th</sup> Floor  
70 West Hedding Street  
San Jose, California 95110



Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

## Notice of Exemption from CEQA

To:  County Clerk-Recorder  
County of Santa Clara

Office of Planning & Research  
PO Box 3044, Room 222  
Sacramento, CA 95812-3044

Project Title	File Number (if applicable)
Williams Residence	PLN17-11123
Project Location [including APN(s) if applicable]	
2557 Butch Dr. Gilroy / 830-17-040	

### Public Agency Approving Project

Santa Clara County Planning Dept.

Person or Agency Carrying Out Project	Address	Phone Number
Elizabeth Williams	P.O. Box 1436 San Martin, CA 95046	(408) 309-2163
Applicant	Address	Phone Number
Stotler Designs Inc	17540 Serene Dr. Morgan Hill, CA 95037	(408) 309-2163
LC Engineering	598 E. Santa Clara St., Suite 270 San Jose, CA 95112	(408) 506-7187

### Project Description

Design Review and Grading Approval for a new 8,974 square foot single family residence (Tier 2 project), and ancillary site improvements including a new driveway, septic system, new pool and patio, with associated landscaping surrounding the residence. Estimated grading quantities includes 3,833 cubic yards of cut and 2,439 cubic yards of fill.

### Exempt Status (check one, state CEQA Guidelines section number)

- Categorical Exemption [CEQA Guidelines 15301-15333]:  
 Statutory Exemption [CEQA Guidelines 15260-15285]:  
 Declared Emergency [CEQA Guidelines 15269(a)]  
 Emergency Project [CEQA Guidelines 15269(b)(c)]:  
 Common Sense Exemption [CEQA Guidelines 15061(b)(3)]

### Reasons the project is exempt

#### 15303 (New Construction or Conversion of Small Structures):

*Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications*

*are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:*

- (a) One single family residence, or a second dwelling unit in a residential zone.*
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The project would qualify for the Class 3 exemption because the scope of a project is a single-family home with garage, patio and swimming pool with minimal environmental impacts. No trees removal proposed, no impacts to waterways, and no other environmental concerns. The site is not located within any cultural resource artifacts known, and will be visually screened with the proposed landscaping surrounding the home through the County of Santa Clara Design Review Process.

<b>County Contact Person</b>	<b>Title</b>	<b>Phone Number/Email</b>
Colleen Tsuchimoto	Senior Planner	(408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

Date: September 3, 2020      Signature: \_\_\_\_\_

Name/Title: Colleen Tsuchimoto/ Senior Planner



# **Attachment B**

Preliminary Conditions of Approval

**ATTACHMENT B**  
**PRELIMINARY DESIGN REVIEW AND GRADING APPROVAL**  
**CONDITIONS OF APPROVAL**

**Date:** September 3, 2020  
**Owner/Applicant:** Elizabeth Williams / Stotler Designs & LC Engineering  
**Location:** 2557 Butch Drive, Gilroy, CA (APN: 830-17-040)  
**File Number:** PLN17-11123  
**CEQA:** Categorically Exempt - Section 15303, Class 3(a)  
**Project Description:** Design Review and Grading Approval for an 8,974 square foot single-family residence with an attached garage. Associated site improvements include a driveway, septic system, swimming pool, water tanks and landscaping. Associated grading consists of 3,833 cubic yards of cut and 2,439 cubic yards of fill (6,272 cubic yards total). NOTE: 1,038 cubic yards of cut and 209 cubic yards of fill are associated with building pad for the residence with attached garage. Approval is based on plans submitted on July 10, 2020,

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

<b>Agency</b>	<b>Name</b>	<b>Phone</b>	<b>E-mail</b>
Planning	Colleen Tsuchimoto	(408) 299- 5797	colleen.tsuchimoto@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Land Development Engineering	Eric Gonzales	(408) 299-5716	eric.gonzales@pln.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299-5700	

**STANDARD CONDITIONS OF APPROVAL**

**Building Inspection**

1. This project requires Building Permits to be issued prior to any work on the property. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at [www.sccblding.org](http://www.sccblding.org)

### Planning

2. The applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
3. Development shall take place in accordance with the plans submitted on July 10, 2020 and these Conditions of Approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and/or additional Planning review
4. Existing zoning is HS-d1 (Hillsides with a combined Design Review – Santa Clara Valley Viewshed zone). Maintain the following minimum dwelling setbacks:  
Front: 30 ft.                          Sides: 30 ft.                          Rear: 30 ft.
5. The maximum height of dwellings is 35 ft. in height, and shall not exceed three (3) stories.
6. Any modification that may involve a change of use, alteration of approved structure, or change in configuration of site improvements, is subject to further review (Zoning Ordinance Section 5.20.200)
7. Two off-street parking spaces are required for the main residence, one of which must be covered and one uncovered.
8. Accessory structures are limited to two (2) plumbing fixtures, pursuant Zoning Ordinance Chapter 4.20.020(I) (1). A Special Permit is required for detached structures with more than two plumbing fixtures.
9. Swimming pools are required to have at least 5-foot setbacks from the front, side, and rear property lines, pursuant Zoning Ordinance Section 4.20.020(j). Location for swimming pool shall be consistent with site plans submitted on July 10, 2020.

### Land Development Engineering

10. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

### Environmental Health

11. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

### Fire Marshal's Office

12. Fire protection water shall be made available to the South Santa Clara County Fire response area and the State Response Area (served by Cal Fire).

13. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all time for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

## **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL GRADING PERMIT ISSUANCE**

### **Building**

14. Grading and Building permits shall be submitted for concurrently at same time with the Permit Center. See electronic submittal procedures online at [www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/OnlineDevelopmentPermits.aspx](http://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/OnlineDevelopmentPermits.aspx).

### **Planning**

15. Prior to the issuance of a grading permit submit a final landscape documentation package for review and approval consistent with the preliminary landscape plans submitted on July 10, 2020. The submittal shall include a landscaping plan, with landscaping consistent with the preliminary landscape plans approved at the September 3, 2020 Zoning Administration Hearing, irrigation plan, and water budget calculations stamped and signed by a licensed landscape architect. . The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply as the total landscape area appears to exceed 2,500 square feet. The landscape ordinance and supporting information can be found on the following web page:

[https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx](http://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx)

### **Land Development Engineering (LDE)**

16. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading construction permits can be applied for concurrently. The process for obtaining a Grading Permit and the forms that are required can be found at the following web page: [www.sccplanning.org > I Want to...> Apply for a Permit > Grading Permit](http://www.sccplanning.org > I Want to...> Apply for a Permit > Grading Permit). Please contact LDE for additional information and timelines.
17. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

### *Improvement Plans*

18. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
  - a) Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department [www.sccgov.org/sites/rda](http://www.sccgov.org/sites/rda) > Published Standards, Specifications, Documents and Forms
  - b) March 1981 Standards and Policies Manual, Volume 1 (Land Development) [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies
  - c) 2007 Santa Clara County Drainage Manual [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance
19. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor/Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyor's Act with the County Surveyor.
20. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
21. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

### *Drainage*

22. **Prior to grading permit issuance**, provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile. Ensure that all storm water runoff from both sides of private driveway are treated and not discharged without detention/treatment. This will need to be confirmed during plan check review.

### *Utilities*

23. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work shall be coordinated with any undergrounding to serve other properties in the immediate area.

### *Storm Water Treatment – Central Coast*

24. Fill out and submit the form in the Post Construction Requirements (PCR) Applicant's Packet.
25. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm water quality treatment measures and Drainage Management Areas (SF > 15,000) and runoff retention measures (Projects >15,000) sized by the County's Guidance Manual for Low Impact Development and Post Construction Requirements.
26. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post-development peak flow discharge from the site doesn't exceed the pre-project peak flows for the 2 through 10 year storm events (Projects > 22,500).

### *Soils and Geology*

27. Submit one copy of the signed and stamped geotechnical report for the project.
28. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plans.

### *Notice of Intent*

29. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the final improvement plans. The SWRCB website is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater
30. Submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or verified by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. Should access not exist, submit signed, notarized, and recorded agreements to grant rights-of-ingress and egress.
31. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

### Environmental Health

32. Submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, and complete set of floor plans in order to obtain a septic system permit. Maintain all setbacks as outlined within the Onsite Systems Manual. The original plans must be submitted to the Department of Environmental Health (DEH) for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering. Contact Jeff Camp at 408-918-3473 for sign-off.

### **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE**

#### Planning

33. **Prior to issuance of a building permit**, submit colored exterior elevations drawings for the house facade, trim, roof, and retaining walls indicating the Light Reflectivity Value is less than or equal to 45, consistent with the approved color board pursuant to Zoning Ordinance Section 3.20.040B
34. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable any exterior lighting is proposed that requires review by Planning. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.
35. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

#### Environmental Health

36. Based on a percolation rate of 47 minutes per inch (application rate of .44 gallons per day per square feet), sewage disposal conditions have been determined at 150 lineal feet plus 150 lineal feet utilizing (at 8 square feet of infiltrative space) of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank will be required. This septic system is adequate to serve a four-bedroom house.
37. Provide either a water will serve letter or proof of water connection from local water provider (New Avenue Mutual Water Company).

#### Fire Marshal's Office *Fire Protection Water*

38. On-Site Water Storage: Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall

include, but not be limited to, location of water supply, (e.g. onsite well, shared well, tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

- a) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping).
- b) Provide two 5,000-gallon secondary aboveground storage tanks dedicated to the wharf hydrant per CFMO-W1, the amount of water required may change based on the final size of the proposed structures.
- c) Aboveground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.
- d) Installation of aboveground storage tanks less than 20 ft. to a structure required tanks to be of noncombustible construction.
- e) Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.
- f) Underground storage tanks and swimming pools shall not be accepted in place of aboveground storage tanks.

#### *Wharf Hydrant*

- 39. One on-site wharf hydrant with a 2 ½ inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.
  - a) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 150 ft. from the furthest portion of the structure (measured along path of travel).
  - b) Hydrant shall be installed within 8 ft. of driving surface in a location acceptable to the Fire Marshal's Office.
  - c) Installation of a hydrant adjacent to a driveway (12 ft. wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.
  - d) Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration. Note: tank and hydrant elevations shall be noted on the site plan submitted for building permit.

40. A separate permit from the Fire Marshal's Office is required for residential fire protection water systems.

*Fire Department Access*

41. Access roads (roads serving more than two lots) for the fire department access shall comply with the following:
- a) Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side.
  - b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
  - c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
  - d) Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standards.
  - e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
  - f) Gates & Traffic-Calming Devices: Any obstruction to emergency access such as gates, speed bumps/humps, traffic circles, etc. shall require prior approval from the County.
42. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
- a) Width: Clear width of drivable surface of 12 ft.
  - b) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
  - c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
  - d) Grade: Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to maximum of 20%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
  - e) Turnouts: passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.

- f) **Turnarounds:** Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g) **Gates:** Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

*Wildland/Urban Interface Fire Area*

43. The property is located in the Wildland/Urban Interface Fire Area within the State Response Area (served by Cal Fire) and South Santa Clara County Fire response area. All of the following conditions shall apply:

- a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
- b) Provide a ½ inch spark arrester for the chimney.
- c) Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

44. **Prior to building permit issuance**, submit a Plan Review Letter that confirms that the plans conform with the intent of the recommendations presented in the approved reports.

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.**

Planning

45. **Prior to final inspection**, contact Colleen Tsuchimoto at (408) 299-5797, [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org), at least two weeks in advance to schedule a site visit to verify the approved exterior colors and landscaping have been installed as approved.

Land Development Engineering

46. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements by the County**. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

47. Construct all the improvements. Construction staking is required and shall be the responsibility of the developer.

**Fire Marshal's Office**

*Fire Sprinkler System*

48. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

Note: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

**Environmental Health**

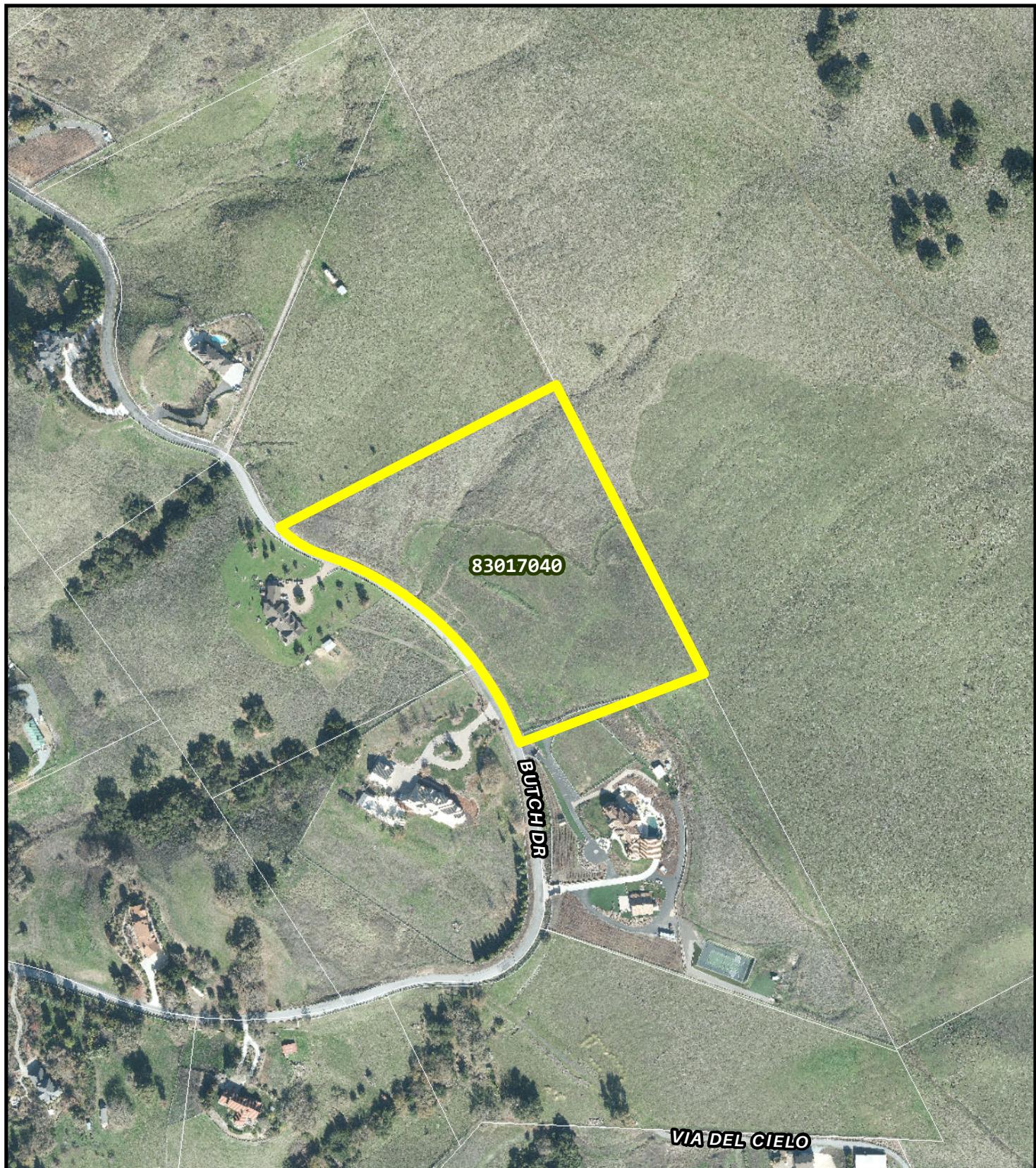
49. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

**Geology**

50. **Prior to grading completion**, submit a Construction Observations Letter that verifies the grading was completed in accordance with the approved plans.

