

## County of Santa Clara

Department of Planning and Development  
Planning Office

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70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
[www.sccplanning.org](http://www.sccplanning.org)



### STAFF REPORT Zoning Administration November 4, 2021 **Item No. 3**

Staff Contact: Xue Ling, Associate Planner  
(408) 299-5784, [xue.ling@pln.sccgov.org](mailto:xue.ling@pln.sccgov.org)

### **File: PLN20-034** **Building Site Approval on Slope 30% or Greater**

**Summary:** Consider request for Building Site Approval on Slope 30 % or Greater for a 1,072 square-foot addition to an existing single-family residence. No grading or site improvements are proposed beyond grading for the foundation. The project scope includes legalizing the existing, unpermitted curbs, fences, and retaining walls along the driveway, and recording an ingress-egress easement for portions of the driveway located on the adjacent parcel.

**Owner:** Cortland Lanning

**Applicant:** Louie Leu

**Address:** 18380 Laurel Drive, Los Gatos

**APN:** 410-34-002

**Supervisory District:** 1

**Gen. Plan Designation:** Urban Service Area

**Zoning:** R1E-1AC

**Lot Size:** 0.8 acres

**Present Land Use:** Single-family Residence

**HCP:** Not a covered HCP project

### **RECOMMENDED ACTIONS**

- A. Accept a Categorical Exemption, under Section 15301 (Class1)(e) of the CEQA Guidelines, outlined in Attachment A; and
- B. Grant Building Site Approval on Slope 30% or Greater, pursuant to Conditions of Approval outlined in Attachment B.

### **ATTACHMENTS INCLUDED**

Attachment A – CEQA Determination

Attachment B – Preliminary Conditions of Approval

Attachment C – Plans and Vicinity Map

Attachment D – Grant Deed that Records the Ingress-egress Easement

Attachment E – Lot Line Determination

## PROJECT DESCRIPTION

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The subject project includes a request for a Building Site Approval on a Slope 30% or Greater to construct a new 1,072 square-foot addition to an existing single-family residence. The renovation and the two (2)-story addition project includes: a) creating an attached ADU by converting 312 square-foot existing floor area and adding 460 square-foot floor area (a total of 772 square feet), and b) adding a 76 square-foot stairs (double counted) and 470 square-foot floor area on the second level of the primary residence. The addition to the primary residence is 622 square feet.

Although the existing residence was constructed per Building Permit No. 40153, issued on November 8, 1954, the 1954 Building Permit did not cover the site grading and improvements constructed together with the residence, as the Building Site Approval was not effectuated at that time. The project scope includes legalizing the existing, unpermitted curbs, fences, and retaining walls supporting the driveway and building pad, and recording an ingress-egress easement for portions of the driveway located on the adjacent parcel. As the development area include all the existing and proposed development with the 25-foot buffer beyond, the average slope is 31.1%. Therefore, a Building Site Approval on Slope 30% or Greater is required.

The maximum height of the proposed two (2)-story addition is 23'-7" tall, whereby the Zoning Ordinance allows a maximum height of thirty-five (35) feet. The proposed addition would utilize the existing front patio supported by an existing retaining wall. No grading or site improvement beyond the grading for the foundation, and no tree removal is requested for the subject project.

### Setting/Location Information

The 0.8-acre parcel is currently developed with one (1) single-family residence located in an upscale neighborhood within a heavily wooded area. The property takes access from Laurel Drive on the east side, abutting Toyon Drive in the rear along the west property line. Therefore, planning Division determines the front yard to be the one adjacent to Laurel Drive and the one adjacent to Toyon Drive as the rear yard.

The surrounding neighborhood is comprised of other low-density single-family residences on lots of similar sizes. The majority of these homes, ranging in size between 1,600 to 8,000 square feet, are situated on gentle hilly topography. In addition, there are several two (2)-story buildings within the immediate neighborhood.

## REASONS FOR RECOMMENDATIONS

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

The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption (See Attachment A). The proposed addition is less than 50 % of the floor area of the structure and is under 2,500 square feet. As such, the project qualifies for Categorical Exemption from CEQA under Class 1, Section 15301(e) - Additions to Existing Structures).

### B. Project/Proposal

1. **General Plan:** The project is a single-family residence within the R1E-1Ac zoning district, located within the City of Monte Sereno Urban Service Area. The General Plan

land use designation for the subject parcel is One-Family Residential – Estate and allows for single-family residential use.

2. **Zoning Standards:** The Zoning Ordinance Section 3.10.030 specifies the required development standards for R1E-1Ac Zoning District, as summarized below:

<b>Front Setback:</b>	30-feet
<b>Side Setback:</b>	20-feet
<b>Rear Setback:</b>	25-feet
<b>Height:</b>	35-feet
<b>Stories:</b>	2-stories

### C. Building Site Approval on Slope 30% or Greater

Pursuant to County Ordinance Code Section C12-300, Building Site Approval is required for new single-family dwellings. Pursuant to Section C12-309 (a), *“Building Site Approval shall not be required for additions of 500 square feet or smaller, provided that any such addition that would cumulatively exceed 500 square feet when combined with the floor area (square feet) of all additions permitted after March 2, 1982, shall be subject to Building Site Approval.”* Based on the County’s records, a 380 square-foot addition to the primary residence was finalized in 2018 under Building Permit No. 2014-53664. The currently proposed 662 square-foot addition to the primary residence, combined with the floor areas of all permitted additions after 1982, exceeds the 500 square-foot threshold for an addition to be exempted from a Building Site Approval. Therefore, a Building Site Approval on Slope 30% or Greater is required as the average slope of the development area exceeds 30%.

The County discourages development on slopes of 30% or greater due to additional site constraints and challenges that typically occur in such hillside environments, including but not limited to steep terrain, geologic and seismic hazards, difficulties in designing and constructing safe and sustainable onsite wastewater systems, meeting access standards for regular emergency vehicles, potentially significant tree removal, and the need for significant grading. Consequently, Building Site Approval on slopes 30% or more shall only be granted where the parcel has no feasible alternative location for development on slopes less than 30%, all necessary health and safety issues are adequately addressed, and the resulting visual impacts of such development are addressed with appropriate conditions of approval.

Pursuant to Ordinance Code Section C12-350.5 (Finding), the Zoning Administrator may grant Building Site Approval for development on slopes 30% or greater if all of the following findings are made. Findings required are identified in **bold**, followed by Staff’s discussion in regular text.

- a) **The project meets or exceeds the requirements of any applicable County agency or other affected public agency and conforms to all applicable development standards;**

The proposed project has been reviewed by all applicable County agencies, including Land Development Engineering, Department of Environmental Health, Fire Marshal's Office, Geology, and Planning Division. Multiple County Divisions provided comments after the original submittal, such as a request for a geological report. The applicant addressed all the comments in the subsequent resubmittals. All County Divisions have determined that the submitted final plans and documents conform to all applicable development standards. Those agencies also have, where necessary and appropriate, provided conditions of approval to ensure that the proposed residence and the infrastructure supporting the residence meet all applicable development standards. Additionally, all agencies have conditioned the project to conform to the County General Plan and Ordinance Code, demonstrating the maximum health and safety protection and ensuring that the project would not result in unsafe or unsustainable conditions. As such, this finding can be made.

**b) The project integrates design solutions to all site or development constraints satisfying the requirements and standards for all reviewing and responsible agencies;**

The existing residence was constructed per Building Permit No. 40153, issued on November 8, 1954. The 1955 Building Permit did not cover the site grading and improvements constructed together with the existing residence as the Building Site Approval was not effectuated at that time. All the existing site improvements, including the circular driveway, two (2) curb cuts, the fire truck turnaround, gates with Knox Boxes, the front patio, and retaining walls supporting the driveway and patio, are considered as legal non-conforming and are proposed to be legalized in compliance with today's standards. As discussed in the project description, no new grading or site improvements are proposed.

As the existing curb-cut and driveway occupy a portion of the adjacent parcel, the applicant recorded an ingress-egress easement on the Deeds of both properties, whose validity was approved by the County Counsel. In addition, a portion of the newly proposed covered front porch encroaches six (6) feet into the front setback with a total encroachment area of 57 square feet. Zoning Ordinance section 4.20.110(A)(2) allows covered front porches to encroach into the front setback to a maximum of six (6) horizontal feet, with cumulatively maximum encroachment areas of 96 square feet. Therefore, the project integrates design solutions to all site or development constraints satisfying the requirements and standards for all reviewing and responsible agencies, and the finding can be made.

**c) The project cannot be located on portions of the lot with less than 30% slope; and**

As discussed in the above finding, the existing primary residence was constructed in 1954 with a building permit when Building Site Approval was not required. The existing building pad and the associated retaining walls were created together with the residence. It appears the entire residence is situated at the flattest portions of the lot, where the building pad is supported by retaining walls of five (5) feet or under. The

subject addition would occupy a significant portion of the previously created front patio where is the best and highest location. Other alternative locations would require additional grading and modifications to the existing retaining walls and exterior staircases. Therefore, the finding can be made.

- d) The overall site design, including but not limited to access roads and driveways, retaining walls, architectural quality, landscaping, tree preservation, grading and erosion control, and landscaping, is in harmony with the natural landscape and environment and topography, demonstrates efficiency in terms of the extent and nature of proposed access or other improvements, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development.**

The overall site design, including the building pad, driveways, and retaining walls, was previously constructed together with the existing residence and is considered legal non-conforming site improvements. It appears the entire building pad was created in a comparatively flat area of the lot, requiring multiple low retaining walls. As discussed in the previous finding, the proposed addition is situated on the previously created front patio of moderate size, requiring no additional grading or site improvements. In addition, the proposed height for the two (2) story addition is 23'-7" whereby the maximum building height is 35 feet in the zoning district. The dense canopy of the surrounding trees are proposed to be preserved, providing sufficient screening for the proposed addition.

For these reasons, the proposed project is in harmony with the natural landscape and environment, requiring no grading and terrain alteration. Therefore, this finding can be made.

Staff is able to make all required findings, and recommend granting Building Site Approval on Slope 30% or Greater to the subject project.

## **BACKGROUND**

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On February 19, 2020, the property owner submitted the Building Site Approval. The initial incomplete letter was issued on March 18, 2020, outlining issues with the completeness of the site plan, average slope calculation, grading, driveway improvement, improvements in the road right-of-way, and geology concerns.

The applicant resubmitted on several occasions. Based on the average slope calculation provided in the first resubmittal, the project was determined to be a Building Site Approval on Slope 30% or Greater. On September 10, 2021, the applicant made the final resubmittal, and the project was subsequently deemed complete for processing on October 8, 2021. On October 22, 2021, staff verified the story pole was erected per the County story pole guidelines. On October 26, 2021, a public notice was mailed to all property owners within a 300 radius and was also published in the local newspaper on March 26, 2021.

