File: 10280-17SP
Special Permit for detached building with more than two internal plumbing fixtures (804 s.f. pool house)

Summary: Special Permit for a detached accessory structure with more than two internal plumbing fixtures (804 s.f. pool house)

Owner: David B Ritchie
Applicant: Fredrick Stoenner
Lot Size: 2.38 acre
APN: 510-29-037
Supervisorial District: #5

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Address: 15901 Ravine Road, Los Gatos
Present Land Use: Single-family residence
Approved Building Site: None

RECOMMENDED ACTIONS
A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303(e) (Class 3 – accessory structures) of the CEQA Guidelines, Attachment A
B. Grant the Special Permit subject to conditions outlined in Attachment D

ATTACHMENTS INCLUDED
Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
PROJECT DESCRIPTION

The proposed project is a request to construct an 804 s.f. detached accessory structure, referred to as a recreation room/pool cabana, adjacent to the existing swimming pool located at 15901 Ravine Road, Los Gatos. The proposed building will be furnished with a full bath (toilet, sink and shower) and a sink in the proposed kitchen area.

Setting/Location Information

The subject parcel is approximately 2.38 acres in size and fronts on Ravine Road, Los Gatos. The parcel is currently improved with a single-family residence, a swimming pool, various landscaping features and accessory buildings. The existing site is not an approved building site, and the project does not trigger building site approval as the addition is not of/to a dwelling. The subject parcel is zoned HS-d1 and the propose pool house is exempted from Design Review in accordance with Section 5.50.050.B. The general vicinity is hilly and with heavy and mature vegetation. The predominant use in the vicinity is single-family residential.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
   The proposed project qualifies for a Categorical Exemption, Section 15303(e) (Class 3) for accessory structures including garages, carports, patios, swimming pools and fences.

B. Project/Proposal
   1. General Plan: Subject parcel is within the Hillsides General Plan land use designation where residential and its accessory uses are allowed.
   2. Approval Building Site: The subject site is not an Approved Building Site. However, the proposed project to build a pool house with more than 2+ plumbing fixtures would not necessitate Building Site Approval review. Any future addition greater than 500 s.f. onto the residence or a Rebuild would require Building Site Approval review.
   3. Zoning: The subject parcel is zoned HS-d1, and accessory structures, such as a detached pool house, are an allowed use (See Table 2.20-1 of the Zoning Code). Further, as previously stated, the propose pool house is exempted from Design Review in accordance with Section 5.50.050.B.
   4. Compliance with Development Standards (Accessory Structures). The proposed structure is subject to development standards stipulated accessory structures (see Section 4.20.020). The location of the pool house conforms to the development standards stipulated for accessory structures (75 feet front setback, 3 feet side and rear setback, 6 feet separation from the main residence, and 12 feet maximum height limit), and the proposed pool house is not designed to be used for dwelling purposes. The proposed layout of the pool house includes a workout area, a
full bath, and a small kitchen area. There is no partitioning inside the cabana that would contribute to utilizing the structure for dwelling purposes. The proposed accessory building is approximately 804 s.f. in size, with an unenclosed covered porch and patio area. The architectural style of the proposed pool house complements the style proposed for the main residence.

5. **Special Permit:**

Section 4.20.02(I)(2) requires any accessory building (such as a pool house) with more than two (2) internal plumbing fixtures to be subject to a Special Permit. The proposed building includes a full bath (toilet, sink and shower) and a sink in the kitchen area of the proposed recreation room/pool cabana. In the following discussion, the scope of review findings are bold, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make findings to approve the project.

A. **The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;**

   As discussed in Section 4 of this report, the project conforms to all standards stipulated in County General Plan and Zoning Ordinance.

B. **The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;**

   The site is adequate to accommodate the proposed pool house. The subject site is approximately 2.38 acres and the workout / cabana satisfy the required setbacks for residential accessory structure (front – 75 feet, side and rear – 3 feet). The proposed layout in the pool house is of an appropriate design to have a full bath (toilet, sink and shower) and a sink in the kitchen room as part of the overall residential development.

C. **The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:**

   1. **Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;**

   2. ** Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);**
Finding Nos. C(1) & (2) are not applicable.

3. **The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;**

   All plumbing fixtures will be connected to the existing sewer system supporting the property.

4. **The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;**

   This project would be permitted “by-right” if the application only included two (2). The installation of more than two (2) plumbing fixtures would not create noise, odor, dust or excessive light impacts. Furthermore, residential and accessory uses shall be subject to the County Noise Ordinance.

5. **The use will not substantially worsen traffic congestion affecting the surrounding area;**

   Not applicable.

6. **Erosion will be adequately controlled; and**

   Standard conditions and BMP’s will be required through building permit review.

7. **Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.**

   Adequate storm drainage will be reviewed through a Drainage Permit and Building Permit for full compliance.