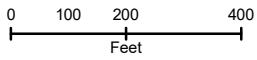
# **Attachment C**

Vicinity Map

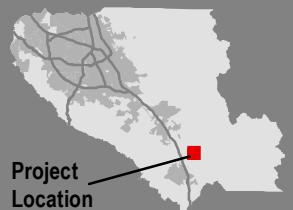


## Project Vicinity Map

File PLN17-11123  
APN 830-17-040  
2557 Butch Dr.  
Gilroy, CA 95020



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.  
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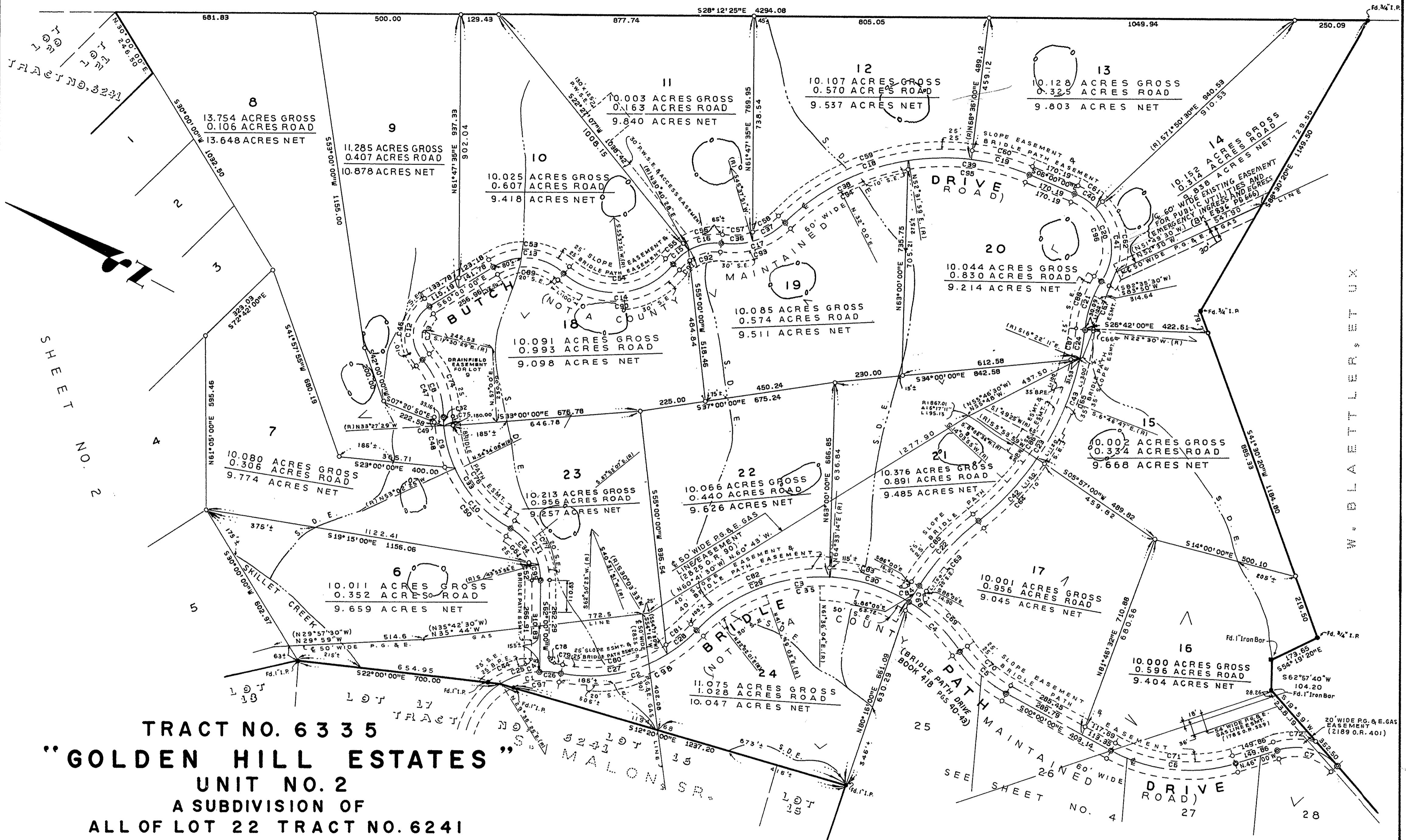


Attachment C

# **Attachment D**

Proposed Plans & Landscape Plan

L. S. MENDONZA, SET UX



**TRACT NO. 6335**

# "GOLDEN HILL ESTATES

## **UNIT NO. 2**

# A SUBDIVISION OF

ALL OF LOT 22 TRACT NO. 6241

BOOK 418 OF MAPS, PAGES 40 - 43

AUGUST , 1978

SCALE : 1" \* 200'

W.J.HANNA & SON - CIVIL ENGINEERS & SURVEYORS - GILROY, CALIF.  
CO. FILE NO. 22 S 77.26

NOTE: For Curve Table Data See Sheet No. 2

**NOTE: AREAS GEOLOGICALLY SUITABLE FOR RESIDENCES ARE  
(PER 11/15/78 GEOLOGIC REPORT) FURTHER GEOLOGIC INVESTIGATION  
ESTABLISH OTHER SUITABLE BUILDING SITES**

NOTE: AREAS GEOLOGICALLY SUITABLE FOR RESIDENCES ARE DESIGNATED  
(PER 11/15/78 GEOLOGIC REPORT) FURTHER GEOLOGIC INVESTIGATION MAY  
ESTABLISH OTHER SUITABLE BUILDING SITES.

SHEET NO. 3 OF 4 SHEETS

JOB NO.7256



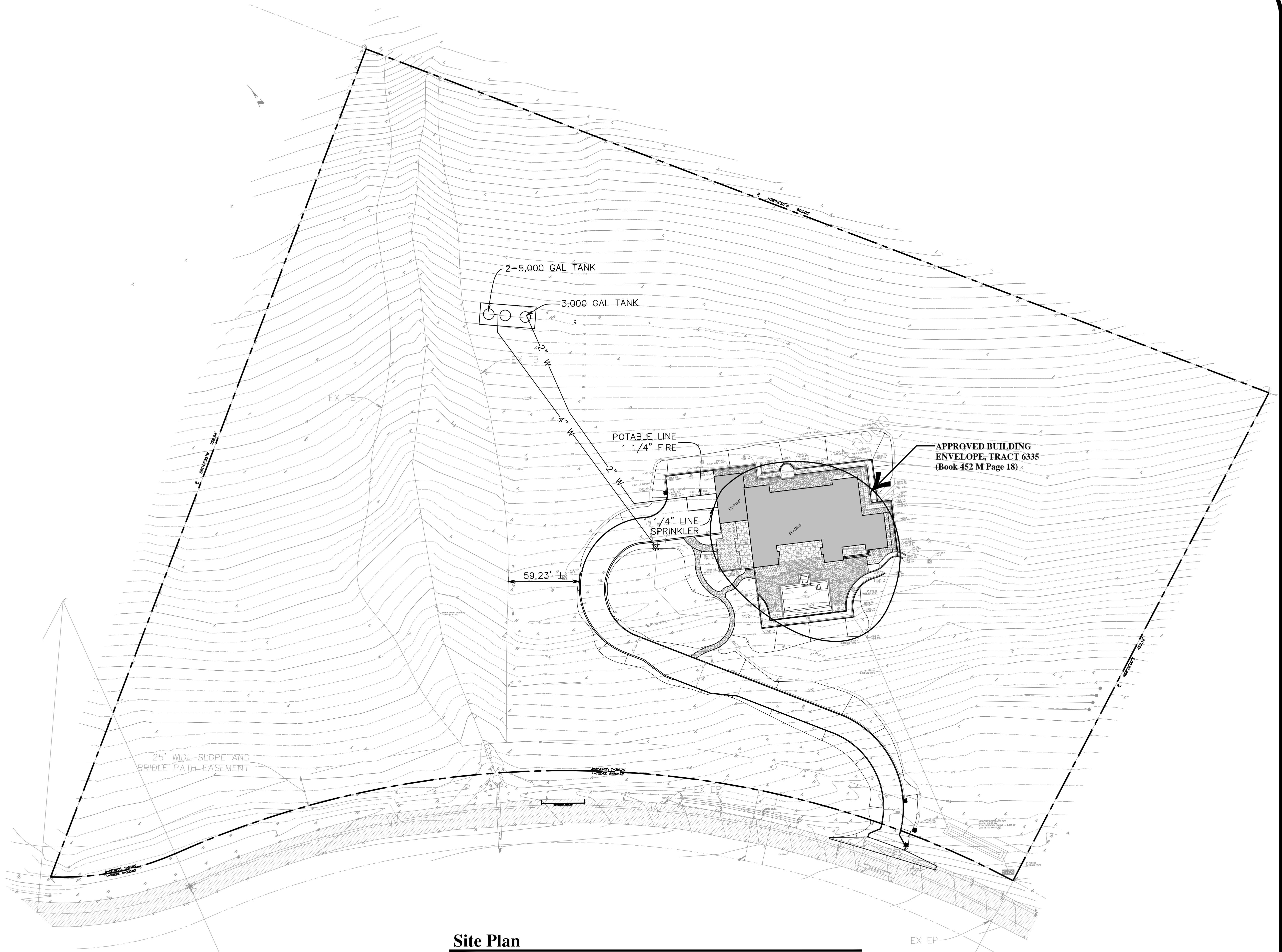
## Neighborhood Exhibit

WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SCALED DIMENSIONS SHALL BE VERIFIED ON THE SITE. THE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE FORWARDED TO THE ATTENT ON THE DISCREPANCY WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. ANY DISCREPANCY WHICH IS NOT RESOLVED BY THE DESIGNER IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN WITH THE DESIGNER. RESTRICTED TO DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.

REVISIONS

DRAWING TITLE	Site Plan
JOB TITLE	Private Residence
JOB ADDRESS	2557 Butch Drive Gilroy, California 95020

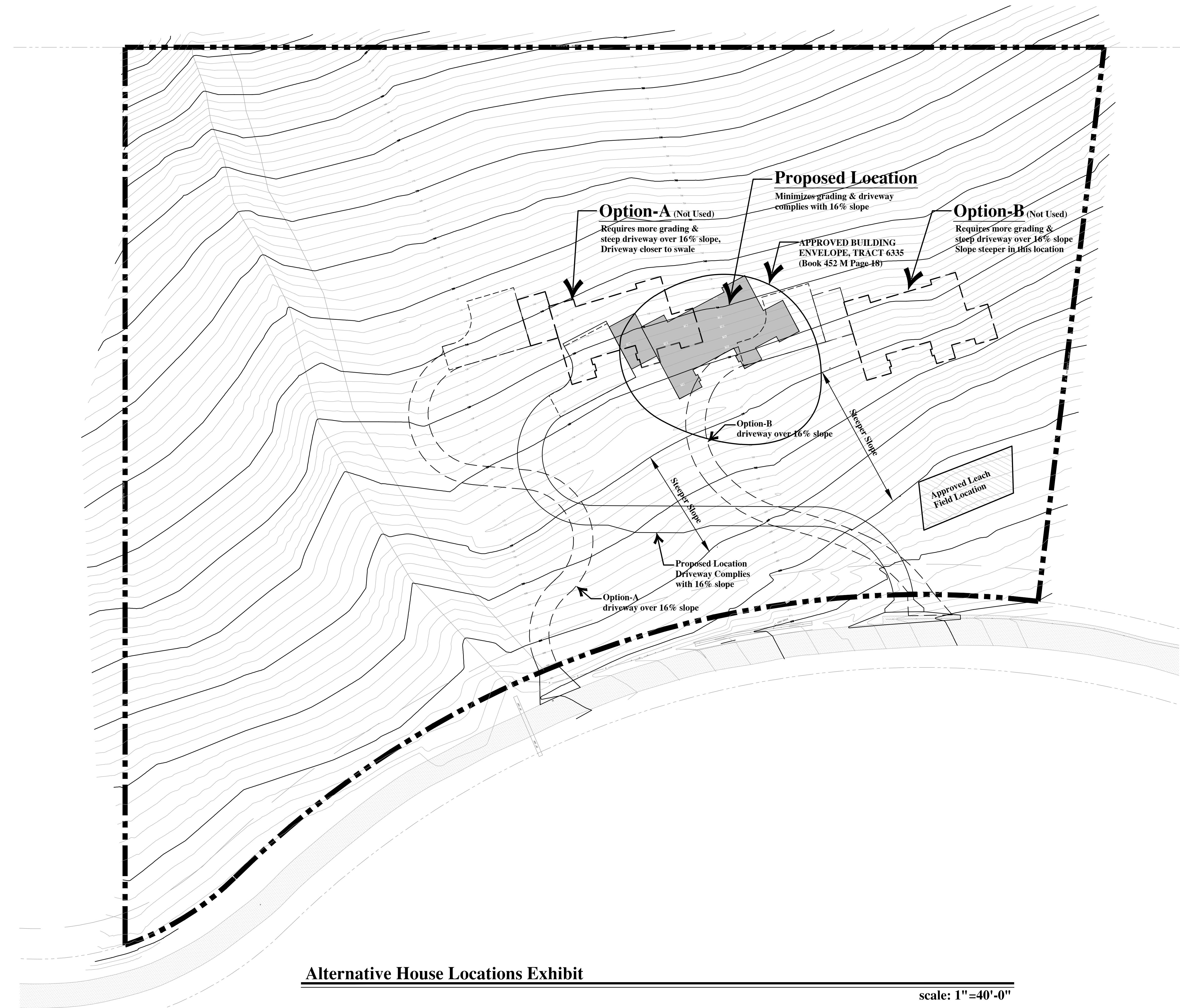
DATE	Feb 03, 2020
SCALE	As Noted
PROJECT MANAGER	S. Stotter
DRAWN	MAW
JOB NO.	1601
SHEET	



## Site Plan

scale: 1"=40'-0"

- AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO STORY FAMILY DWELLINGS, AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.