## **STAFF REPORT REVIEW**

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Prepared by: Xue Ling, Associate Planner



Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



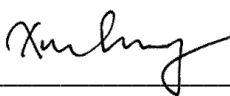
# Attachment A

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

## Attachment A

# STATEMENT OF EXEMPTION

### from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b> PLN20-034	<b>APN(S)</b> 410-34-002	10/29/2021
<b>PROJECT NAME</b> Single-Family Residence; 18380 Laurel Drive, Los Gatos, 95030	<b>APPLICATION TYPE</b> Building Site Approval on Slope 30% or Greater	
<b>OWNER</b> Cortland Lanning	<b>APPLICANT</b> Louie Leu	
<b>PROJECT LOCATION</b> 18380 Laurel Drive, Los Gatos, 95030		
<b>PROJECT DESCRIPTION</b> <p>Building Site Approval on Slope 30 % or Greater for a 1,072 square-foot addition to an existing single-family residence. The renovation and the two (2)-story addition project includes a) creating an attached ADU by converting 312 square-foot existing floor area and adding 460 square-foot floor area (a total of 772 square feet), and b) adding a 76 square-foot stairs (double counted) and 470 square-foot floor area on the second level of the primary residence. No grading or site improvement is proposed beyond 5 feet buffer of the building footprint. The project scope includes legalizing the existing, unpermitted curbs, fences, and retaining walls supporting the driveway and recording an ingress-egress easement for portions of the driveway located on the adjacent parcel.</p> <p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet the criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b> Section 15303- Class 1(e): additions to existing structures.		
<b>COMMENTS</b> <p>The subject property is located in the City of Monte Sereno Urban Service Area. The immediate neighborhood is developed with single-family residences of similar sizes. The existing residence was constructed per a 1954 Building Permit (#40153) and the associated improvements were constructed together with the residence. As proposed, the addition would be situated on a previously created front patio. No grading or site beyond 5 feet buffer of the building footprint is proposed, and no tree removal is requested for the subject project. There are no watercourse, special status species or habitat on the site, and the project will not create any impacts to a watercourse or sensitive or protected wildlife or plant species. This project is not a Habitat Plan Covered project.</p>		
<b>APPROVED BY:</b> Xue Ling, Associate Planner  Signature		
10/22/2021 Date		



# Attachment B

## Preliminary Building Site Approval on Slope 30% or Greater Conditions of Approval

**ATTACHMENT B**  
**PRELIMINARY DESIGN REVIEW (TIER II) AND GRADING APPROVAL**  
**CONDITIONS OF APPROVAL**

**Date:** November 4, 2021

**Owner/Applicant:** Cortland Lanning

**Location:** 18380 Laurel Drive, Los Gatos, CA (APN: 410-34-002)

**File Number:** PLN20-034

**CEQA:** Categorically Exempt – Section 15301, Class 1(e)

**Project Description:** Building Site Approval on Slope 30 % or Greater for a 1,072 square-foot addition to an existing single-family residence. The renovation and the two (2)-story addition project includes: a) creating an attached ADU by converting 312 square-foot existing floor area and adding 460 square-foot floor area (a total of 772 square feet), and b) adding a 76 square-foot stairs (double counted) and 470 square-foot floor area on the second level of the primary residence. No grading or site improvement is proposed beyond foundation of the building. The project scope includes legalizing the existing, unpermitted curbs, fences, and retaining walls supporting the driveway and recording an ingress-egress easement for portions of the driveway located on the adjacent parcel. The project is not a covered project by the Santa Clara Valley Habitat Plan.

If you have any question regarding the following final 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.

Agency	Name	Phone	E-mail
Planning	Xue Ling	(408) 299- 5784	<a href="mailto:xue.ling@pln.sccgov.org">xue.ling@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 – 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Land Development Engineering	Ed Duazo	(408) 299 - 5733	<a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a>
Fire Marshal	Christina DaSilva	(408) 299-5767	<a href="mailto:christina.dasilva@sccfd.org">christina.dasilva@sccfd.org</a>
Roads and Airports	Leo Camacho	(408) 573-2464	<a href="mailto:Leo.Camacho@rda.sccgov.org">Leo.Camacho@rda.sccgov.org</a>
Geology	Jim Baker	(408) 299 - 5774	<a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a>
Building Inspection		(408) 299 - 5700	

**STANDARD CONDITIONS OF APPROVAL**

**Building Inspection**

1. 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.sccbuilding.org](http://www.sccbuilding.org).

**Planning**

2. Development must take place in substantial conformance with the approved plans, submitted on September 10, 2021 and the Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a Building Site Approval on Slope 30% or Greater modification and associated fees, as may result in additional environmental review, pursuant to the California Environmental Quality Act.
3. The scope of the subject project includes a new single-family residence and improvement of existing driveway and building pad for the residence. This approval does not otherwise legalize any unpermitted structures that exist on the property and are not part of the proposed project scope. All structures and grading located within Santa Clara County jurisdiction that require a permit are subject to compliance with and issuance of County permits.
4. Existing zoning is R1E-1Ac (One-Family Residential – Estate with a minimal standard lot size of one acre). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030):  
Front: 30 feet                      Sides: 20 feet                      Rear: 25 feet  
The maximum height of dwellings is 35 feet and shall not exceed two (2) stories.
5. Three (3) off-street parking spaces are required (one for the attached ADU), one (1) of which must be covered.

#### *Archaeological Resources*

6. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

#### Land Development Engineering

7. 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.
8. 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 should be coordinated with any other undergrounding to serve other properties in the immediate area.
9. The inclusion of site design measures to reduce development impacts on water quality is encouraged. Site design measures include: (a) directing hardscape and/or roof runoff onto

vegetated areas, (b) collecting roof runoff in cisterns or rain barrels for reuse, or (c) constructing hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Additional information is available at:

<https://scvurppp.org/> > Elements > New Development and Redevelopment > Site Design Measures

#### Environmental Health

10. Maintain potable water service with existing domestic water purveyor.
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.

#### Roads and Airports

12. Tree Removal Approval is required prior to any tree removal, replacement, or relocation within the ROW. A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Tree Removal from County Right-of-Way.

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

#### Planning

13. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
14. **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.

#### *Tree Protection*

15. No trees will be removed as proposed. Per County Municipal Code Division C16-3(e), any tree that was required to be planted or retained by these Conditions of Approval of any land use entitlement are protected trees, regardless the size. The project trees are subject to tree removal and replacement trees. Irrigation system is highly recommended to increase the tree's survival.
16. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on final grading and final building plans and must include the following:
  - a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees.

- b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
- c. Fencing should be repaired as necessary to provide a physical barrier from construction activities.
- d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: "Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: <http://www.sccplanning.gov>, or call 408-299-5770 for additional details."
- e. Protection measures must be in place **prior to construction activity** commencing.
- f. Evidence of tree protective fencing can be provided by taking photos and emailing to the project planner.

#### *Landscape Plan/Permit*

17. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. feet, then a landscaping permit is required. 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>

#### Land Development Engineering

18. 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 monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set **prior to final acceptance** of the 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 Surveyors Act with the County Surveyor.
19. The building 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.
20. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown in the building plans.
21. In the building plans, note the square footage of proposed landscaping and disturbed area. If more than 500 square feet of landscaping is proposed, then a landscape permit will be required. (Note: Disturbed area is assumed to be landscaping area, except for disturbed areas that are hydroseeded for erosion prevention. If disturbed areas are to be hydroseeded, and no

landscaping is proposed, then clearly note this in the building plans.) Additional information regarding landscape permit requirements is available at:

<https://plandev.sccgov.org/home> > Ordinances & Codes > Landscape Ordinance

#### Environmental Health

22. Provide a sewer connection permit from the West Valley Sanitation District (call 408-378-2407). For sewer clearance, return/ upload requested sewer document to 70 W. Hedding, Permit Center, for sign-off.

#### Fire Marshal

##### *Fire Department Access*

##### *General Requirements*

These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

23. Construction of access roads and driveways shall use good engineering practice.
24. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable **prior to approval of the foundation**, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.
- a. 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).  
Width: Clear width of drivable surface of 12 ft. 13'6" clearance.
  - b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
  - c. Grade: Maximum grade shall not exceed 15%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
  - d. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight
  - e. 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.

#### Roads and Airports

25. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
- A. Removal and restoration and/or legalization of the un-permitted fence, pillars, gates, control panels, retaining walls and all other items within the ROW along the property's frontage of Laurel Dr.
    - a. Work to remain in the ROW shall be in accordance with County Standards. Work may require as-builts, studies, reports, or other information necessary to demonstrate improvements can safely remain in-place.
  - B. Removal of any vegetation or other obstructions necessary to provide adequate line-of-

sight at the driveway approach location.

The process for obtaining an Encroachment Permit and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Encroachment Permit.

26. Enter into a Roads and Airports Department Maintenance and Indemnification Agreement (MIA) for non-County standard improvements located with the County Road ROW. Contact Roads and Airports department at (408) 573-2475 or by email at [Permits@rda.sccgov.org](mailto:Permits@rda.sccgov.org) for complete application process and information.
27. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

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

Land Development Engineering

28. 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.

Environmental Health

29. 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.

Fire Marshal

30. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added).  
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.