**BACKGROUND**

The application for a Special Permit was submitted on August 10, 2017, and was subsequently deemed incomplete on September 5, 2017. After submitting all required information, including the submittal and acceptance of a geology report, the application was deemed complete on December 13, 2017. A public notice was mailed to all property owners within a 300-foot radius on January 19, 2018, and was also published in the Post Records on January 22, 2018.

**STAFF REPORT REVIEW**

Prepared by: Pamela Wu, Senior Planner
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
# ATTACHMENT A

## 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

<table>
<thead>
<tr>
<th>Project Title</th>
<th>File Number (if applicable)</th>
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<td>Ravine Road Special Permit</td>
<td>File 10280-17SP</td>
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<th>Project Location</th>
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<tr>
<th>Public Agency Approving Project</th>
<th>Person or Agency Carrying Out Project</th>
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<tr>
<td>County of Santa Clara</td>
<td>Pamela Wu, Senior Planner</td>
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**Project Description (including purpose and beneficiaries of project)**

Special Permit to allow 4 plumbing fixtures in the recreation room / pool cabana.

**Exempt Status**

- Categorical Exemption [CEQA Guidelines 15301-15333]:
- Statistical Exemption [CEQA Guidelines 15260-15285]:
- Declared Emergency [15269(a)]:
- Emergency Project [15269(b)(c)]:
- General Rule [CEQA Guidelines 15061(b)(3)]:

**Reasons the project is exempt:**

- Class 15301(l)(1)  
Accessory structures including garages, carports, patios, swimming pools and fences.

<table>
<thead>
<tr>
<th>County Contact Person</th>
<th>Title</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pamela Wu</td>
<td>Senior Planner</td>
<td>(408) 299-5775</td>
</tr>
</tbody>
</table>

Date: ___________________  
Signature: ___________________

Name/Title: Pamela Wu, Senior Planner

Approved by: ___________________
ATTACHMENT B

Preliminary Conditions of Approval

10280 – 17SP

SPECIAL PERMIT
CONDITIONS OF APPROVAL

Owner/Applicant: David Ritchie
File Number: 10280-17SP
Location: 15901 Ravine Road, Los Gatos
Project Description: Special Permit to allow more than two (2) plumbing fixtures in the 804 s.f. workout / cabana.

Items marked with one asterisk (*) must be completed prior to building permit issuance. Items marked with two asterisks (**) must be completed prior to occupancy or final inspection permit issuance.

PLANNING
Contact Pamela Wu (408-299-5775 / pamela.wu@pln.sccgov.org) regarding the following conditions:

1. Development must take place in accordance with the approved plans, prepared by Frederick Stoenner, and dated October 3, 2017.

2. All previous approvals associated with subject property, County File 10280-12LM-12GS-12DRX, shall remain in effect.

Ongoing Compliance
3.* Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

DEPARTMENT OF ENVIRONMENTAL HEALTH:
Contact Darrin Lee (408-299-5748 / Darrin.lee@pln.sccgov.org) regarding the following conditions:

4.* This site is located in a sewer-provided area, and therefore, a sanitary sewer connection will be required. Provide a sewer connection permit from the West Valley Sanitation
District (ph. 408-378-2407) for the proposed cabana/ pool house with 2 or more plumbing fixtures.

5. 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.

**LAND DEVELOPMENT ENGINEERING:**
Contact Ed Duazo (408-299-5733 / ed.duazo@pln.sccgov.org) regarding the following conditions:

6. In the building plans for the accessory structure, include the following:
   a) a grading table that summarizes the grading quantities (cut/fill volumes and maximum cut/fill heights) associated with the project. The grading quantities should be further delineated by grading within the building footprint, and exterior grading. (Note: Exterior grading of 150 cubic yards or more, or requiring cuts/fills 5-feet in height or greater will require a grading permit)
   b) a table summarizing the net increase in impervious area.
   c) an erosion control plan detailing the erosion control BMPs that will be used during to construction to prevent erosion/sediment from leaving the project site.

**GEOLOGY**
Contact Jim Baker (408-299-5774 / jim.baker@pln.sccgov.org) regarding the following conditions:

7.* **Prior to building permit issuance**, submit an addendum that addresses the following: correct site location on several maps, add several other maps, clarify correlation of Seismic Refraction survey lines.

**BUILDING INSPECTION OFFICE:**
Contact BIO staff at (408) 299-5700 for information regarding the following conditions.

8.* This project requires submittal into Plan Check and issuance of a Building Permit prior to start of any construction activity. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

9.* At the time of building permit application, Submit the Single Family Green Point Checklist or the LEED for Homes Checklist, at the time. The checklist is required to demonstrate how the project will achieve the points required for certification, as
required by the Santa Clara County Green Building Ordinance (starting at County Ordinance Code Section C3-50).
ATTACHMENT C

Location & Vicinity Map
ATTACHMENT D

Proposed Plans