# Alternative House Locations Exhibit

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**scale: 1"=40'-0"**



# A1.1

DATE  
Feb 03, 2020  
SCALE  
As Noted  
PROJECT MANAGER  
S. Stotler  
DRAWN  
MAW  
JOB NO.  
1601  
SHEET

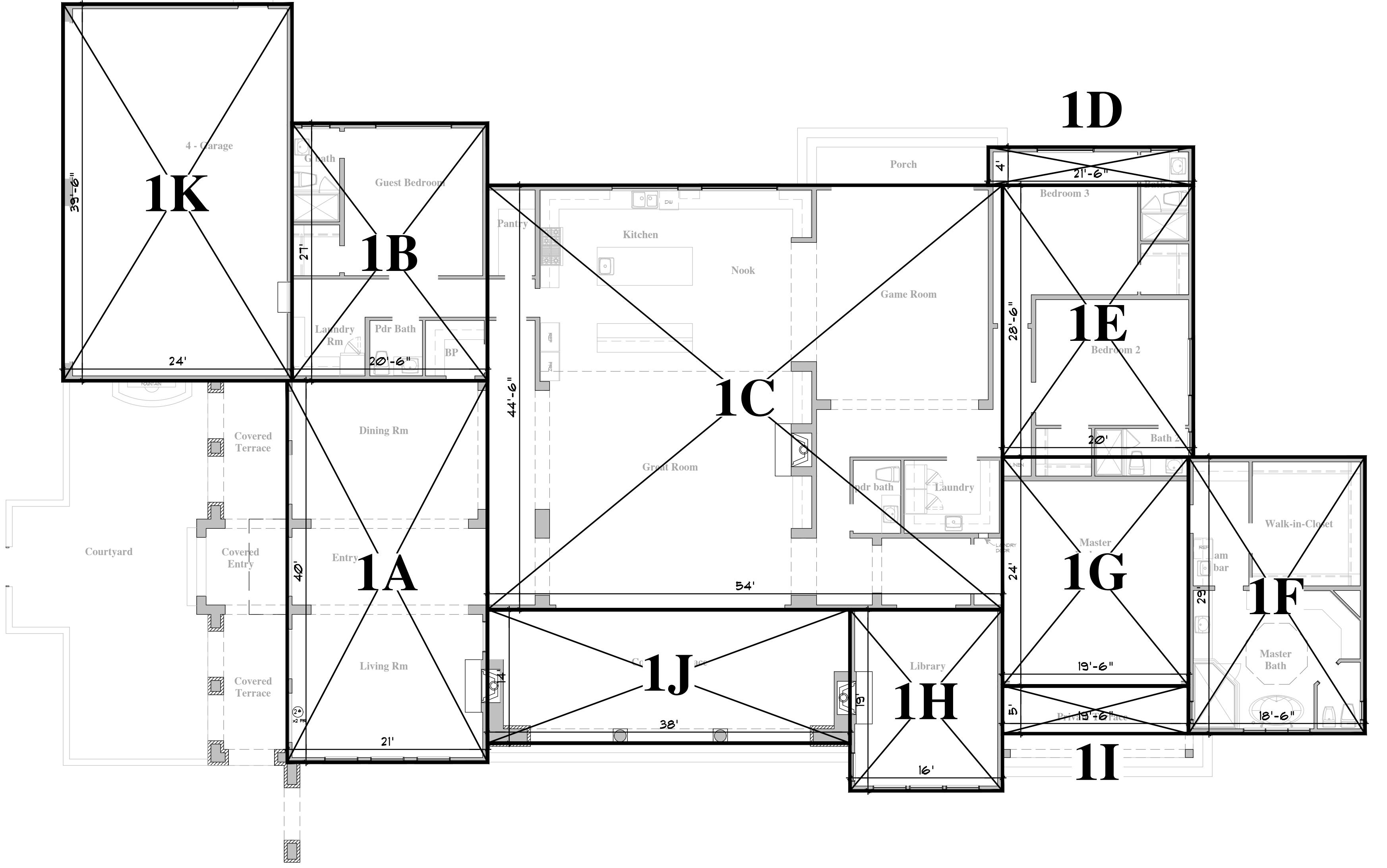
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL LITIGATION FOR WHICH THEY WERE PREPARED AND NOT FOR PUBLICATION THEREAFTER. NO PART OF THE PLANS AND SPECIFICATIONS IS PROTECTED BY CLOTHESLINE RIGHTS. IN THE EVENT OF A BREACH OF CONFIDENTIALITY, THE PLANS AND SPECIFICATIONS REMAINS THE PROPERTY OF THE DESIGNER. THE DESIGNER RESERVES THE RIGHT TO TAKE ANY AND ALL NECESSARY ACTION TO ENFORCE THESE RIGHTS, INCLUDING BUT NOT LIMITED TO AN ACTION FOR INFRINGEMENT OF TRADE SECRETS AND TRADE DRESS. THE DESIGNER MAY ALSO SUE FOR PUNITIVE DAMAGES. THE DESIGNER'S EXCLUSIVE REMEDY FOR ANY BREACH OF CONFIDENTIALITY SHALL BE THE INJUNCTIVE RELIEF PROVIDED FOR IN THIS AGREEMENT. THE DESIGNER'S EXCLUSIVE REMEDY FOR ANY BREACH OF CONFIDENTIALITY SHALL BE THE INJUNCTIVE RELIEF PROVIDED FOR IN THIS AGREEMENT.

REVISIONS


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JOB TITLE: Private Residence  
JOB ADDRESS: 2557 Butch Drive Gilroy, California 95020

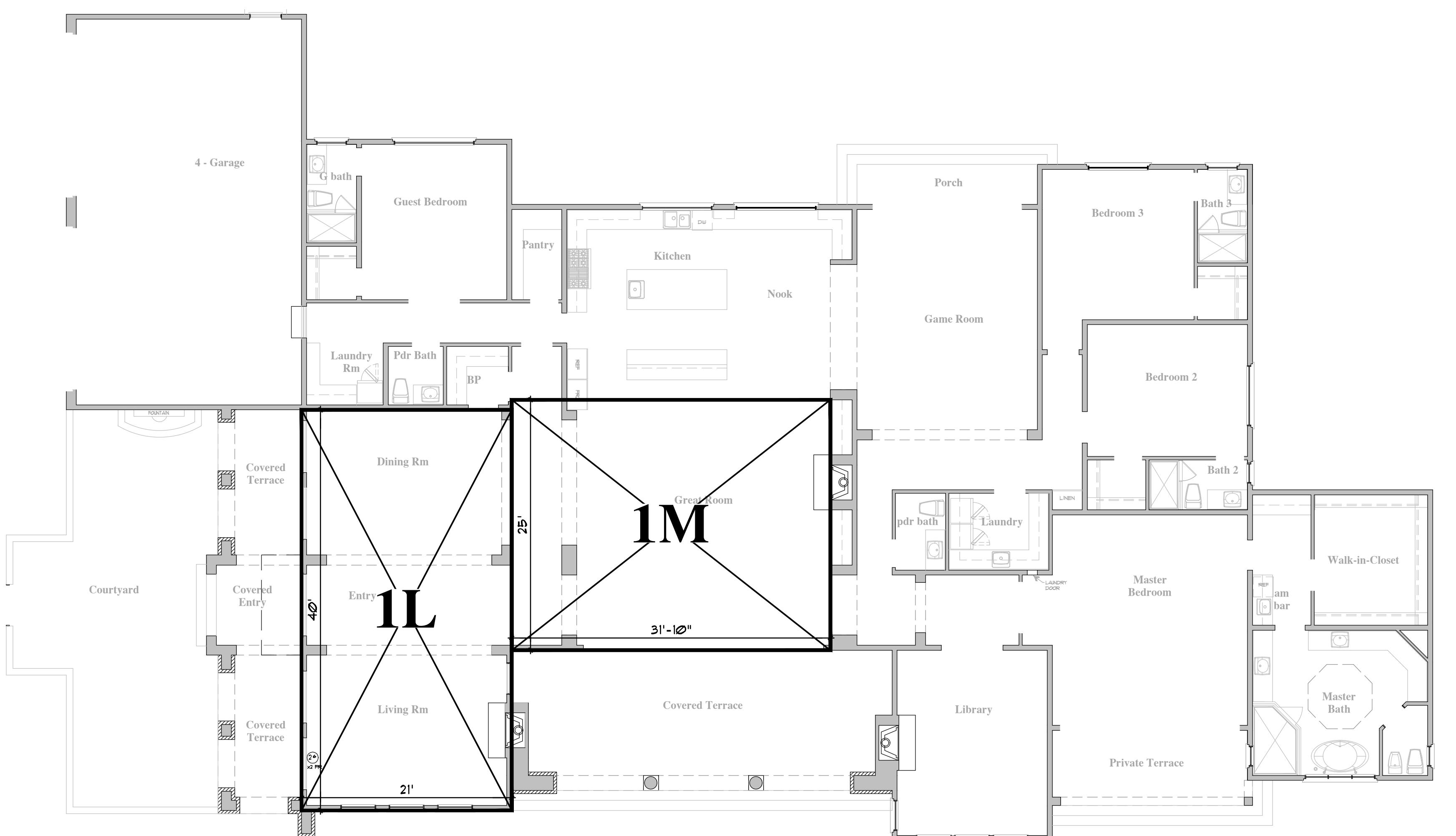
DATE: Feb 03, 2020  
SCALE: 1/8" = 1'-0"  
PROJECT MANAGER: S. Stotter  
DRAWN: Maw  
JOB NO.: 1601  
SHEET:

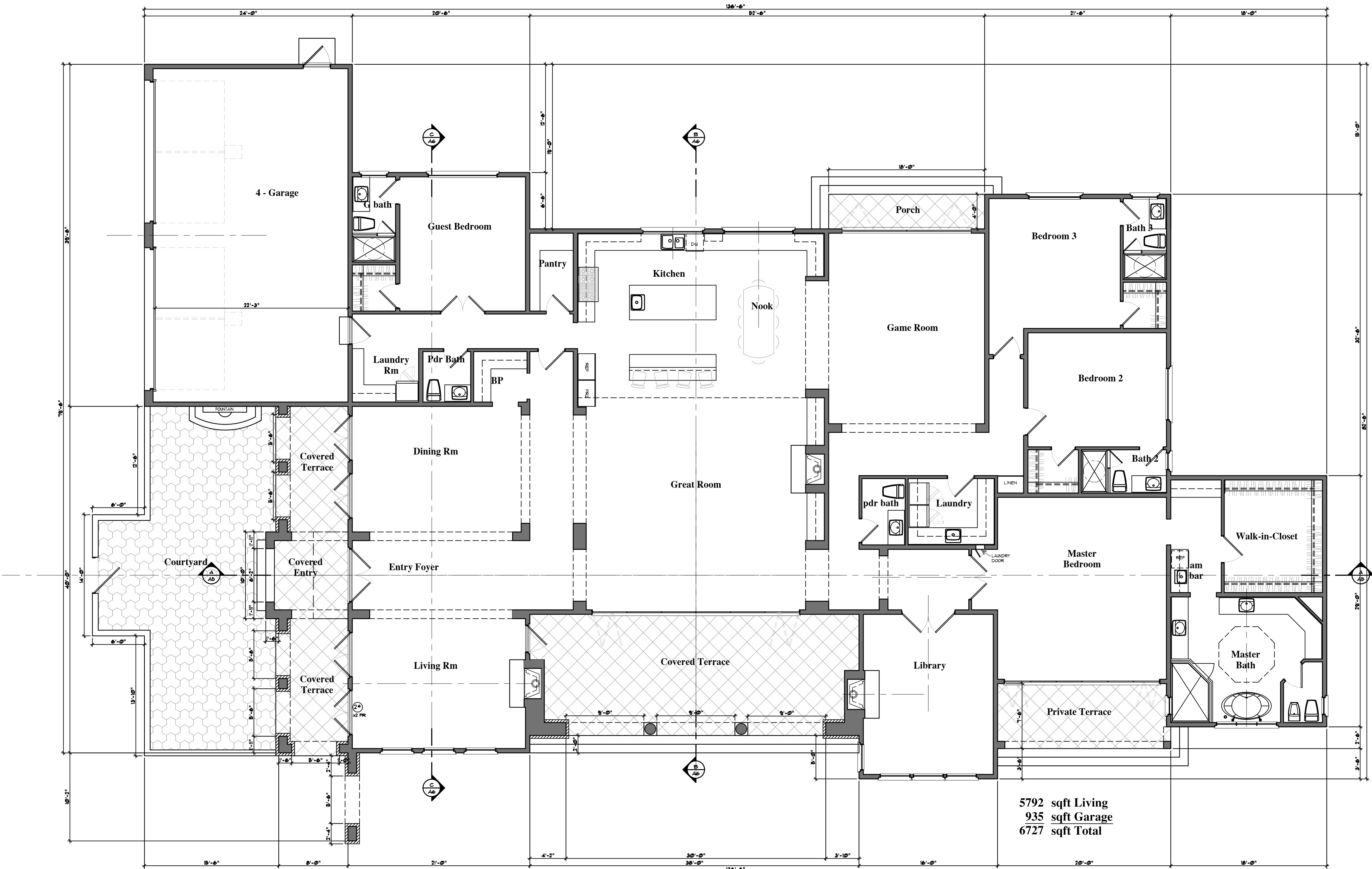
FAR



## Floor Area Ratio Calculations

Section	Dimensions	Area (sf.ft.)
<b>Living Area</b>		
1A	21'-0" x 40'-0"	840
1B	20'-6" x 27'-0"	554
1C	54'-0" x 44'-6"	2403
1D	21'-6" x 4'-0"	86
1E	20'-0" x 28'-6"	570
1F	18'-6" x 29'-0"	536
1G	19'-6" x 24'-0"	468
1H	16'-0" x 19'-0"	304
<b>Subtotal</b>		<b>5761</b>
<b>Space Above 15' Area</b>		
1L - Space abv Living / Dining	21'-0" x 40'-0"	840
1M - Space abv Great rm	31'-10" x 25'-0"	796
-	-	0
<b>Subtotal</b>		<b>1636</b>
<b>Non-Living Area</b>		
1I - Covered Terrace	19'-6" x 5'-0"	97
1J - Covered Terrace	38'-0" x 14'-0"	532
1K - Garage	24'-0" x 39'-6"	948
<b>Subtotal</b>		<b>1577</b>
<b>Total Proposed FAR</b>		<b>8974</b>





**Floor Plan**

scale: 3/16"=1'-0"

• AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO STORY FAMILY DWELLINGS, AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.

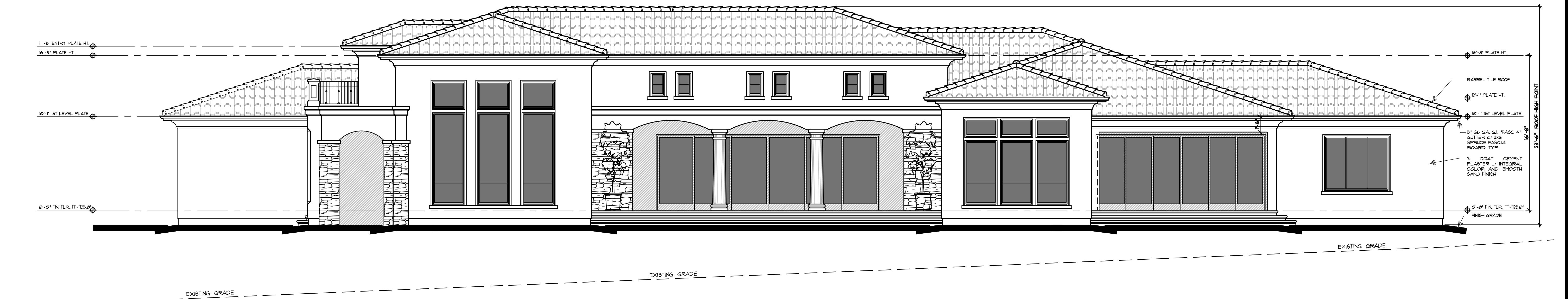




## **Exterior Elevation - Front**

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**scale: 3/16"=1'-0"**



## **Exterior Elevation - Right Side**

**scale: 3/16"=1'-0"**

PAINT COLOR 'LRY' NOT TO EXCEED 45



A3

DATE	Feb 03, 2020
SCALE	As Noted
PROJECT MANAGER	S. Stotler
DRAWN	Maw
JOB NO.	1601
SHEET	

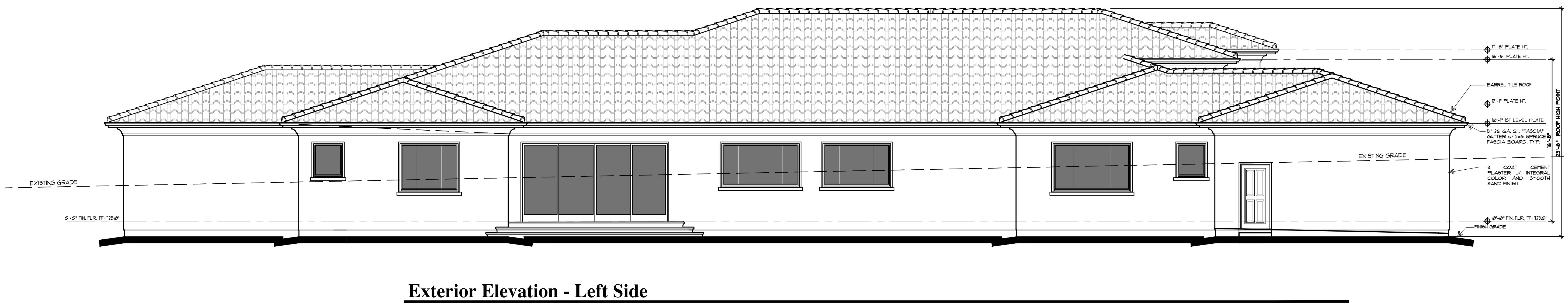
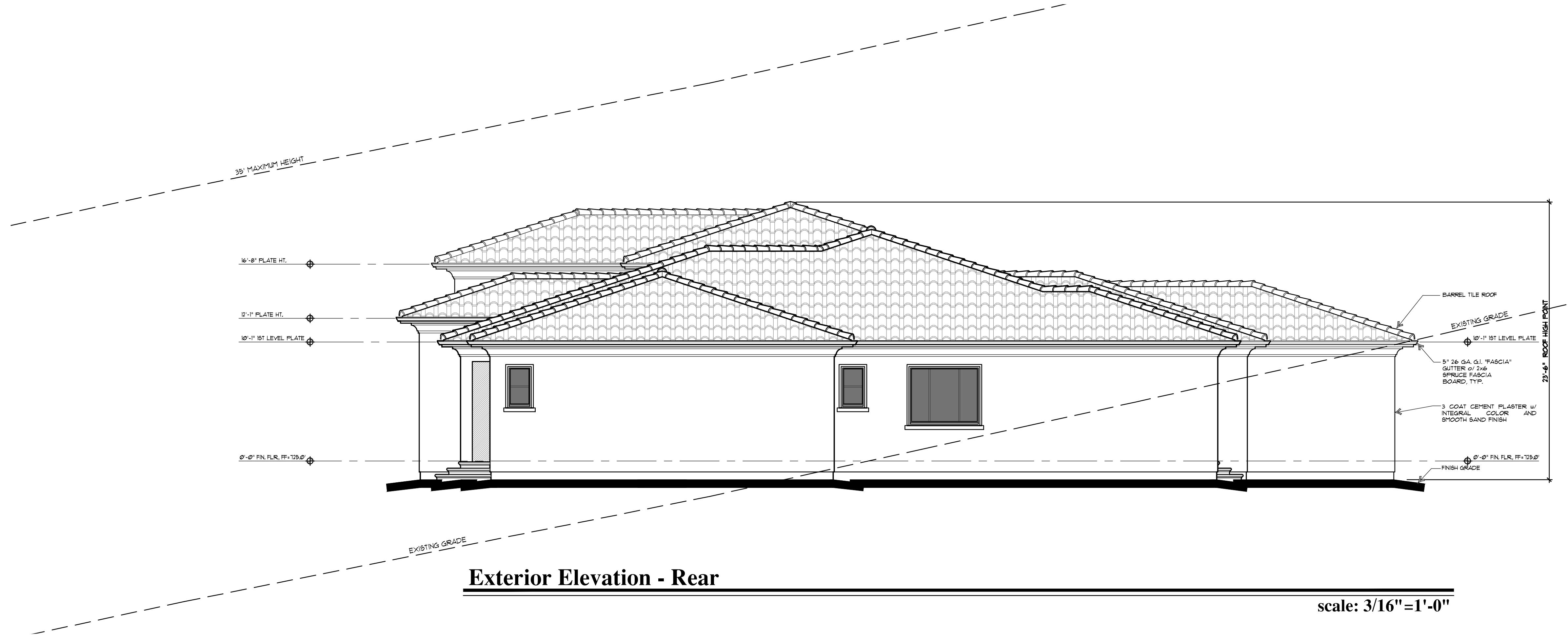
WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SCALED DIMENSIONS SHALL BE VERIFIED ON THE SITE. PRIVATE PLATE EVIDENCE OF SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE FORWARDED TO THE ATTENT ON THE DISCREPANCY WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. ANY METHOD OF PUBLICATION BY ANY MEANS OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. RESTRICTED TO DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.

REVISIONS

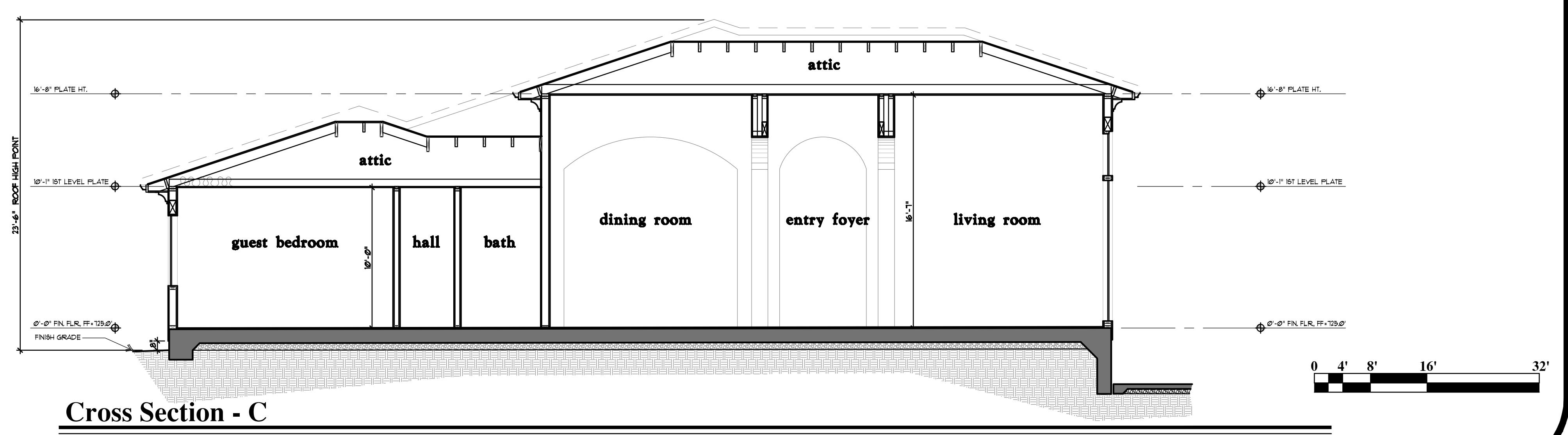
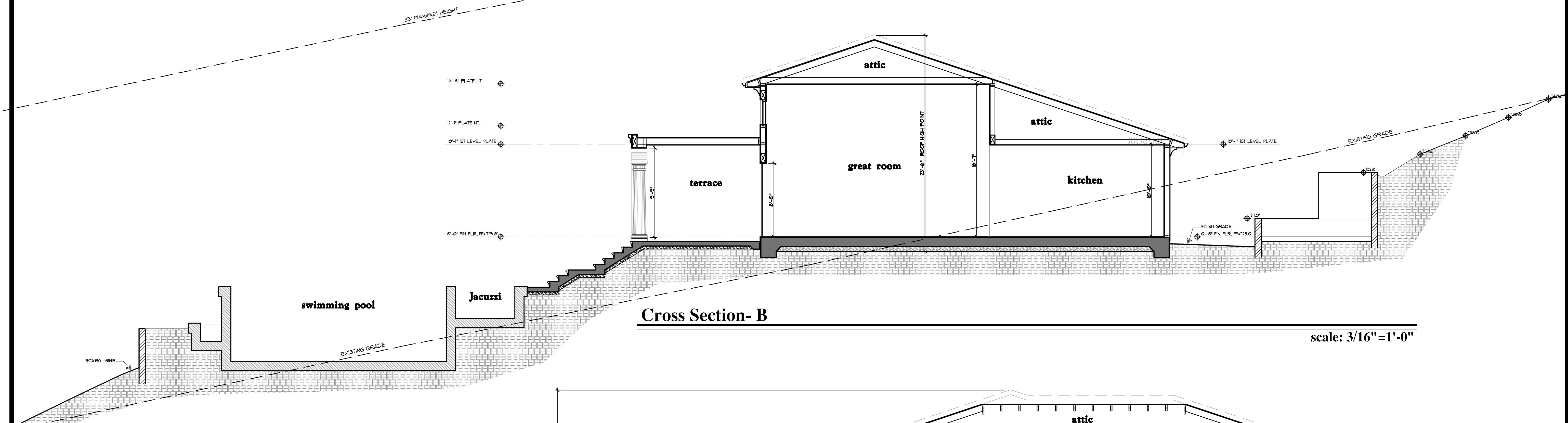
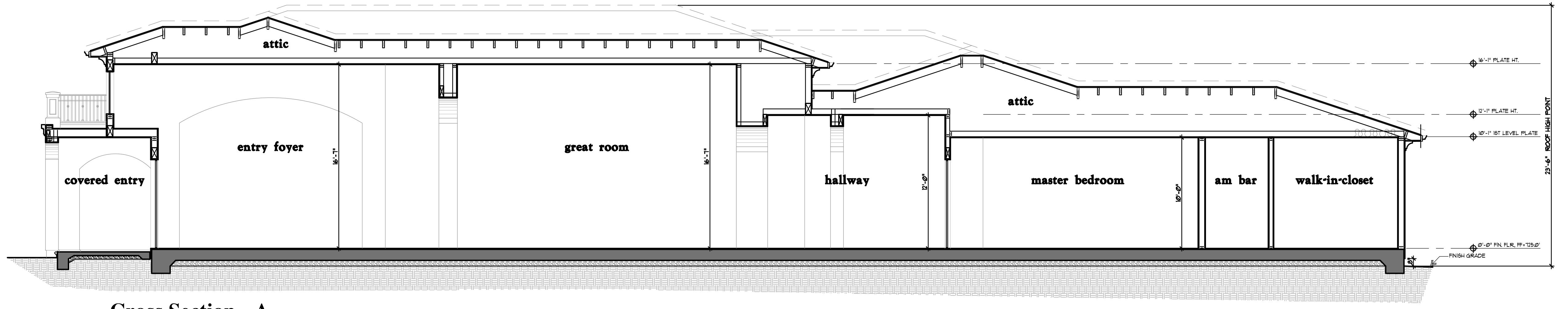
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JOB TITLE	Private Residence
JOB ADDRESS	2557 Butch Drive Gilroy, California 95020