Roads and Airports

31. Construct all the improvements approved under the Encroachment Permit.

# Attachment C

## Plans and Vicinity Map



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DESIGN FOR LIVING

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

ABBREVIATIONS

And	LAB.	Laboratory
Angle	LAM.	Laminate
At	LAV.	Lavatory
Centerline	LKR.	Locker
Diameter or Round	LT.	Light
Perpendicular		
#	MAX.	Maximum
(E)	Existing	Medicine Cabinet
	MECH.	Mechanical
ACOUS.	MEMB.	Membrane
A.D.	MET.	Metal
ADJ.	MFR.	Manufacturer
AGGR.	MH.	Manhole
AL.	MIN.	Minimum
APPROX.	MIR.	Mirror
ARCH.	MISC.	Miscellaneous
ASPH.	M.O.	Masonry Opening
	MTD.	Mounted
BD.	MUL.	Mullion
BITUM.		
BLDG.	N.	North
BLK.	N.I.C.	Not In Contract
BLKG.	NO. or #	Number
BM.	NOM.	Nominal
BOT.	N.T.S.	Not To Scale
CAB.	OA.	Overall
C.B.	OBS.	Obscure
CEM.	O.C.	On Center
CER.	O.D.	Outside Diameter (Dim.)
C.I.	OFF.	Office
CLG.	OPNG.	Opening
CLO.	OPP.	Opposite
CLR.		
COL.	PRCST.	Pre-cast
CONC.	PL.	Plate
CONN.	P. LAM.	Plastic Laminate
CONSTR.	PLAS.	Plaster
CONT.	PLYWD.	Plywood
CORR.	PR.	Pair
CTSK.	PT.	Point
CNTR.	P.T.D.	Paper Towel Dispenser
CTR.	P.T.D/R	Combination Paper Towel Dispenser & Receptacle
	PTN.	Partition
DBL.	P.T.R.	Paper Towel Receptacle
DEPT.		
D.F.		
DET.	Q.T	Quarry Tile
DIA.		
DIM.	R.	Riser
DISP.	RAD.	Radius
DN.	R.D.	Roof Drain
D.O.	REF.	Reference
DR.	REFR.	Refrigerator
DWR.	RGR.	Register
DS.	REINF.	Reinforced
D.S.P.	REQ.	Required
DWG.	RESIL.	Resilient
	RM.	Room
E.	R.O.	Rough Opening
EA.	RWD.	Redwood
E.J.	R.W.L.	Rain Water Leader
EL.		
ELEC.	S.	South
ELEV.	S.C.	Solid Core
EMER.	S.C.D.	Seat Cover Dispenser
ENCL.	SCHED.	Schedule
E.P.	S.D.	Soap Dispenser
EQ.	S.F.	Square Feet
EQPT.	SECT.	Section
E.W.C.	SH.	Shelf
EXST.	SHR.	Shower
EXPO.	SHT.	Sheet
EXP.	SIM.	Similar
EXT.	S.N.D.	Sanitary Napkin Dispenser
	S.N.R.	Sanitary Napkin Receptacle
F.A.	SPEC.	Specification
F.B.	SQ.	Square
F.D.	SST.	Stainless Steel
FDN.	S.SK.	Service Sink
F.E.	STA.	Station
F.E.C.	STD.	Standard
F.H.C.	STL.	Steel
FIN.	STOR.	Storage
FL.	STRUCT.	Structural or Structure
FLASH.	SUSP.	Suspended
FLUOR.	SYM.	Symmetrical
F.O.C.		
F.O.F.	TRD.	Tread
F.O.S.	T.B.	Towel Bar
FPRF.	T.C.	Top of Curb
F.S.	TEL.	Telephone
FT.	TER.	Terrazo
FTG.	T.&G.	Tongue and Groove
FURR.	THK.	Thick
FUT.	T.P.	Top of Pavement
	T.P.D.	Toilet Paper Dispenser
GA.	T.V.	Television
GALV.	T.W.	Top of Wall
G.B.	TYP.	Typical
GL.		
GND.	UNF.	Unfinished
GR.	U.O.N.	Unless Otherwise Noted
GYP.	UR.	Urinal
H.B.	VERT.	Vertical
H.C.	VEST.	Vestibule
HDWD.		
HDWE.	W.	West
HORIZ.	W/C.	With
HR.	W.C.	Water Closet
HGT.	WD.	Wood
	W/O	Without
ID.	WP.	Waterproof
INSUL.	WSCOT.	Wainscot
INT.	WT.	Weight
JAN.		
JT.		
KIT.		

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.
- ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.
- NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.
- DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.
- BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.
- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.
- MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.
- CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM THE ORIGINAL CONSTRUCTION DRAWINGS. THESE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE AT THE ARCHITECT'S OFFICE FOR REVIEW. THE ORIGINAL CONSTRUCTION DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS AND DO NOT WARRANT EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
- CONSTRUCTION SHALL BE ADMINISTERED PER CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 1, CHAPTER 4, GROUP 1.  
A. A COPY OF PARTS 1 AND 2, TITLE 24, C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.  
B. ALL CHANGE ORDERS AND ADDENDA TO BE SIGNED BY THE ARCHITECT AND THE OWNER AND APPROVED. CHANGE ORDERS ARE NOT VALID UNTIL APPROVED.  
C. ALL TESTS TO CONFORM TO THE REQUIREMENT OF SECTION 4-335, PART 1, TITLE 24, AND APPROVED T. & I. SHEET.  
D. TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335 OF PART 1, TITLE 24, AND THE OWNER SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.  
E. THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART 1, TITLE 24
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

LANNING RESIDENCE

18380 LAUREL DRIVE  
LOS GATOS, CA 95030

CODES

- APPLICABLE CODES:
- 2019 CALIFORNIA BUILDING CODE (CBC)
  - 2019 CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2019 CALIFORNIA MECHANICAL CODE (CMC)
  - 2019 CALIFORNIA PLUMBING CODE (CPC)
  - 2019 CALIFORNIA FIRE CODE (CFC)
  - 2019 CALIFORNIA ENERGY CODE
  - 2019 CALIFORNIA EXISTING BUILDING CODE
  - 2019 CALIFORNIA HISTORICAL BUILDING CODE (CEBC)
  - 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CRC)
  - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

SHEET INDEX

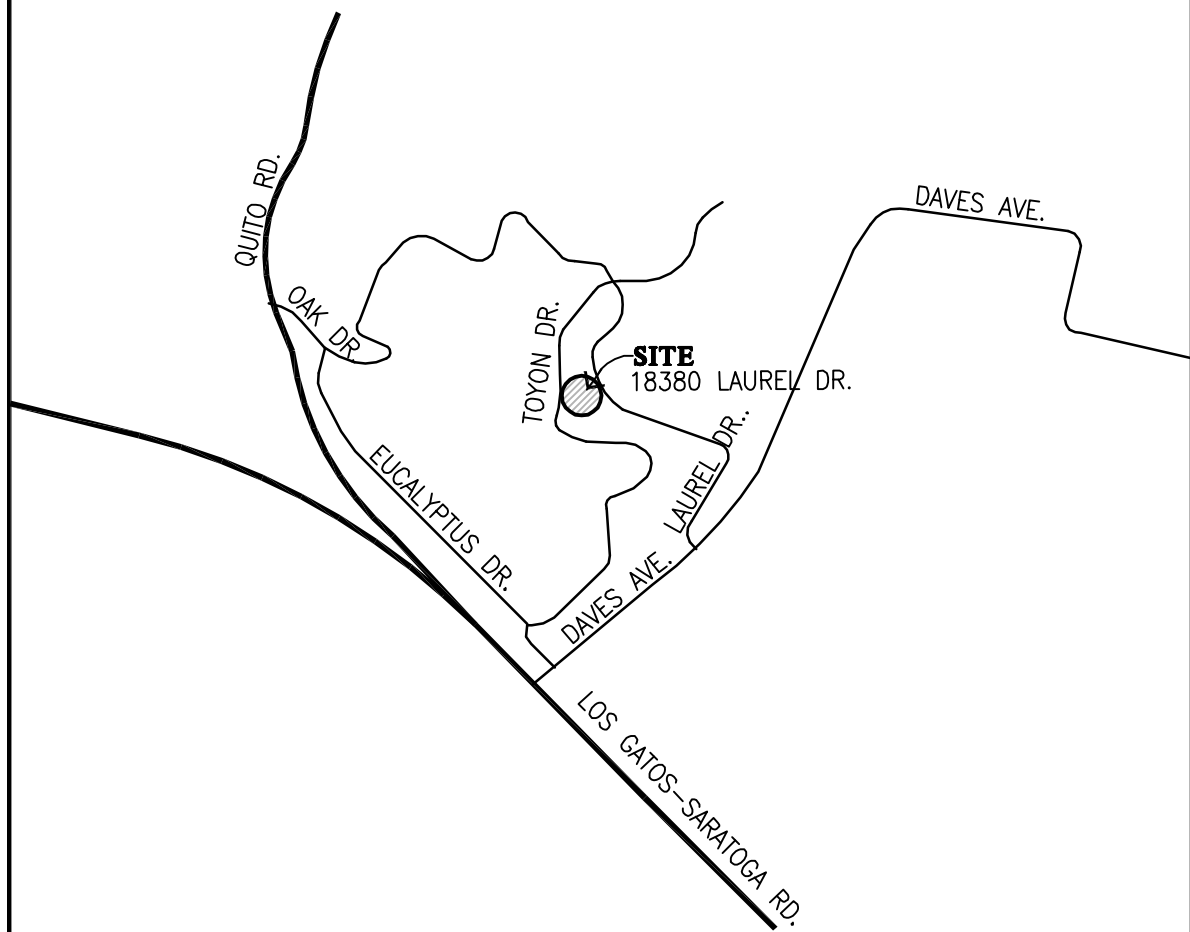
ARCHITECTURAL

A-0.0 TITLE SHEET  
A-1.0 SITE PLAN  
A-2.1 LOWER LEVEL FLOOR PLAN  
A-2.2 UPPER LEVEL FLOOR PLAN  
A-3.1 BUILDING SECTIONS  
A-5.1 ROOF PLAN

CIVIL

1 TOPOGRAPHIC MAP  
1 GRADING & DRAINAGE PLAN

VICINITY MAP



PROJECT DIRECTORY

OWNER:

CORTLAND LANNING  
18380 LAUREL DRIVE  
LOS GATOS, CA 95030

ARCHITECT:

LOUIE LEU ARCHITECT, INC.  
236 N. SANTA CRUZ AVENUE, SUITE 210  
LOS GATOS, CA 95030  
(408) 399-2222

CIVIL ENGINEER:

WESTFALL ENGINEERS, INC.  
14583 BIG BASIN WAY  
SARATOGA, CA 95070

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER	410-34-002
OWNER: ADDRESS:	CORTLAND LANNING 18380 LAUREL DRIVE LOS GATOS, CA 95030
CONTACT PERSON:	LOUIE LEU ARCHITECT 408-399-2222 louie@louieleuarch.com
ZONING: CONSTRUCTION TYPE:	R1E-1AC V-B
SITE AREA GROSS: NET:	.93 ACRES, 40,396 S.F. .67 ACRES, 29,387 S.F.
AVERAGE SITE SLOPE:	36.5%
NO GRADING PROPOSED	

FLOOR AREA

MAIN RESIDENCE

AREA	EXISTING	PROPOSED ADDITION	TOTAL S.F.
LOWER LEVEL	312 S.F.	536 S.F.	848 S.F.
UPPER LEVEL	2,141 S.F.	536 S.F.	2,677 S.F.
GARAGE	597 S.F.	-	597 S.F.
TOTAL	3,050 S.F.	1,072 S.F.	4,122 S.F.

CONVERT LOWER LEVEL TO ATTACHED ACCESSORY DWELLING UNIT (ADU)

AREA	EXISTING ADU	PROPOSED ADU	TOTAL ADU S.F.
LOWER LEVEL	0	848 S.F.	848 S.F.

TOTAL FLOOR AREA - MAIN HOUSE + ADU

AREA	EXISTING	PROPOSED ADDITION	TOTAL S.F.
MAIN RESIDENCE	2,141 S.F.	536 S.F.	2,677 S.F.
GARAGE	597 S.F.	0	597 S.F.
ADU	0	(E) 312 + 536 S.F. = 848 S.F.	848 S.F.
	2,741 S.F.	1,384 S.F.	4,122 S.F.

HEIGHT & SETBACK TABLE

MAXIMUM HEIGHT ALLOWED  
PROPOSED HEIGHT: 2 STORY / 35'  
2 STORY / 19.8'

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT LAUREL DR.	30'	34'-0"	30'-0"
LEFT SIDE	20'	33'-3"	33'-3"
RIGHT SIDE	20'	120'-0"	120'-0"
REAR TOYON DR.	25'	32'-2"	32'-2"

PROJECT DESCRIPTION

REMODEL AND 1,072 S.F. ADDITION TO EXISTING HOUSE AT 18380 LAUREL DRIVE, LOS GATOS, CA.

THE PROPOSED PROJECT INCLUDES A 536 S.F. ADDITION AND REMODEL OF THE EXISTING BEDROOM WING ON THE UPPER LEVEL.

THE PROJECT ALSO INCLUDES A 536 S.F. ADDITION ON THE LOWER LEVEL.

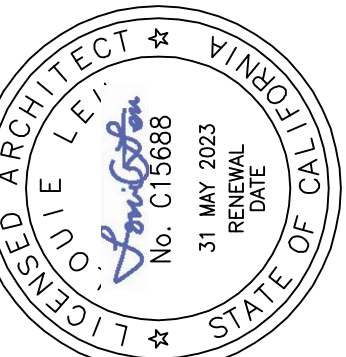
AN EXISTING 312 S.F. ON THE LOWER LEVEL, PLUS THE 536 S.F. LOWER LEVEL ADDITION, IS PROPOSED AS AN 848 S.F. ATTACHED ACCESSORY DWELLING UNIT.

DEFERRED SUBMITTAL

FIRE SPRINKLERS

- FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.
- SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO SUBMITTAL TO THE LOCAL FIRE JURISDICTION OR BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA. (EXISTING SQ. FT. CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING 750 SQ. FT. WHEN AUTOMATIC FIRE SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. SEE MUNICIPAL CODE SECTION R313.2
- THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE
- ALL FIRE SPRINKLER PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A CALIFORNIA STATE LICENSED C-16 FIRE PROTECTION CONTRACTOR PER CRC SEC. 313.2 AS ADOPTED & AMENDED BY LAMC
- THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. THE CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

LOUIE LEU ARCHITECT INC



Project No: 21917

LANNING RESIDENCE

18380 LAUREL DRIVE, LOS GATOS, CA 95030

TITLE SHEET

Date/Revisions:  
BSA 02-19-2020  
07-31-2020  
09-07-2021

Sheet No:

A - 0.0




$$1^{\circ} = 10^{\circ} - 0^{\circ}$$

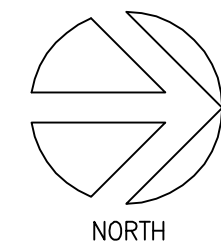
NO NEW GRADING IS PROPOSED. BUILDING PAD FOR  
ADDITION IS EXISTING

## FIRE EMERGENCY ACCESS PLACARD NOTES

PLACARD LOCATION:  
PLACARD SHALL BE LOCATED AT MAIN DRIVEWAY AND VISIBLE FROM  
THE STREET.

PLACARD SIZE AND COLOR:  
PLACARD SHALL BE 24 INCHES BY 24 INCHES (610 MM BY 610 MM) MINIMUM IN SIZE WITH A RED BACKGROUND, WHITE REFLECTIVE STRIPES AND A WHITE REFLECTIVE BORDER. THE STRIPES AND BORDER SHALL HAVE A 2-INCH (51MM) MINIMUM STROKE.

PLACARD SHALL READ:  
LOCATION OF FIRE AND EMERGENCY ACCESS TO 18380 LAUREL DR  
IS 150' FURTHER AHEAD



# LANNING RESIDENCE

Project No: 21917

18380 LAUREL DRIVE, LOS GATOS, CA 95030

# SITE PLAN

Date/Revisions:

BSA 02-19-2020	
07-31-2020	1
09-07-2021	2

Sheet No:

## A - 1.1

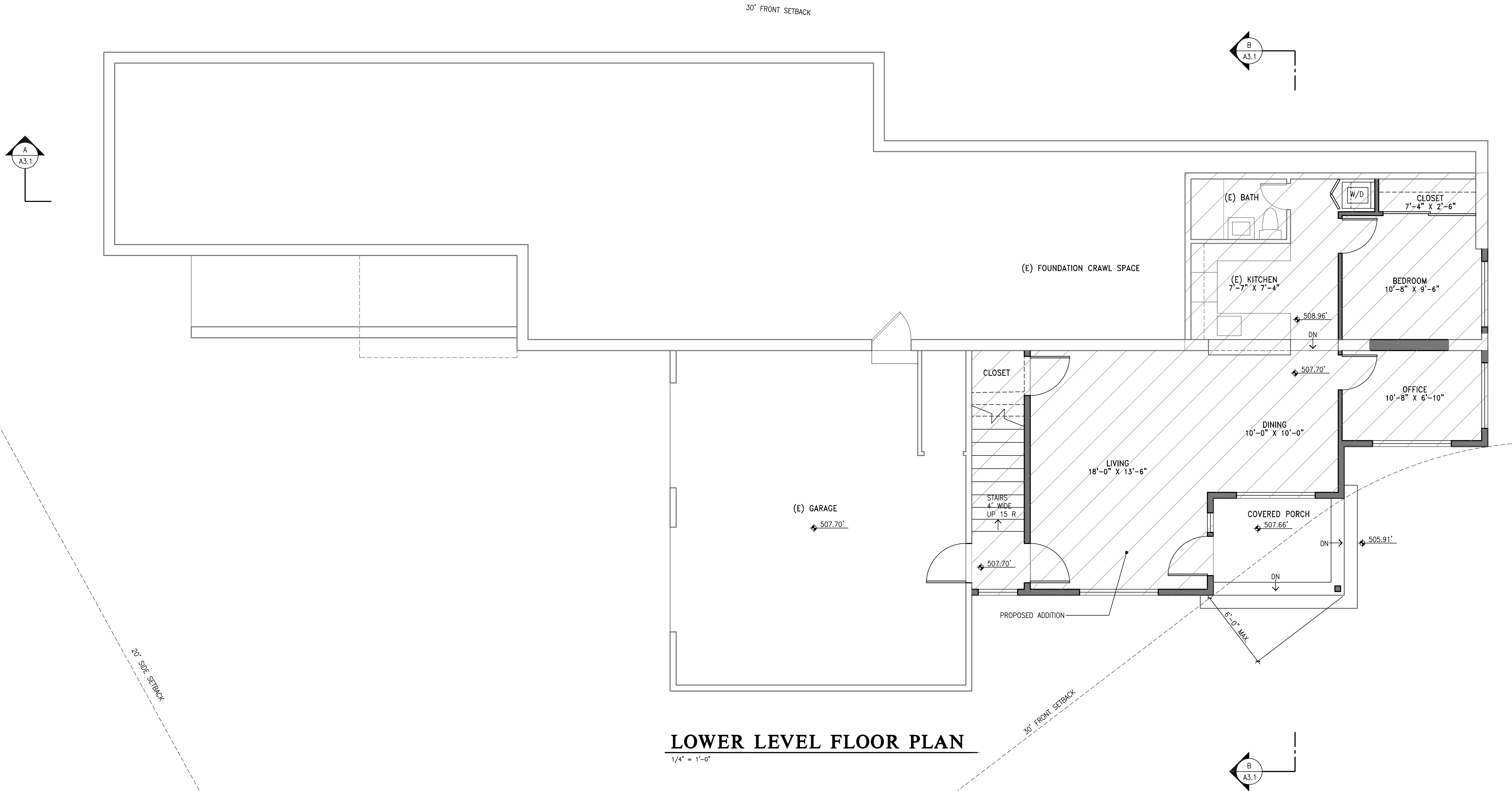
© 2021-LOUIE LEU ARCHITECT INC.

SIGNATURE DATE: 09-07-21

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030  
Ph. (408) 399-2222 Fax (408) 399-2223 [www.fouitefearch.com](http://www.fouitefearch.com)

LOUIE LEU ARCHITECT<sup>INC</sup>





LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

Date/Revisions:
BSA 02-19-2020
07-31-2020 1

Sheet No:

A - 2.1

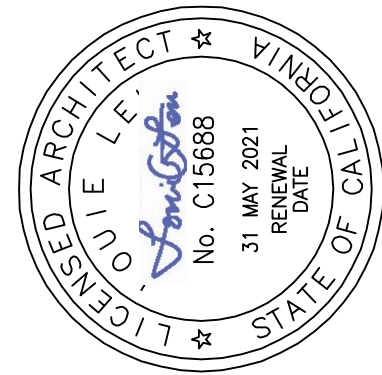
LANNING RESIDENCE

Project No: 21917

18380 LAUREL DRIVE, LOS GATOS, CA 95030

LOWER LEVEL FLOOR PLAN

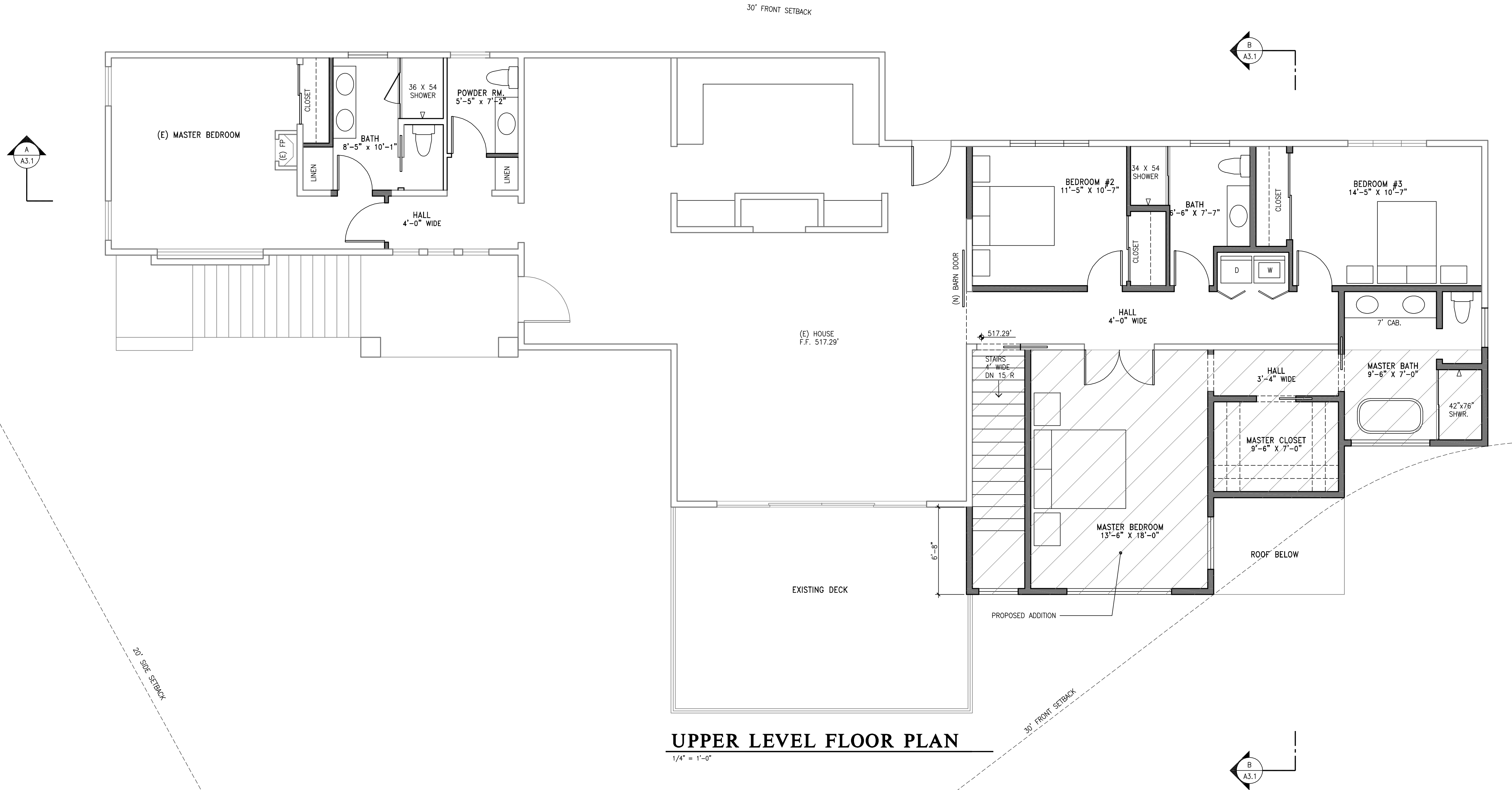
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SIGNATURE DATE: 09-07-21

LOUIE LEU ARCHITECT INC

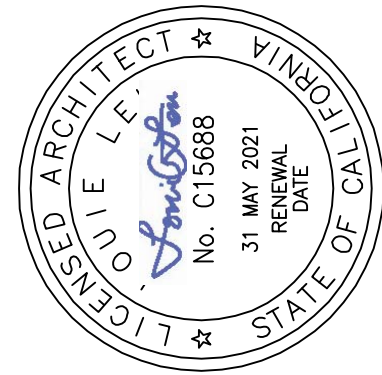
236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030  
Ph. (408) 399-2222 Fax (408) 399-2223 www.louleuarch.com



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

LOUIE LEU ARCHITECT INC.



236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030  
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

SIGNATURE DATE: 09-07-21

Project No: 21917

LANNING RESIDENCE

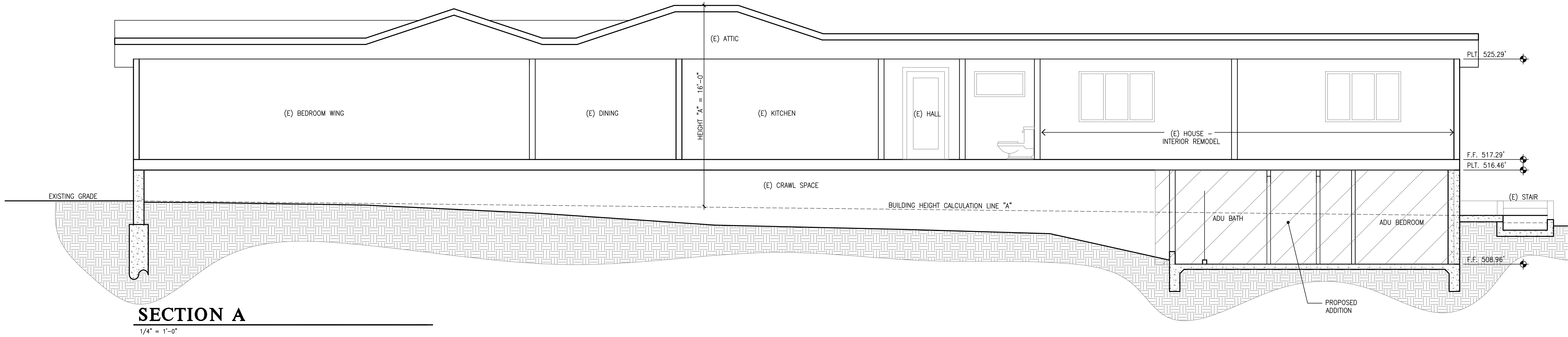
18380 LAUREL DRIVE, LOS GATOS, CA 95030

UPPER LEVEL FLOOR PLAN

Date/Revisions:  
BSA 02-19-2020  
07-31-2020 1

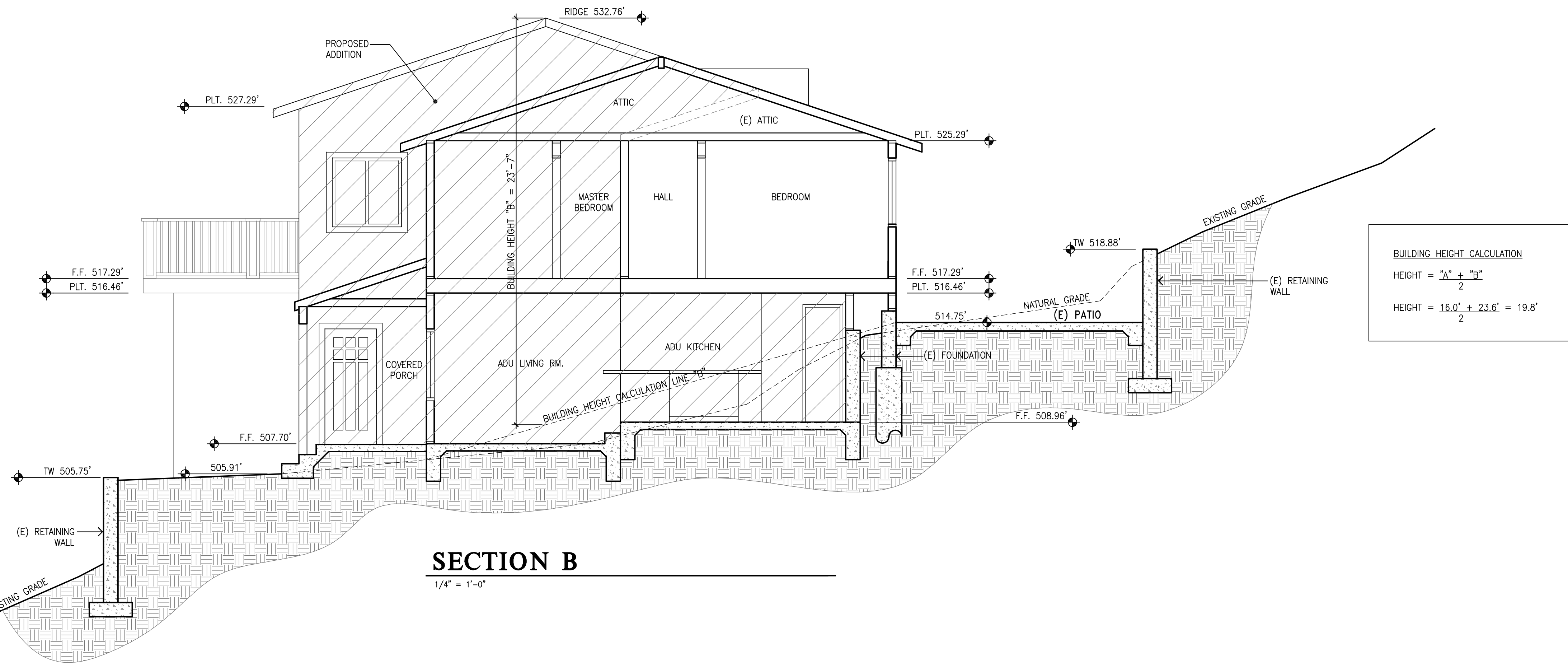
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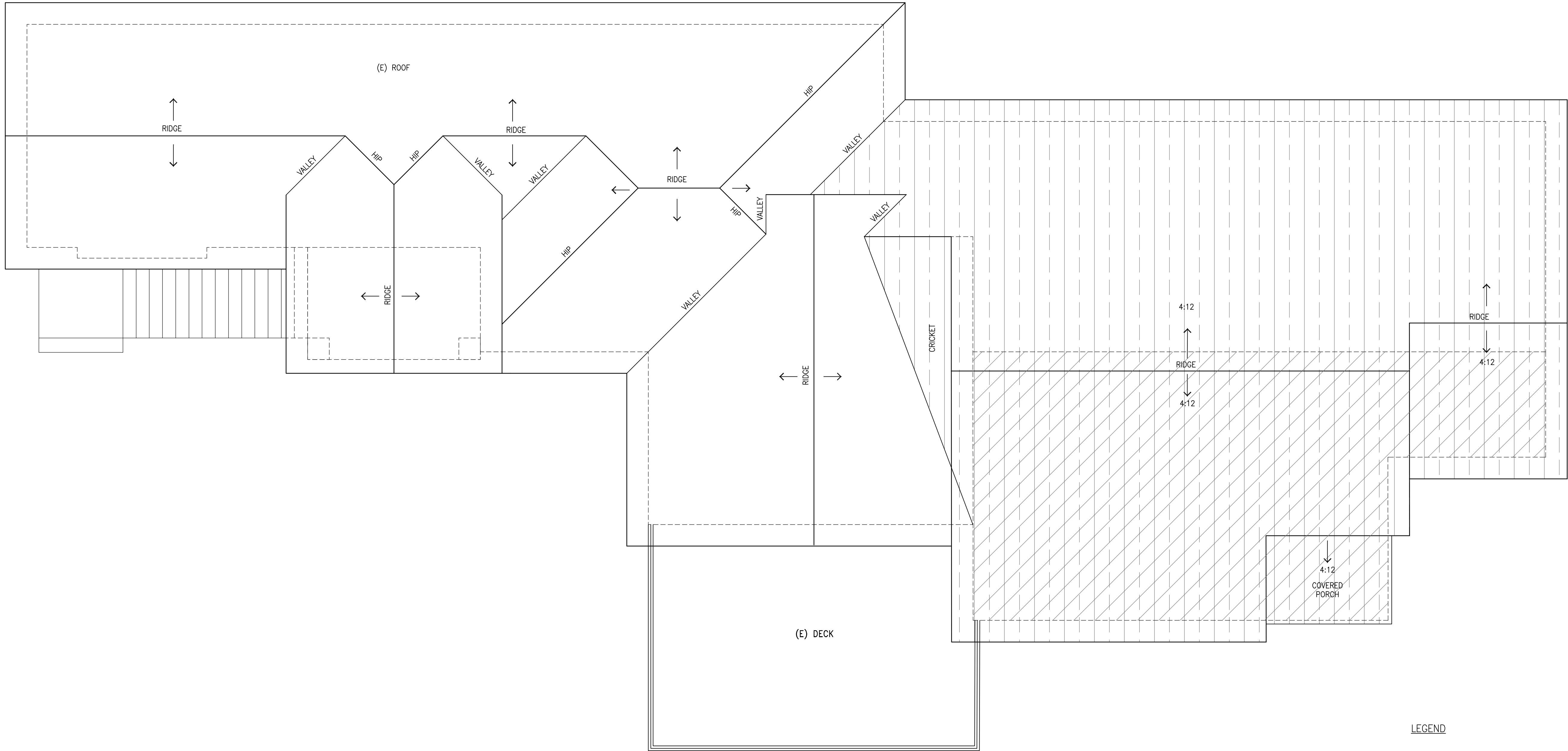
SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