DATE  
**Feb 03, 2020**  
SCALE  
**As Noted**  
PROJECT MANAGER  
**S. Stotter**  
DRAWN  
**Maw**  
JOB NO.  
**1601**  
SHEET

**A4**



0' 4' 8' 16' 32'



DRAWING TITLE: Cross Sections  
JOB TITLE:  
JOB ADDRESS: 2557 Butch Drive  
Private Residence  
Gilroy, California 95020

DATE: Feb 03, 2020  
SCALE: As Noted  
PROJECT MANAGER: S. Stotter  
DRAWN: Maw  
JOB NO.: 1601  
SHEET:

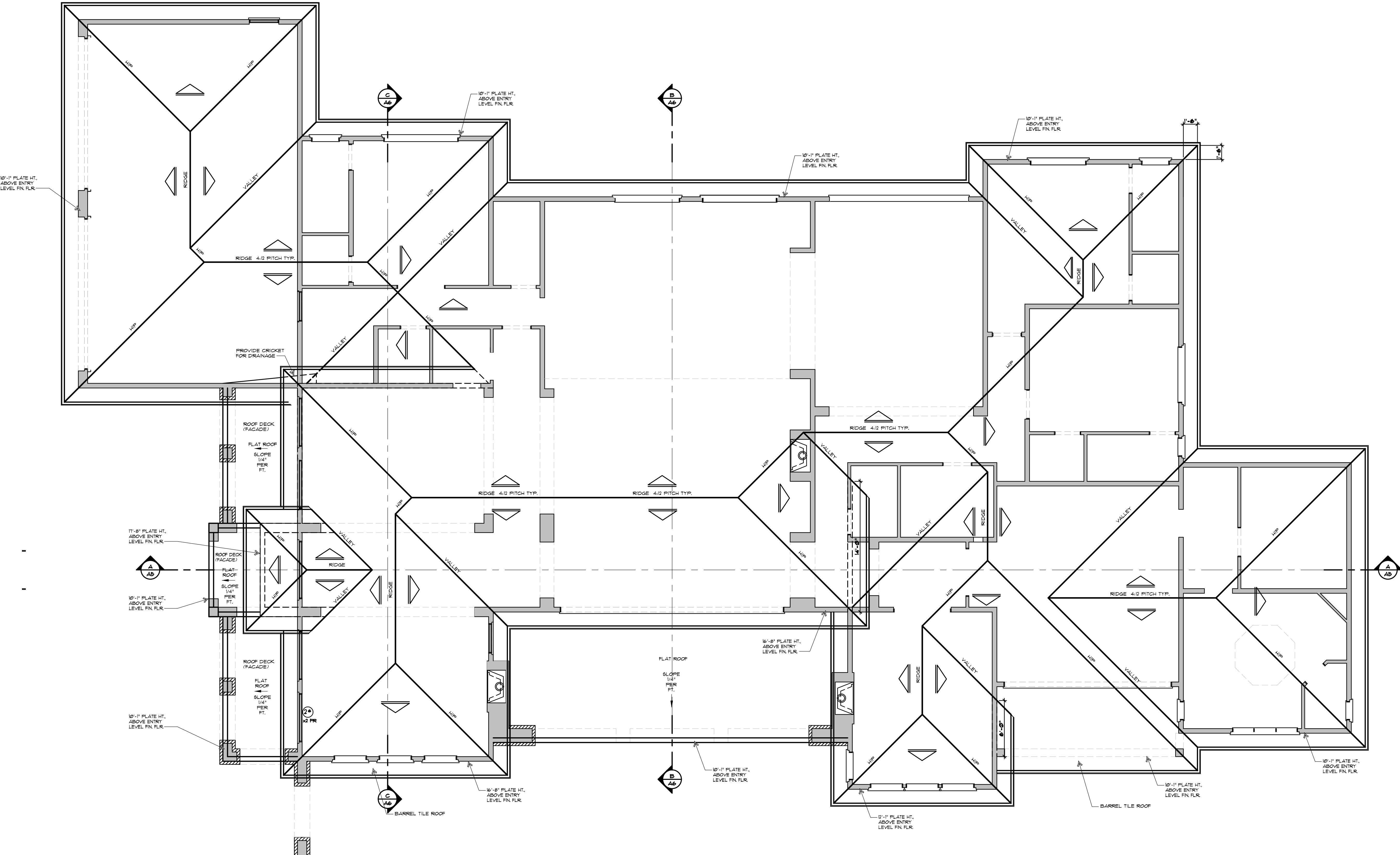
WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SCALED DIMENSIONS SHALL BE VERIFIED ON THE SITE. THE SPECIFICATIONS SHALL BE CONSIDERED PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE FORWARDED TO THE ATTENT ON THE DISCREPANCY WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. THE DESIGNER SHALL BE NOTIFIED OF ANY REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART. IT IS PROHIBITED TO MAKE COPIES OF THESE PLANS AND SPECIFICATIONS REMAINING WITH THE DESIGNER RESTRICTED TO DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.

REVISIONS
-----------

DRAWING TITLE	Roof Plan
JOB TITLE	Private Residence
JOB ADDRESS	2557 Butch Drive Gilroy, California 95020

DATE  
**Feb 03, 2020**  
SCALE  
**As Noted**  
PROJECT MANAGER  
**S. Stotter**  
DRAWN  
**Maw**  
JOB NO.  
**1601**  
SHEET

**A6**

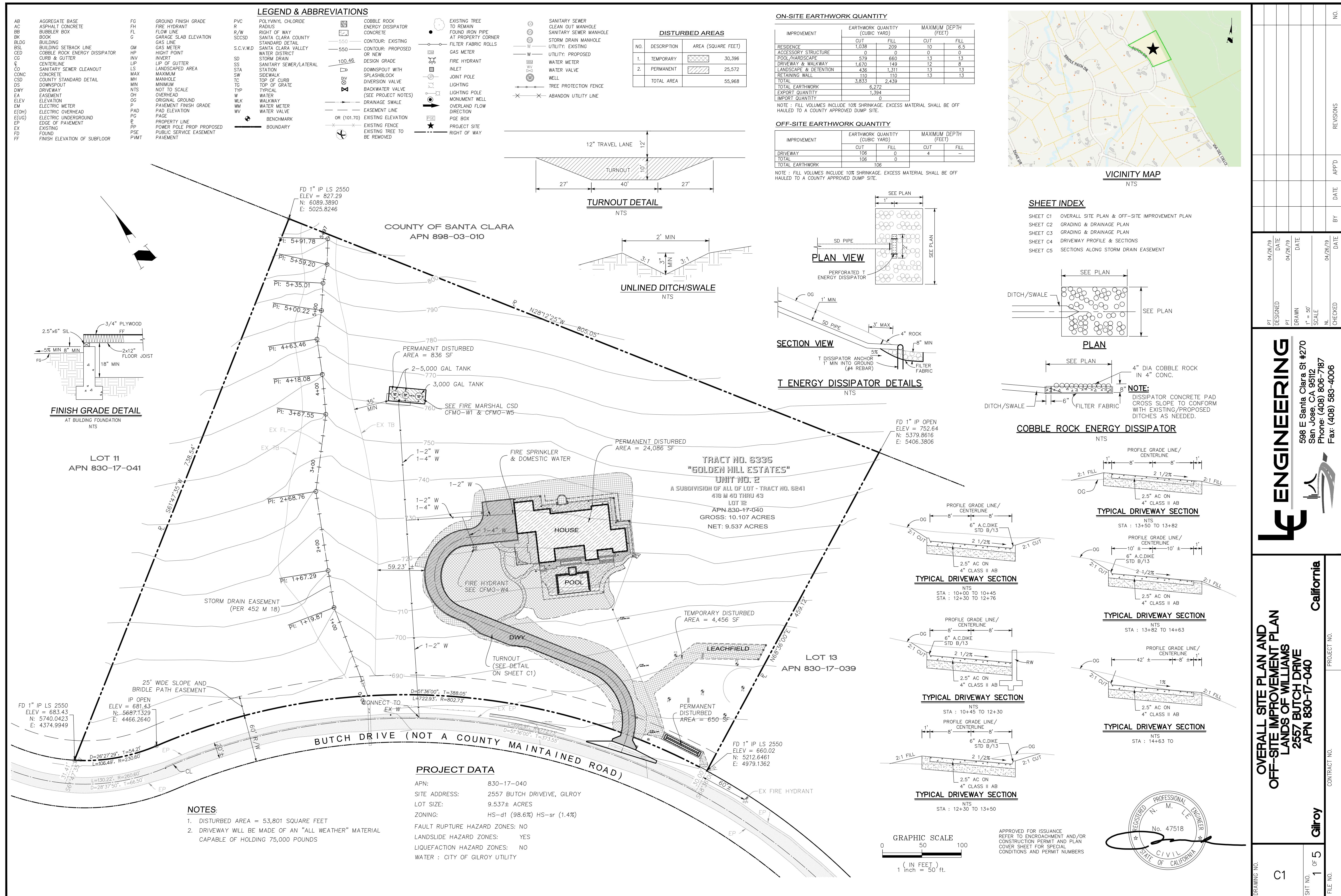


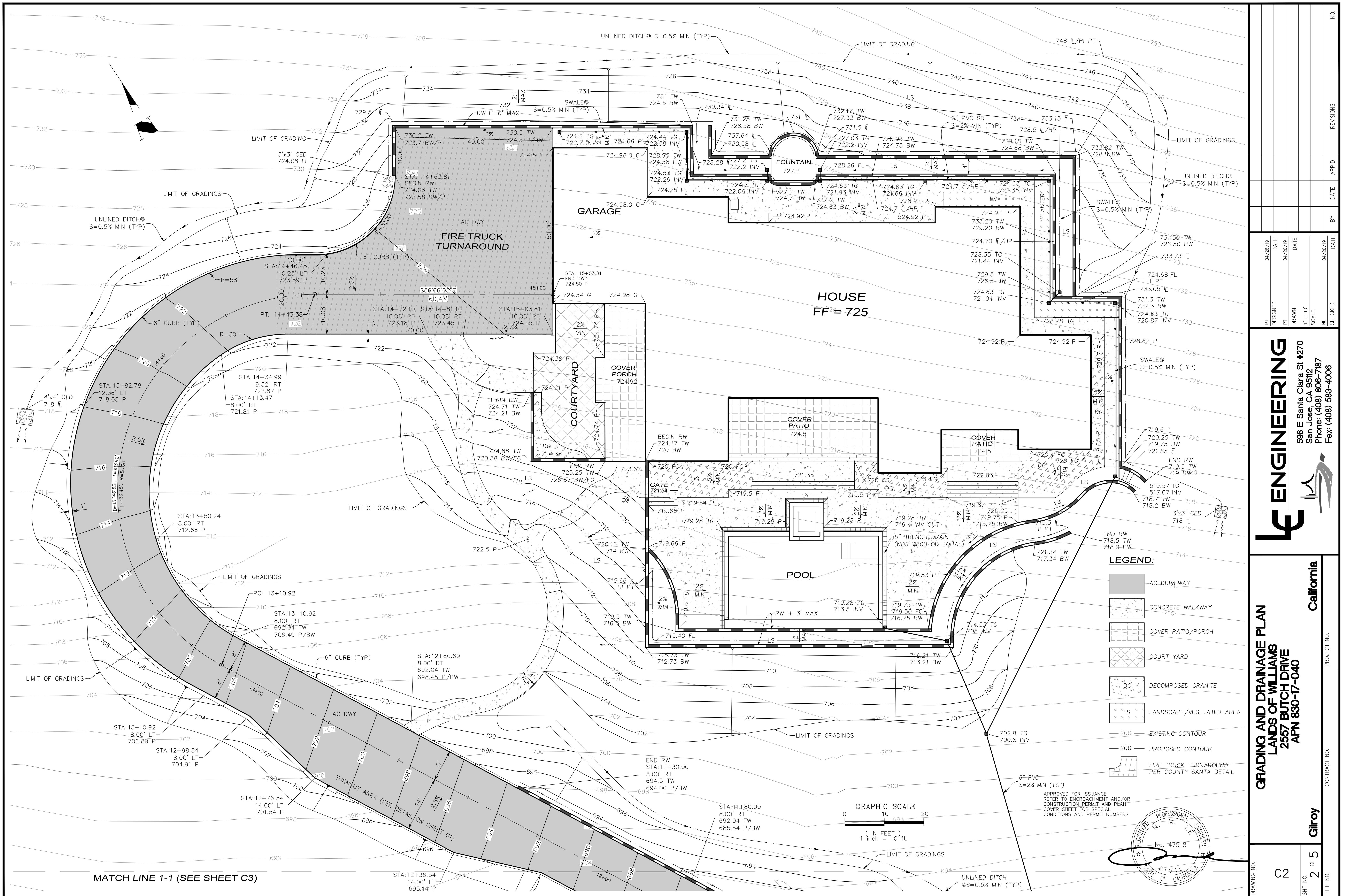
**Roof Plan**

scale: 3/16"=1'-0"