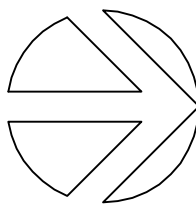
LEGEND



PROPOSED (N) ROOF



PROPOSED ADDITION



NORTH

LANNING RESIDENCE

Project No: 21917

18380 LAUREL DRIVE, LOS GATOS, CA 95030

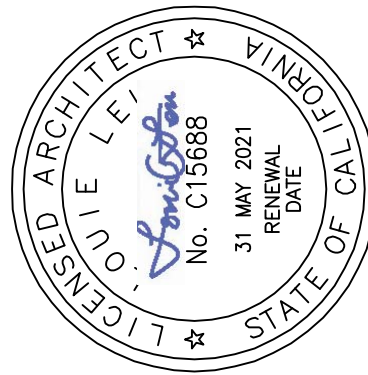
ROOF PLAN

Scale: 1/4" = 1'-0"

Date/Revisions:  
BSA 02-19-2020

Sheet No:

A - 5.1

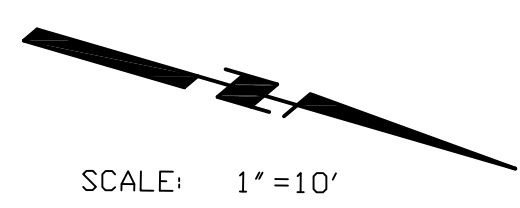
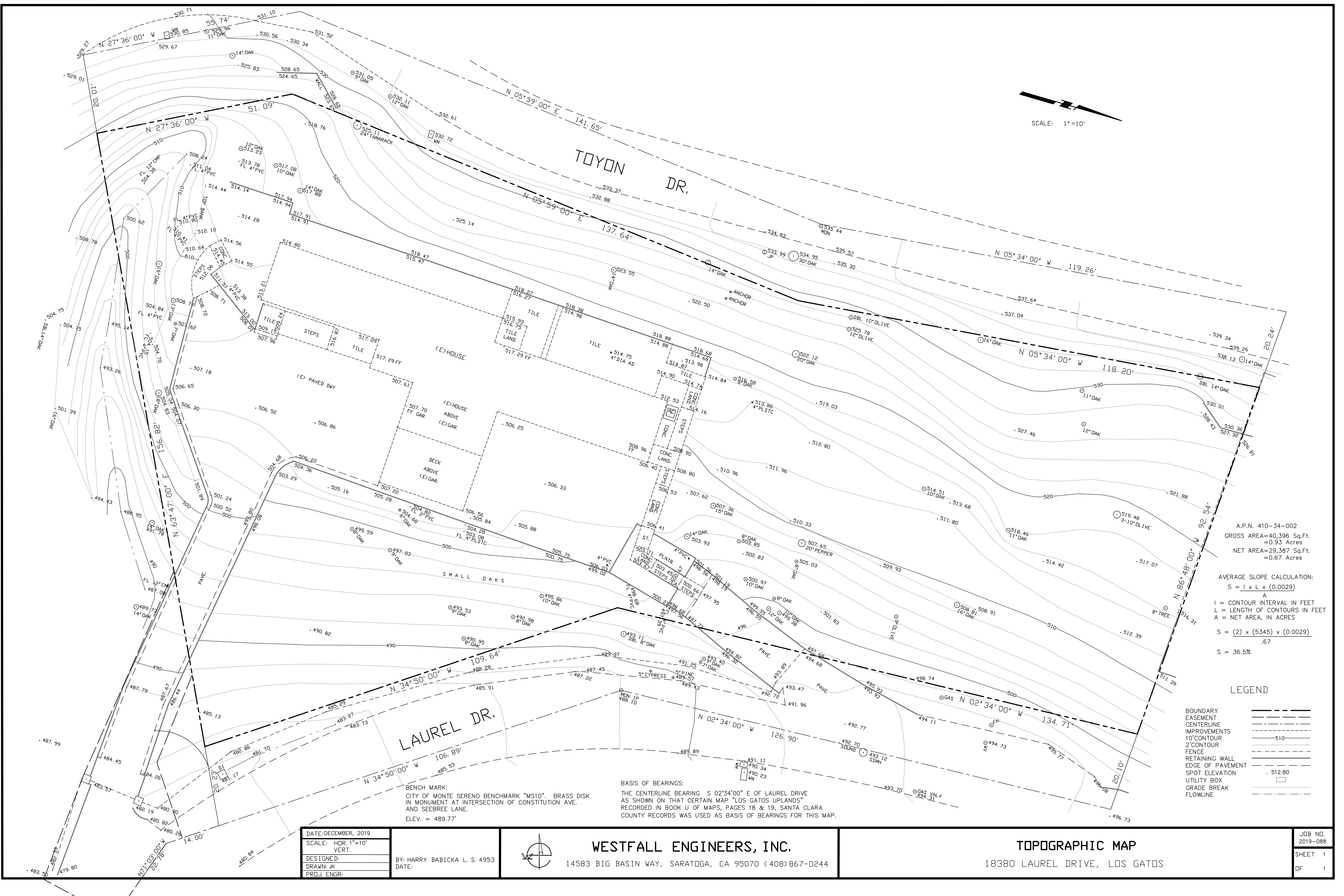


SIGNATURE DATE: 09-07-21

LOUIE LEU ARCHITECT INC

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030  
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com





SCALE: 1"=10'

A.P.N. 410-34-002  
GROSS AREA=40,396 Sq.Ft.  
=0.93 Acres  
NET AREA=29,387 Sq.Ft.  
=0.67 Acres

AVERAGE SLOPE CALCULATION:  
 $S = \frac{I \times L \times (0.0029)}{A}$   
I = CONTOUR INTERVAL IN FEET  
L = LENGTH OF CONTOURS IN FEET  
A = NET AREA, IN ACRES  
 $S = \frac{(2) \times (5345) \times (0.0029)}{.67}$   
S = 36.5%

LEGEND

- BOUNDARY
- EASEMENT
- CENTERLINE
- IMPROVEMENTS
- 10' CONTOUR
- 2' CONTOUR
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SPOT ELEVATION
- UTILITY BOX
- GRADE BREAK
- FLOWLINE

LAUREL DR.

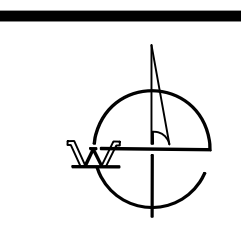
TOYON DR.

BENCH MARK:  
CITY OF MONTE SERENO BENCHMARK "MS10". BRASS DISK  
IN MONUMENT AT INTERSECTION OF CONSTITUTION AVE.  
AND SEEBREE LANE.  
ELEV. = 489.77'

BASIS OF BEARINGS:  
THE CENTERLINE BEARING S 02°34'00" E OF LAUREL DRIVE  
AS SHOWN ON THAT CERTAIN MAP "LOS GATOS UPLANDS"  
RECORDED IN BOOK U OF MAPS, PAGES 18 & 19, SANTA CLARA  
COUNTY RECORDS WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