ROOFING: 2 PIECE CLAY BARREL TILE ROOF, 3 COLOR BLEND, CLASS "A" MFG'D BY REDLAND OR EQUAL, ASTM C161, ASTM B108, INSTALL PER MFG'S SPEC'S "BOOGST" AT EAVE ENDS & HIPS, MORTAR ALL HIPS AND RIDGES, TYPICAL, OVER CLASS "A" UNDERLayment

0 4' 8' 16' 32'

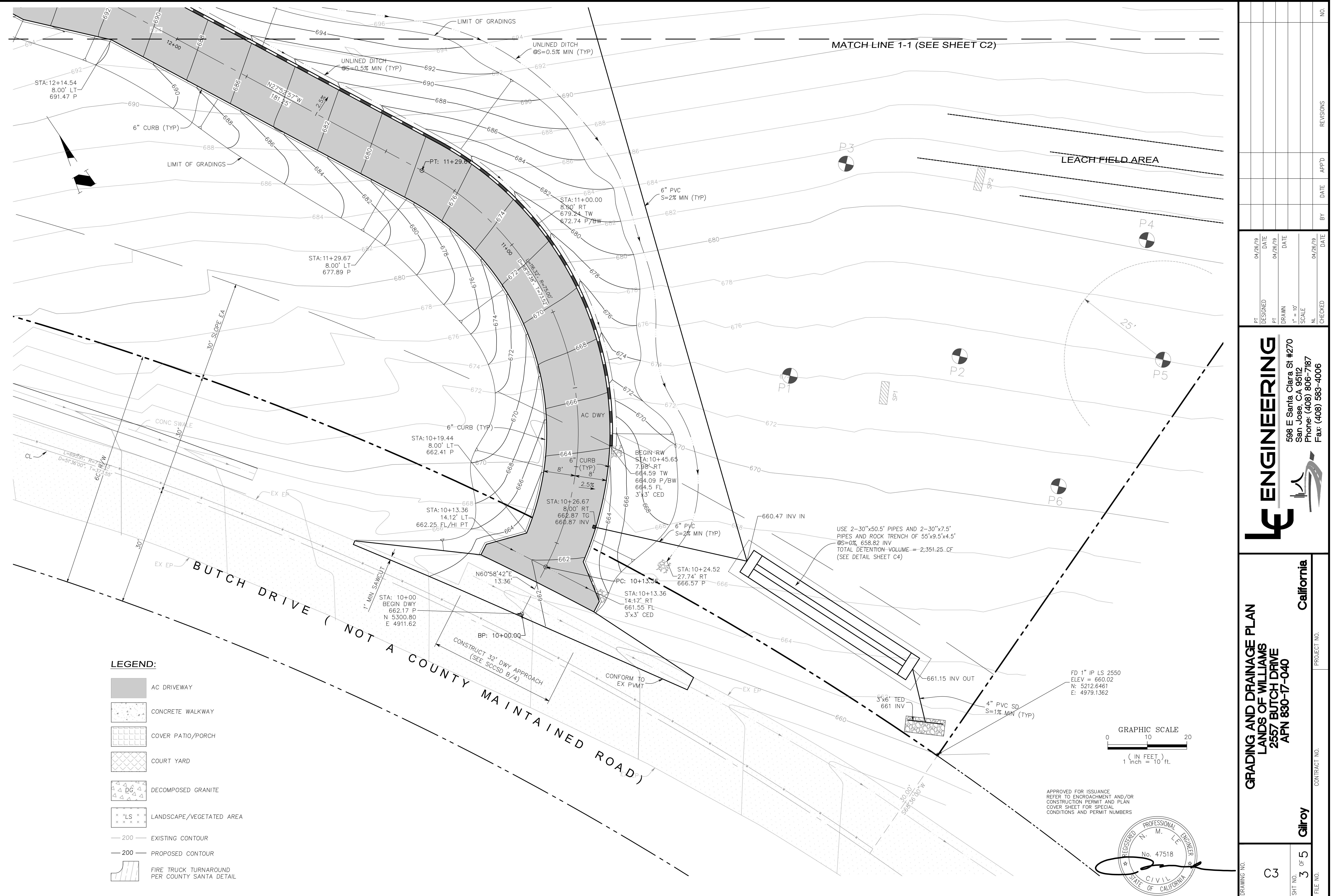




APPLICANT : WILLIAMS

ROAD NAME : BUTCH DRIVE

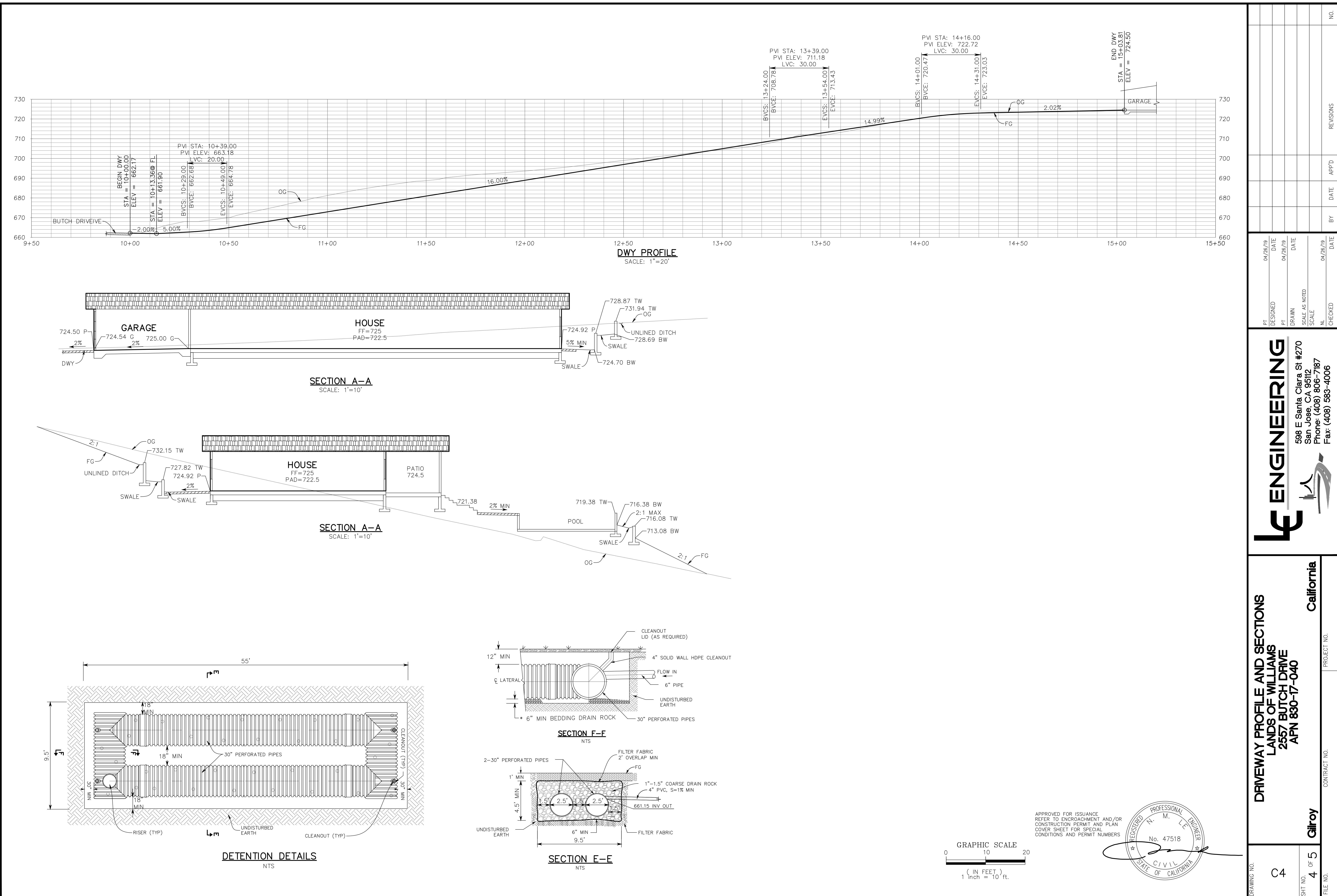
FILE NO.

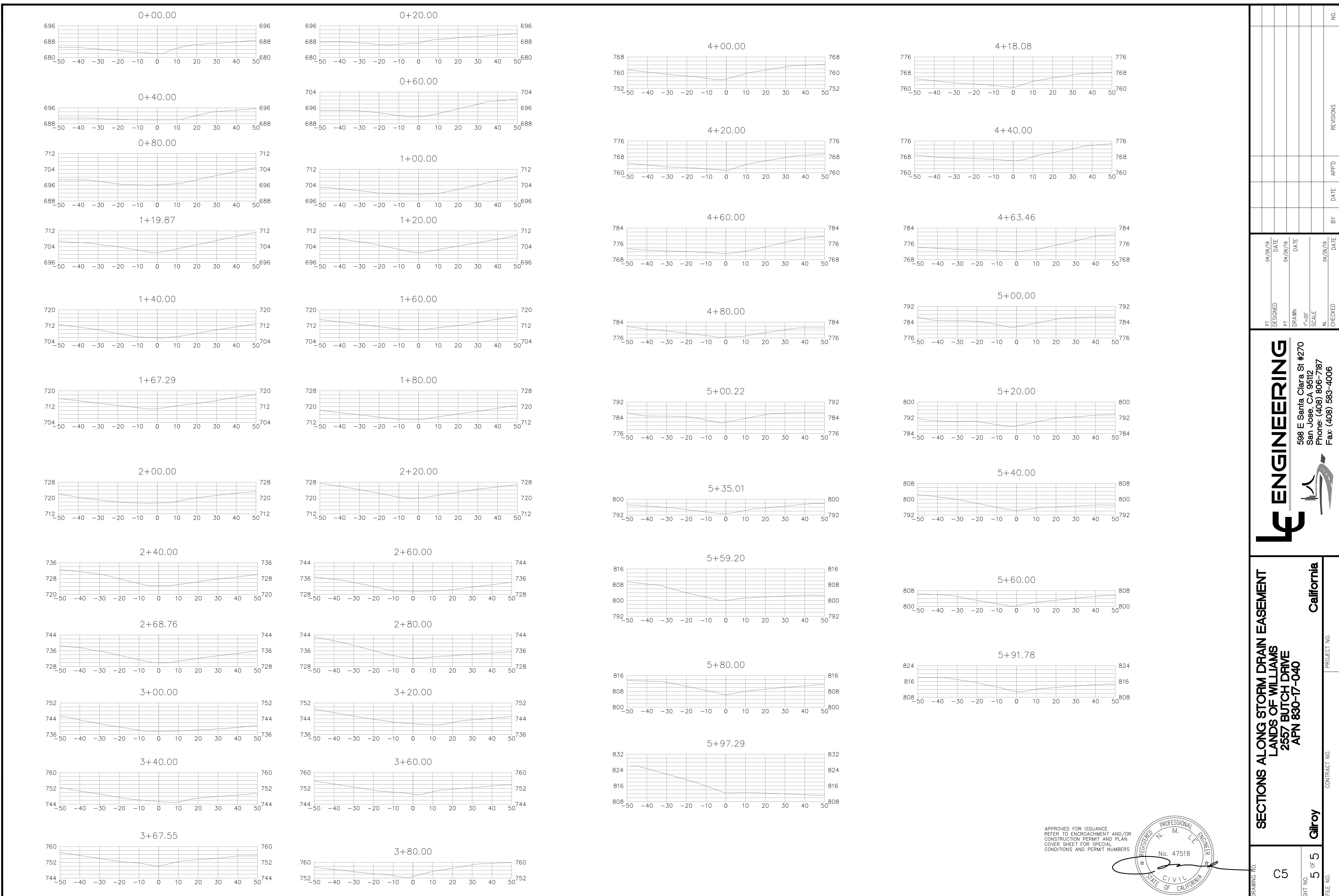


APPLICANT : WILLIAMS

ROAD NAME : BUTCH DRIVE

FILE NO.

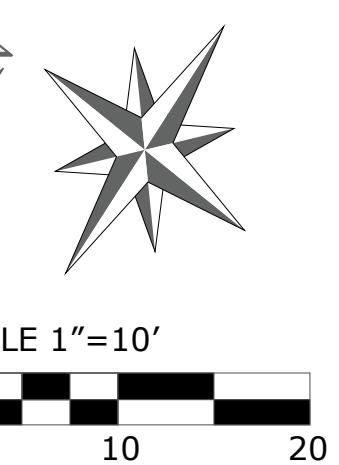
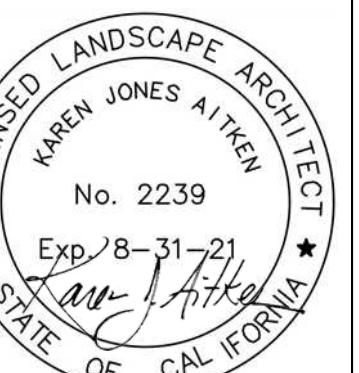




REVISIONS BY

AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS8262 Rancho Real Gilroy Ca. 95020  
(408) 842-0245  
Calif. Reg#2239  
aitkenassociates@gmail.comWILLIAMS RESIDENCE  
2557 Butch Dr Gilroy, CA

## IRRIGATION PLAN

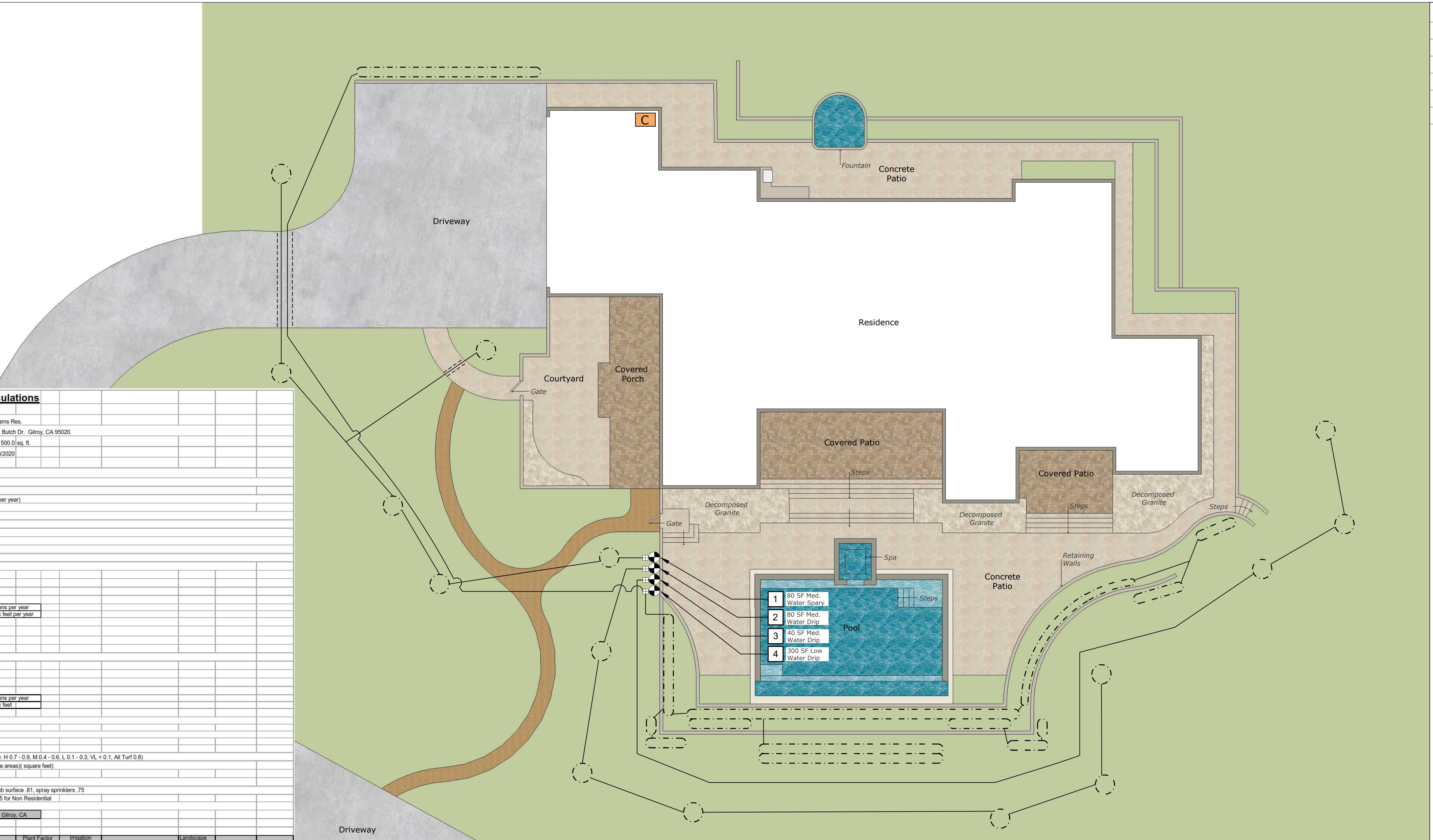
SCALE 1"=10'  
0 10 20

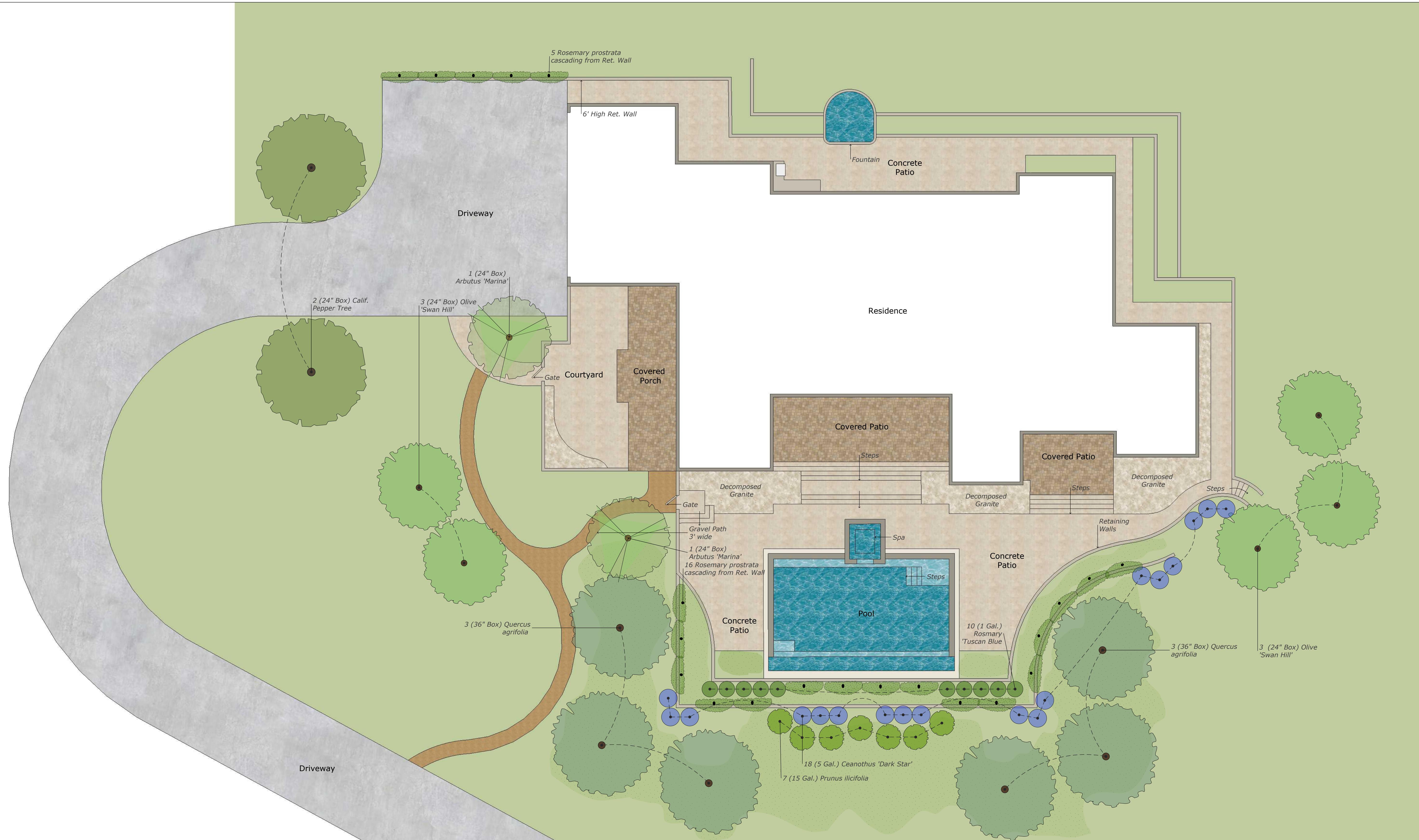
L-1

IRRIGATION KEY						
— - - - -	Main Line	SCH 40 2"				
— - - - -	Sleeves	SCH 40 4" or contractor to locate and use existing if possible				
— — — — —	Lateral Line	SCH 40 1"				
— - - - -	Drip Line:	Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.				
— - - - -	Rainbird Drip Valve	XCS-100-PRF				
— - - - -	Rainbird Controller	22 station ESP-Me				
C	Rainbird Controller 22 station ESP-Me					* NOTES (E) = Existing



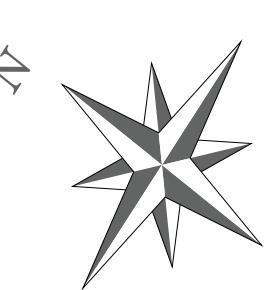
MAWA EPPT and ETWU Calculations							
Project Name: Williams Res.							
Project Location: 2557 Butch Dr. Gilroy, CA 95020							
Total Landscape Area: 500.0 sq. ft.							
Date: 1/8/2020							
<b>MAWA CALCULATION</b>							
MAWA = $Eto \cdot 0.62 / (0.55 \cdot LA) + (1 - ETAF) \cdot SLA)$							
MAWA = Maximum Applied Water Allowance (gallons per year)							
Eto = Reference Evapotranspiration (inches per year)							
0.62 = Conversion Factor (to gallons)							
0.55 = ET Adjustment Factor (ETAF)							
LA = Landscape Area including SLA (square feet)							
0.45 = Additional Water Allowance for SLA							
SLA = Special Landscape Area (square feet)							
Eto = 43.6	Conversion	0.62					
ETAF	0.55						
LA = 500							
SLA = 0							
MAWA = 7,433.8 gallons per year							
MAWA with EPPT							
MAWA = $Eto \cdot Eppt \cdot 0.62 / (0.55 \cdot LA) + (1 - ETAF) \cdot SLA)$							
Eppt = 25% of Annual precipitation							
Eto = 43.6	Eppt	4.75					
ETAF = 0.55							
LA = 500							
SLA = 0							
MAWA w/ EPPT = 6,648.0 gallons per year							
<b>ETWU CALCULATION</b>							
ETWU = $(Eto \cdot 0.62) / (PF \cdot IE \cdot LA)$							
ETWU = Estimated Total Water Use Per Year (gallons)							
Eto = Reference Evapotranspiration							
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)							
LA = Landscape Area (High, Medium, and Low water use areas) (square feet)							
SLA = Special Landscape Area							
0.62 = Conversion Factor							
IE = Irrigation Efficiency (drip spray and bubblers, .81, sub surface, .81, spray sprinklers, .75)							
ET Adjustment Factor (ETAF) = .55 for Residential and .45 for Non Residential							
Reference Evapotranspiration (Eto) 43.6 Gilroy, CA							
<b>REGULAR LANDSCAPE AREAS</b>							
Hydrozone #/Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
1) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	80.0	39.5	1,067.9
2) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	80.0	39.5	1,067.9
3) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	40.0	19.8	534.0
4) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	300.0	111.1	3,003.6
	Total sf ft.	Totals			500.0	209.9	5,673.4
<b>SPECIAL LANDSCAPE AREAS</b>							
Hydrozone #/Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
					ETWU TOTAL	5,673.4	
					MAWA	7,433.8	
<b>ETAF CALCULATIONS</b>							
Regular Landscape Areas							
Total ETAF x Area	209.9						
Total Area	500.0						
Average ETAF	0.42						
Special Landscape Areas							
Total ETAF x Area	209.9						
Total Area	500.0						
Sitewide ETAF	0.4						
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.							





PLANT LEGEND				
Botanical	Common	Quantity	Size	Water
<b>Tree</b>				
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	2	24" Box	Low
<i>Olea europaea 'Swan Hill'</i>	Swan Hill Fruitless Olive	5	24" Box	Very Low, Medium
<i>Quercus agrifolia</i>	Coast Live Oak	6	36" Box	Very Low, Low
<i>Schinus molle</i>	California Pepper	2	24" Box	Very Low
<b>Shrub</b>				
<i>Ceanothus 'Dark Star'</i>	Dark Star Ceanothus	18	5 Gallon	Low
<i>Prunus ilicifolia ssp. <i>ilicifolia</i></i>	Hollyleaf Cherry	7	15 Gallon	Low
<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	21	5 Gallon	Very Low, Extra in Summer
<i>Rosmarinus officinalis 'Tuscan Blue'</i>	Tuscan Blue Upright Rosemary	10	1 Gallon	Very Low, Extra in Summer

TREE CANOPY GROWTH RATE							
Qty	Size	Botanical Name	Common Name	Height & Width at Planting	Height & Width in 5 Years	Height & Width in 10 Years	Height & Width at Maturity
<b>TREES</b>							
2	24" Box	<i>Arbutus 'Marina'</i>	Strawberry Tree	7'-8" x 16' - 24"	13' x 7'	18' x 12'	12'-25' x 20'-25'
5	24" Box	<i>Olea europaea 'Swan Hill'</i>	Swan Hill Fruitless Olive	4'5"-6' x 3'-4"	10'-12' x 8'-10'	18'-20' x 16'-18'	<25' x <25'
6	36" Box	<i>Quercus agrifolia 'Natural Form'</i>	Coast Live Oak	7'-8' x 15'-2'5"	19' x 10'5"	30' x 17'5"	20'-70' x 20'-70'
2	24" Box	<i>Schinus molle</i>	California Pepper	8'-9' x 2'-3"	16'-18' x 18'-20'	28'-33' x 30'-35"	25'-40' x 25'-40'



SCALE 1"=10'  
0 10 20

\* NOTES (E) = Existing

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.