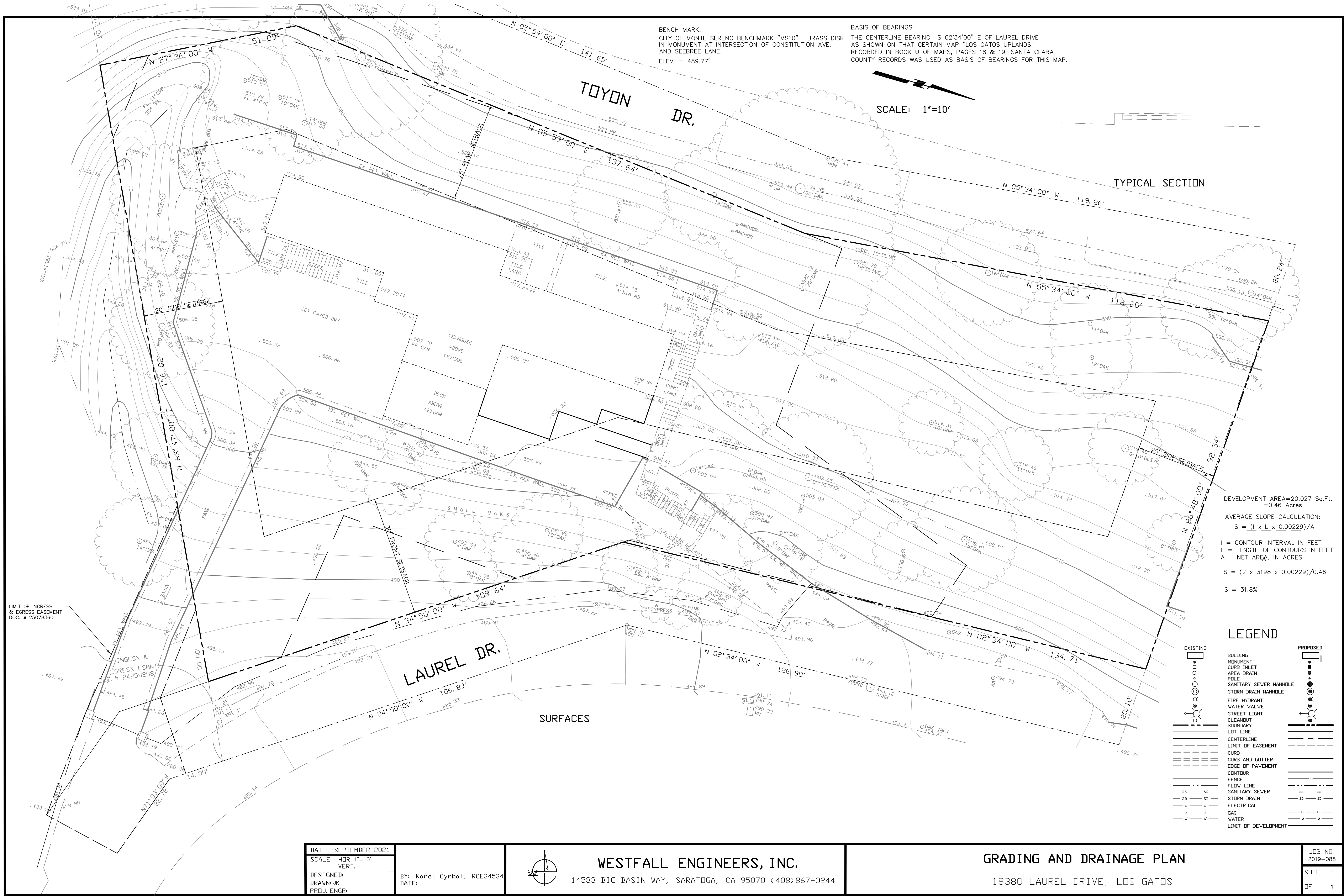
DATE: DECEMBER, 2019  
SCALE: HOR. 1"=10'  
VERT. 1"=10'  
DESIGNED: [blank]  
DRAWN: JK  
PROJ. ENGR: [blank]

BY: HARRY BABICKA L. S. 4953  
DATE: [blank]



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

TOPOGRAPHIC MAP  
18380 LAUREL DRIVE, LOS GATOS  
JOB NO. 2019-088  
SHEET 1 OF 1





# Attachment D

Grant Deed that Records the Ingress-egress Easement

**25078360**

**Regina Alcomendras**

Santa Clara County - Clerk-Recorder  
08/26/2021 08:40 AM

Titles: 1    Pages: 2

Fees: \$103.00

Tax: \$0.00

Total: \$103.00

**RECORDING REQUESTED BY**

**OLD REPUBLIC TITLE COMPANY**

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME Vinod Agarwal & Sujata Agarwal

ADDRESS 18350 Laurel Drive

CITY Los Gatos  
STATE & ZIP CA 95030

TITLE ORDER NO. 0611020574

ESCROW OR LOAN NO.

APN NO. 410-34-017 & 410-34-002

**EASEMENT QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$0.00 See Below \* CITY TAX \$ \_\_\_\_\_

☐ computed on full value of property conveyed, or ☐ computed on full value less value of liens or encumbrances remaining at time of sale,

X ☒ Unincorporated area: ☐ City of \_\_\_\_\_,

and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledge,

Cortland C. Lanning, Jr. Trustee of the Cortland C. Lanning, Jr. Revocable Living Trust dated October 6, 2015

hereby remise, release and forever quitclaim to

Vinod K. Agarwal and Sujata Agarwal, as Trustees of the 2007 Agarwal Family Trust, U/D/T June 21, 2007

the following described easement in the County of Santa Clara, State of California:

A right of way for the purpose of ingress and egress over and along a strip of land described as follows:

BEGINNING at the point of intersection of the line dividing Lots 25 and 27 with the center line of Laurel Drive, as said Lots and Drive are shown on the Map entitled "Los Gatos Uplands, Part of the Rancho Rinconada de Los Gatos, Santa Clara County", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on October 6, 1925 in Book "U" of Maps, at Page 18; thence along the line dividing said Lots 25 and 27, S. 63°47'W. 50.00 feet; thence at right angles S. 26°13'E. 30.00 feet; thence parallel with said dividing line N.63°47'E. to the center line of said Laurel Drive; thence along said center line of Laurel Drive, as shown on said Map, Northwesterly to the point of beginning, and being a portion of said Lot 25.

\*This conveyance of an easement and the consideration or value is less than \$100.00. R & T 11911.

Dated 8/16/21

Cortland C. Lanning, Jr.

Cortland C. Lanning, Jr. Trustee of the Cortland C. Lanning, Jr. Revocable Living Trust dated October 6, 2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

On the 8-16-2021 before me, R Baizas Valenzuela a Notary Public,  
personally appeared Cortland C. Lanning Jr.  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

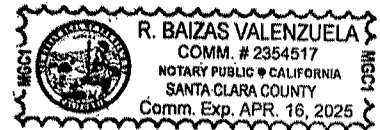
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: R Baizas Valenzuela  
(Typed or Printed)

(Seal)



AGREEMENT TO RELEASE EXISTING EASEMENT AND CREATION OF NEW EASEMENT  
BETWEEN THE OWNERS OF 18380 AND 18350 LAUREL DRIVE, LOS GATOS, CALIFORNIA

RECITALS

WHEREAS, the Cortland C. Lanning, Jr. Revocable Living Trust dated October 6, 2015, Cortland Lanning, Trustee, is the owner of 18380 Laurel Drive, Los Gatos, California 95030 within the County of Santa Clara since the purchase of said real property on or about May 19, 2019.

WHEREAS, Old Republic Title Co. as issuing Agent of Old Republic National Title Insurance Company prepared the fourth updated preliminary title report for Mr. Lanning's purchase of 18380 Laurel Drive on July 1, 2019.

WHEREAS, the 2007 Agarwal Family Trust, U/D/T June 21, 2007, Vinod K. Agarwal and Sujata Agarwal, as Trustees, is the owner of 18350 Laurel Drive, Los Gatos, California within the County of Santa Clara, the real property adjacent to 18380 Laurel Drive.

WHEREAS, after his purchase of 18380 Laurel Drive, Mr. Lanning discovered that with his property is the dominant tenement holding the rights to an appurtenant easement granted by predecessor owners of 18350 Laurel Drive as the servient tenement on June 19, 1952, recorded in the records of Santa Clara County at Book 2454 at Page 446. A true and correct copy of the recorded easement is attached hereto as Exhibit "A".

WHEREAS, after his purchase of 18380 Laurel Drive, Mr. Lanning discovered that a pre-existing ingress and egress driveway built by his predecessors appears to encroach upon the real property known as 18350 Laurel Drive.

WHEREAS, in consideration of the terms and conditions below, the parties hereby agree to avoid and release each other of all past, present, and future all claim, known or unknown related to and arising from the apparent encroachment and/or existing easement.

TERMS AND CONDITIONS

1. Old Republic Title Company has agreed to, and will, retain and pay for the services of a qualified surveyor recommended by Mr. Lanning to prepare a new description for a new easement to be appurtenant to 18380 Laurel Drive as the dominant tenement that will clarify its physical boundaries so that the apparent encroachment by the existing ingress and egress driveway will be contained within the new easement.

2. Old Republic Title Company will prepare and record, including payment of all necessary fees, a document to extinguish the existing easement and a document to grant a newly described easement which clarifies that the existing driveway is within the new easement over the real property located at 18350 Laurel Drive. The parties will have the opportunity to review and propose revisions to the documents to be recorded for a reasonable period without undue delay and must sign said documents forthwith no later than ten days after the sums set forth in the immediately following Paragraph 3 are delivered to Mr. Agarwal.

3. Mr. Lanning will pay Ten Thousand Dollars (\$10,000.00) to Mr. Agarwal through Old Republic Title Company contemporaneous with the recording of the documents with the County of Santa Clara, which Old Republic Title Company is to prepare under this Agreement to extinguish the existing easement and grant a newly described easement.

4. Limitations on Use. The parties agree that:

- (a) No buildings or structures shall be constructed within the area of the newly described easement and any existing fences, trees, shrubs, drainage, pavement, walls, etc. within the area of the newly described easement shall be maintained per below.
- (b) The newly described easement area shall only be used for ingress and egress to the real property located at 18380 Laurel Drive, and no parking or storage shall be conducted on the easement area.

5. Maintenance.

- (a) The fee owner of 18380 Laurel Drive, as the dominant tenement, shall repair and replace, at its own expense, any improvements within the newly described easement area that are damaged or have fallen into disrepair.
- (b) Subject to Section 5(a), the fee owner of 18350 Laurel Drive, as the servient tenement, shall provide reasonable and unencumbered, quiet and peaceful use of the newly described easement area and accordingly maintain and upkeep any existing fences, trees, shrubs, drainage, pavement, walls, etc. outside of but adjacent to the newly described easement area in a condition reasonably similar to as existed at the time of execution of this agreement.

6. Indemnification and Release.

- (a) Indemnification. The fee owner(s) of 18380 Laurel Drive covenants and agrees to indemnify, defend and hold harmless the owners of 18350 Laurel Drive, from and against all claims, costs, expenses and liability (including reasonable attorneys' fees and cost of suit incurred in connection with all claims) of, by, from or to third parties arising from or as a result of death, injury, property damage or mechanic's liens from the negligence or willful misconduct of the fee owner of 18380 Laurel Drive, its agents, or its guests which shall occur on or arise from the newly described easement area, except to the extent caused by the negligence or willful act or omission of the fee owner of 18350 Laurel Drive or its agents or guests.
- (b) Release. Each party (the "Releasor") hereby releases and waives the other party, together with their predecessors in interest and agents (collectively, "Releasees") from liability for loss or damage occurring on the newly described easement area, which loss or damage is of the type generally covered by fire and casualty insurance with all available extended coverage endorsements, regardless of any negligence on the part of the Releasees that may have contributed to or caused such loss.