DATE 01-31-20

SCALE 1"=10'-0"

DRAWN AD & IN

JOB WILLIAMS

L-2

REVISIONS BY



AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg#2239 (408) 842-0245  
aitkenassociates@gmail.com

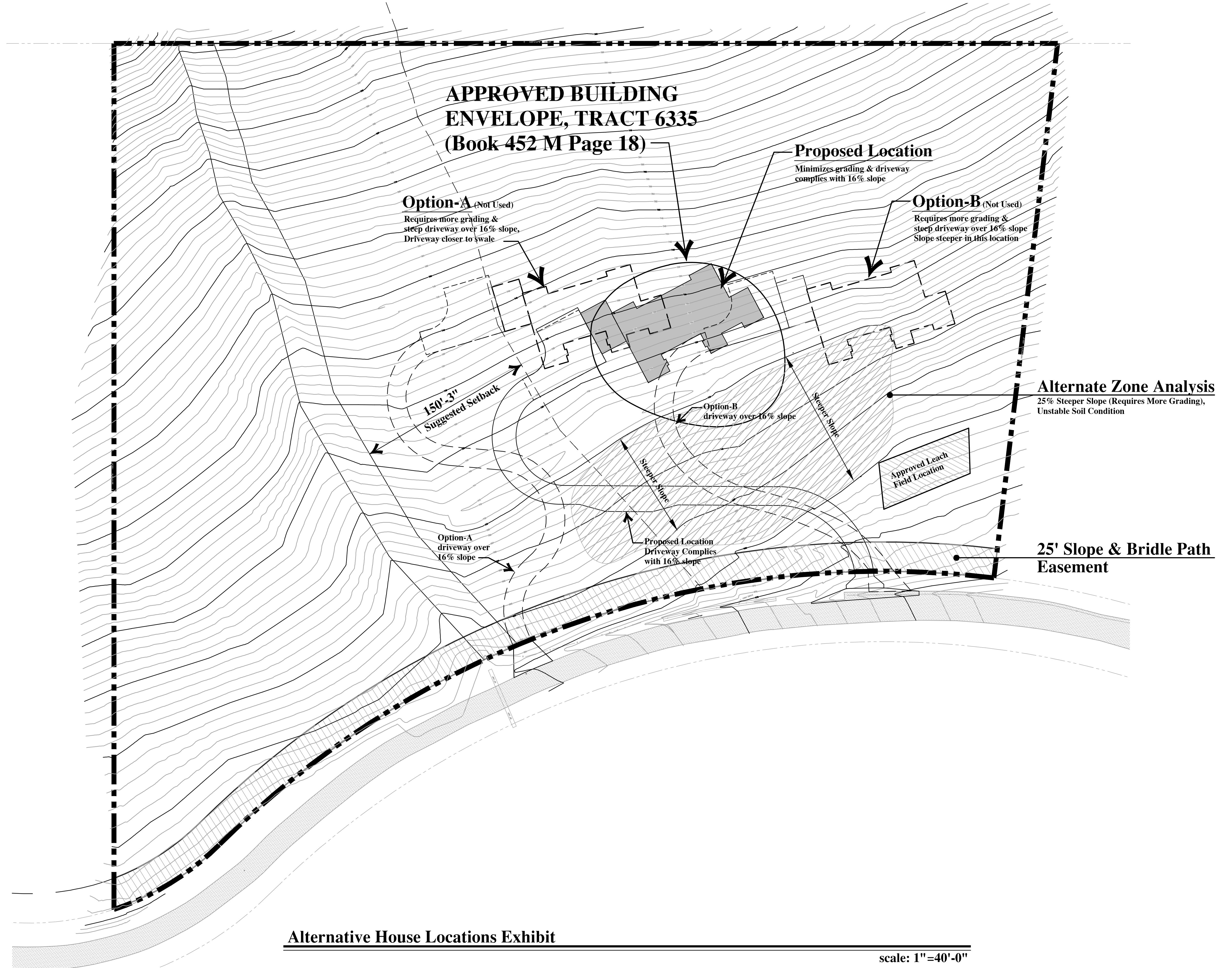
VILLIAMS RESIDENCE  
2557 Butch Dr Gilroy, CA  
LANDSCAPE PLAN

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REVISIONS	Submit Planning Review	02-03-20

DRAWING TITLE	Alternative House Locations Exhibit
JOB TITLE	Private Residence
JOB ADDRESS	2557 Butch Drive Gilroy, California 95020

DATE  
Apr 14, 2020  
SCALE  
As Noted  
PROJECT MANAGER  
S. Stotter  
DRAWN  
MAW  
JOB NO.  
1601  
SHEET



# **Attachment E**

Proposed Color Board

2557 Butch Drive  
Gilroy, Calif. 95020

PLN17-11123

Project Address  
830-17-040

Project File Number

APN

## **Color/Materials Board\***

### **Roof**

Redland - 2-piece barrel tile, 3-color 'El Camino' blend



Manufacture & Material LRV=35  
Product Name, Number

### **Door & Window Frames, Railings**

Metal - dark anodized LRV=10



Manufacture / Number  
Color Name, LRV

### **Trim**

Dunn/Edwards - #DEC719 - Coral Clay - LRV=42



Manufacture / Number  
Color Name, LRV

### **Exterior Walls**

Dunn/Edwards - #DEC719 - Coral Clay - LRV=42



Manufacture / Number  
Color Name, LRV

### **Architectural Accents (Ex. Stone Veneer)**

Natural Stone LRV=55



Manufacture / Number  
Color Name, LRV

### **Retaining Walls**

Conc with stucco finish, color same as Exterior Walls



Manufacture / Number LRV=42  
Color Name, LRV

\*This information shall also be provided on the elevation drawings in the plans.

# **Attachment F**

Public Comments

**From:** [Brent](#)  
**To:** [Tsuchimoto, Colleen](#)  
**Subject:** Re: [EXTERNAL] 2557 Butch Drive  
**Date:** Wednesday, August 19, 2020 10:07:28 AM

---

Thank you byes we looked at it only problem is location and height

The trees would not be in the right location or tall enough to enable back yard privacy

We don't mind adding in some funds ideally the house forward in line with ours would be the best closer to the street but still several hundred feet set back

Or only concern is losing privacy asnit stands now they would look down on our house and direct line of site to our pool

Please keep us In the loop and thank you

Brent and Yolanda Roles

Sent from my iPhone

> On Aug 19, 2020, at 9:57 AM, Tsuchimoto, Colleen <Colleen.Tsuchimoto@pln.sccgov.org> wrote:

>

> Hello Brent,

> This project does require landscaping surrounding the home including many oak trees surrounding the home, and vines/shrubbery by the retaining walls for visual screening. See attached plans for reference (last page - page 17 is the proposed landscaping plan that will be discussed at the hearing). Please advise if you want your latest 2 emails inserted into the public comments exhibit for the staff report.

>

> Thanks,

> Colleen

>

> Colleen A. Tsuchimoto

> Senior Planner I Habitat Conservation Plan Program Manager

>

> Department of Planning and Development

> County of Santa Clara

> 70 W. Hedding Street I 7th Floor I East Wing

> San Jose I CA 95110

> Phone: (408) 299-5797

> Email: Colleen.Tsuchimoto@pln.sccgov.org

>

> Please consider the environment before printing this email.

> Please visit our website.

> Click here to look up unincorporated property zoning information.

>

>

> Please note that the Department is developing procedures to accept electronic submittals. Please check our website at

[https://urldefense.proofpoint.com/v2/url?u=https-3A-\\_www.sccgov.org\\_sites\\_dpd\\_Pages\\_DPD.aspx&d=DwIIFaQ&c=jIuf2QGe13CVwCCNhnHSyGX0TfHadH8sr2VwRkl7n8&r=UkOEgQ16VjwFZ8\\_3a2-KJSj74NIVefcMteawZTpjhdtACs2KGU7LQ8h-XajjezMb&m=oCV1f6ZqOtP4pc75DqSu-buO7aFG9CGljPkR51NxTs&s=1WuTz2MT3mbfJ7YSphizBltRVv1MCv8O4XaUaLIK2G8&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A-_www.sccgov.org_sites_dpd_Pages_DPD.aspx&d=DwIIFaQ&c=jIuf2QGe13CVwCCNhnHSyGX0TfHadH8sr2VwRkl7n8&r=UkOEgQ16VjwFZ8_3a2-KJSj74NIVefcMteawZTpjhdtACs2KGU7LQ8h-XajjezMb&m=oCV1f6ZqOtP4pc75DqSu-buO7aFG9CGljPkR51NxTs&s=1WuTz2MT3mbfJ7YSphizBltRVv1MCv8O4XaUaLIK2G8&e=) for updates.

>

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>

>

> -----Original Message-----

> From: Brent <brent@brlflooring.com>

> Sent: Wednesday, August 19, 2020 8:02 AM

> To: Tsuchimoto, Colleen <Colleen.Tsuchimoto@pln.sccgov.org>

> Subject: Re: [EXTERNAL] 2557 Butch Drive

>

> Thank you

>

> Maybe some tall trees are something but if they moved it forward like the rest of the homes it would not be a issue

>

> Much Regards

>

> Brent and Yolanda Roles

>

>

> Sent from my iPhone

>  
>> On Aug 19, 2020, at 7:25 AM, Tsuchimoto, Colleen <Colleen.Tsuchimoto@pln.sccgov.org> wrote:  
>>  
>> The Zoning Administration Hearing Officer will be making the decision of approval or denial of the project. Appeal hearing body for anyone not agreeing with the decision can appeal to the County Planning Commission within 15 days of the ZA hearing, and subsequent appeal decision can go up to the Board of Supervisors if necessary.  
>>  
>> -----Original Message-----  
>> From: Tsuchimoto, Colleen  
>> Sent: Wednesday, August 19, 2020 7:23 AM  
>> To: Brent <brent@brflooring.com>  
>> Cc: Anthony Ventura <aventura@venturahersey.com>  
>> Subject: RE: [EXTERNAL] 2557 Butch Drive  
>>  
>> Hello Brent,  
>> Thank you for sending me your concerns. I will add your public comment letter to the staff report exhibits. A hearing on this project will be held on September 3, 2020 on Zoom - virtual meeting due to shelter-in-place. The hearing notice is going out 10 days prior to the meeting date. I will make sure that the Zoom notice gets sent to your attention. You are welcome to attend and bring up any concerns orally at the hearing, and /or email me supplemental public comment letters. I will be addressing response to public comments within the staff report being prepared (which will be posted online 1 week prior to the meeting) and during my presentation at the Zoom mtg.  
>>  
>> Regards,  
>> Colleen  
>>  
>> Colleen A. Tsuchimoto  
>> Senior Planner I Habitat Conservation Plan Program Manager  
>>  
>> Department of Planning and Development County of Santa Clara  
>> 70 W. Hedding Street I 7th Floor I East Wing San Jose I CA 95110  
>> Phone: (408) 299-5797  
>> Email: Colleen.Tsuchimoto@pln.sccgov.org  
>>  
>> Please consider the environment before printing this email. Please visit our website.  
>> Click here to look up unincorporated property zoning information.  
>>  
>>  
>>  
>> Please note that the Department is developing procedures to accept electronic submittals. Please check our website at  
[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_www.sccgov.org\\_sites\\_dpd\\_Pages\\_DPD.aspx&d=DwlFaQ&c=jIuf2QGe13CVwCCNhnHSyGX0TfHadH8sr2VwRkl7n8&r=UkOEgQ16VjwFZ8\\_3a2-KJSj74NIVfcMteawZTpjhdtACs2KGU7LQ8h-XaijezMb&m=tblZjURAggCCzWQ7GdPbuCf9WwOv3LHU0EaA\\_sQ5-CE&s=2xQCBbt8MfCHhp9h0lkIZ7iD7yKBNDEdjDt0Rfz\\_-oU&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_www.sccgov.org_sites_dpd_Pages_DPD.aspx&d=DwlFaQ&c=jIuf2QGe13CVwCCNhnHSyGX0TfHadH8sr2VwRkl7n8&r=UkOEgQ16VjwFZ8_3a2-KJSj74NIVfcMteawZTpjhdtACs2KGU7LQ8h-XaijezMb&m=tblZjURAggCCzWQ7GdPbuCf9WwOv3LHU0EaA_sQ5-CE&s=2xQCBbt8MfCHhp9h0lkIZ7iD7yKBNDEdjDt0Rfz_-oU&e=) for updates.  
>>  
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>>  
>>  
>>  
>> -----Original Message-----  
>> From: Brent <brent@brflooring.com>  
>> Sent: Tuesday, August 18, 2020 5:19 PM  
>> To: Tsuchimoto, Colleen <Colleen.Tsuchimoto@pln.sccgov.org>  
>> Cc: Anthony Ventura <aventura@venturahersey.com>  
>> Subject: [EXTERNAL] 2557 Butch Drive  
>>  
>> Hello Colleen  
>>  
>> Our names or Brent and Yolanda Roles  
>> We live at 2559 Butch Drive next to the above proposed site build  
>>  
>> We are very concerned as they are building this home much higher than  
>> ours up the mountain and will be looking directly down on our back  
>> yard we will loose all privacy which was one of the main attractions  
>> to purchasing the house if they would just move the house more forward  
>> like the rest of the homes they would of course have a amazing view  
>> but wouldn't be looking down into our backyard  
>>  
>> Please let us know what we need to do to try and make this happen we  
>> don't wanna cause problems but with our kids etc it just doesn't feel  
>> right Tom have them looming directly down on our pool in the back yard  
>>  
>> Please advise  
>>  
>> Brent Roles  
>> Cell. 650-465-4587

>>  
>>  
>> Sent from my iPhone  
>  
> <Plans - 3.pdf>

**From:** [Brent](#)  
**To:** [Tsuchimoto, Colleen](#)  
**Subject:** [EXTERNAL] 2557 Butch  
**Date:** Wednesday, August 19, 2020 10:17:34 AM

---

As you can see from photo they would have a direct view into our back yard and pool



Sent from my iPhone

**From:** [Brent](#)  
**To:** [Tsuchimoto, Colleen](#)  
**Subject:** [EXTERNAL] Pic 2557 Butch  
**Date:** Tuesday, August 25, 2020 2:38:26 PM

---

Hello

Colleen a pic is worth a thousand words pretty obvious their proposed location is behind and looks directly into our back yard and pool

Trees to block that would have to be very high if the house was moved more in line with ours this wouldn't be a issue

We will be on the Sept 3 zoom call bit looking at the slope of the mountain moving it forward is more flat

Regards

Brent & Yolanda Roles



Sent from my iPhone