7.       Estoppel Certificate. Any party may, at any time and from time to time deliver written notice to the other party requesting such latter party to certify in writing (a) that this Agreement is in full force and effect, (b) that, to the knowledge of the certifying party, the requesting party is not in default in the performance of its obligations under this Agreement, or, if in default, to describe therein the nature and amount of any and all defaults, and/or (c) with respect to such other reasonable business matters directly related to this Agreement. Each party receiving such request shall use its best efforts to execute and return such certificate within twenty (20) days following the receipt thereof.

8.       Insurance. The parties shall maintain homeowners liability insurance policies for their respective properties while they are the fee owners.

9.       Nature of Easements, Restrictions and Rights Granted.

(a)       Easements Appurtenant. Except as provided elsewhere herein to the contrary the easement and rights granted or created herein and subject to Section 10, are appurtenant to the affected parcel, and may not be sold, transferred, assigned or encumbered except as an appurtenance to such parcel. The parcel that is benefited by such easement shall constitute the dominant estate, and the parcel that is burdened by such easement shall constitute the servient estate.

The easement contained in this Agreement:

(i)       is made for the benefit of the owners of the respective parcels or a portion thereof or interest therein (each an "Owner");

(ii)       constitutes a covenants running with the land; and

(iii)       shall bind every person or entity having any fee, leasehold, financing or other interest in any portion of the parcels at any time or from time to time during the term hereof to the extent that such portion is affected or bound by the easement or to the extent that such easement is to be performed on such portion.

(c)       Effect of Sale/Redevelopment . In the event of a transfer or assignment by any Owner of its interest in its parcel by an instrument recorded in the Official Records (as defined in Section 12(c), the transferring Owner, without the necessity of any further document signed or actions taken by any party, shall be released from any and all obligations hereunder arising on or after the date of transfer, and each party benefited hereby thereafter agrees to look solely to such successor-in-interest of such Owner for performance of such obligations.

10.       Termination. The breach of this Agreement by any party, their successors or assigns shall not entitle the other party to cancel, rescind or otherwise terminate this Agreement, or any conditions, covenants, easements or restrictions hereunder, but the parties shall have all other

remedies available for breach of this Agreement. When the Easement Area is no longer needed for the Purposes of the Easement, the Parties will cooperate to execute and record such instruments as are necessary to extinguish this Easement.

12. Miscellaneous.

(a) Entire Agreement. No change or modification of this Agreement shall be valid unless the same is in writing and signed by the parties hereto. No waiver of any of the provisions of this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced. This Agreement contains the entire agreement between the parties relating to the subject matter hereof and supersedes all prior understandings and agreements between the parties. There are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between the parties other than as herein set forth.

(b) Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

(c) Notices. All notices, demands or other communications required or permitted to be given hereunder shall be in writing and any and all such items shall be deemed to have been duly delivered upon personal delivery; or as of the immediately following business day after deposit for overnight delivery with Federal Express or a similar overnight courier service, addressed as follows; or at the time delivery, as indicated by an electronically-generated delivery confirmation, after transmitting by telecopier to the telecopy number set forth below:

If to Mr. Lanning:

Cortland Lanning  
18380 Laurel Drive  
Los Gatos, CA 95030

With a courtesy copy to:  
Ignascio G. Camarena II, Esq.  
CAMARENA LAW OFFICE, APC  
111 N Market Street, Ste 300  
San Jose, CA 95113

If to Mr. Argwal:

Vinod K. Agarwal and Sujata Agarwal  
18350 Laurel Drive  
Los Gatos, CA 95030

Exhibit "A"  
(Copy of 1952 Easement)



BOOK 2454 PAGE 446

254318 aja

This Indenture made the 19<sup>th</sup> day of

June, one thousand nine hundred and fifty-two.  
 Between ALBERT G. RAISCH, AIMEE BENNETT, LEILA JONES and  
 MARIE LOUISE BURKE,

the parties of the first part,  
 and ALVIN BILLINGSLEY and KNID BILLINGSLEY, husband and wife,

the parties of the second part,  
 Witnesseth: That the said parties of the first part, in consideration of the sum of  
 TEN (\$10.00) dollars,  
 lawful money of the United States of America, to them in hand paid by the said parties  
 of the second part, the receipt whereof is hereby acknowledged, do by these presents grant,  
 bargain, and sell unto the said parties of the second part, in joint tenancy and to the survivor of  
 them, and to the heirs and assigns of such survivor forever, all

that certain real property situate in  
 County of Santa Clara  
 State of California and bounded and described as follows, to wit:

PARCEL NO. 1: Lots 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,  
 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,  
 36, 37, 38, 39 and 40, as shown on that certain Map entitled  
 "Los Gatos Uplands, Part of the Rancho Rinconada De Los Gatos,  
 Santa Clara County", filed for record October 6, 1925 in Book  
 "U" of Maps, pages 18 and 19, Santa Clara County Records.

PARCEL NO. 2: Beginning at a point on the Northeasterly line of the  
 Saratoga - Los Gatos Road distant N. 44° 16' W. 67.735 feet from  
 the intersection thereof with the dividing line between Lots 3 and  
 4, as shown on the Map hereinafter referred to, said point also being  
 the intersection of said line of Saratoga-Los Gatos Road with the  
 Northwesterly line of the land conveyed by A. J. Raisch to Horace  
 G. Jones, et ux by Deed dated May 15, 1928 and recorded May 21,  
 1928 in Book 403 of Official Records, page 168, Santa Clara County  
 Records; running thence along said line of the Saratoga-Los Gatos  
 Road, N. 44° 16' W. 51.125 feet to the intersection thereof with the  
 Southeasterly line of the land conveyed by A. J. Raisch to Charles  
 V. Bradbury by Deed dated December 5, 1950 and recorded December  
 8, 1950 in Book 2112 of Official Records, page 64, Santa Clara  
 County Records; running thence along said Southeasterly line of the  
 land conveyed to Bradbury, N. 48° 45' E. 265.81 feet to the  
 intersection thereof with the center line of Hill View Drive, as  
 shown on said Map; thence along said center line of Hill View  
 Drive, S. 51° 13' E. 50.74 feet, more or less to the intersection  
 thereof with the said Northwesterly line of the lands conveyed to  
 Jones; thence along said Northwesterly line of the land conveyed  
 to Jones, S. 47° 45' W. 270.0 feet, more or less, to the point  
 of beginning, and being a portion of Lot 4 as shown on that  
 certain Map entitled "Los Gatos Uplands, Part of the Rancho  
 Rinconada De Los Gatos, Santa Clara County, " filed for record  
 October 6, 1925 in Book "U" of Maps, pages 18 and 19 Santa Clara  
 County Records.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold the said premises, together with the appurtenances, unto the said parties of the second part, as joint tenants, and not as tenants in common, with right of survivorship, and to the heirs and assigns of such survivor forever.

810686  
BOOK 2454 PAGE 446  
FILED FOR

FILED IN THE

In Witness Whereof the said parties of the first part have hereunto set their hands the day and year first above written.

Signed and Delivered in the Presence of

Albert G. Raish  
Albert G. Raish  
Aimee Bennett  
Aimee Bennett  
Leila Jones  
Leila Jones  
Mario Louise Burke  
Mario Louise Burke

STATE OF CALIFORNIA,  
City and County of SAN FRANCISCO



On this 19th day of June, 1952, in the year one thousand nine hundred and fifty-two, before me, CHARLES W. KIESER, a Notary Public in and for the City and County of SAN FRANCISCO, State of California, residing therein, duly commissioned and sworn, personally appeared ALBERT G. RAISCH, AIMEE BENNETT, LEILA JONES and MARIE LOUISE BURKE, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of SAN FRANCISCO, the day and year in this certificate first above written.

Charles W. Kieser  
City and County of San Francisco,  
State of California.

Cavender's Form No. 38—(Acknowledgment General)  
(C. C. Sec. 1189)

My Commission Expires September 23, 1952



With a courtesy copy to:  
Brewer, Offord, & Pedersen, LLP  
at the address maintained by the California State Bar.

(d) Headings; Recitals. The section headings which appear in some of the sections of this Agreement are for purposes of convenience and reference and are not in any sense to be construed as modifying the sections in which they appear. The recitals set forth above are incorporated into and made a part of this Agreement.

(e) Construction. The parties acknowledge that they have reviewed and revised this Agreement, and their counsel has done or has had the opportunity to do the same, and agree that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

(f) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

(g) Counterparts. This Agreement may be executed in counterparts, all of which together shall constitute one and the same instrument.


**18380 Laurel Drive, Los Gatos:**

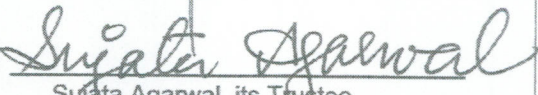
The Cortland C. Lanning, Jr. Revocable Living  
Trust dated October 6, 2015,

By:   
\_\_\_\_\_  
Cortland Lanning, its Trustee

**18350 Laurel Drive, Los Gatos:**

The 2007 Agarwal Family Trust, U/D/T June 21,  
2007,

By:   
\_\_\_\_\_  
Vinod K. Agarwal, its Trustee

By:   
\_\_\_\_\_  
Sujata Agarwal, its Trustee

# Attachment E

## Lot Line Determination

## Santa Clara County Planning Office

70 W. Hedding Street, 7th Floor, East Wing  
San Jose, CA 95110  
www.sccplanning.org



### CLASSIFICATION OF LOT LINES

DATE: 2/20/20

REQUESTOR NAME (PLEASE PRINT): <u>Sheryl Bauer</u>	Phone: <u>399-2222</u>	Email: <u>sheryl@louieleanarch.com</u>
ADDRESS OF SUBJECT PROPERTY: <u>18380 Laurel Dr. Los Gatos</u>	APN: <u>410-34-002</u>	

**Note:** Zoning Ordinance Chapter 1.30 contains provisions to determine the front, sides and rear of a lot in certain cases. Diagrams of various lot shapes and criteria are provided to assist with the classification. When the provisions of the ordinance are inadequate to address an unusually configured lot, the Zoning Administrator shall classify the lot lines on that lot.

**Directions:** (1) First consult with Planning Staff to classify the lot lines. (2) If the lot has an unusual configuration that is not addressed in Chapter 1.30, submit this form. (3) Attach a copy of the APN map, any building permits that are relevant to your request and an explanation. If you are requesting a certain frontage to be designated as the front, side or rear of the lot, please explain your request and reasons.

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☐ Additional Notes: \_\_\_\_\_

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Submittal Reviewed By: Zoning Administrator or Deputy Zoning Administrator

Name: Leza Mikhail  
Print

Signature

Phone: (408) 299-5773

Email: leza-mikhail@pln-sccgov.org

