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From: Diane Michaelis

Sent: Monday, October 24, 2022 11:12 AM

To: Jennifer Armer <JArmer@losgatosca.gov>

Subject: 400 Surmont Drive

EXTERNAL SENDER

Hi Jennifer,

Please forward this letter to the appropriate planner for the development project at 400 Surmont Drive. We did not receive any notice that this project was about to begin. Upon seeing the orange netting for only the lower home, it is clear both houses will greatly affect our view and privacy.

When we built our personal residence in 2017, at [REDACTED], we carefully followed all guidelines to not disturb the beautiful open space of our hillside. Our home is not visible from the "view" platform, is one level and is less than 3500 square feet.

These large new homes at 400 Surmont Drive will clearly be visible and definitely change the character of the open space.

We believe there should be netting to illustrate both proposed homes' locations for transparency.

Thank you,

Diane and Mike Michaelis

[REDACTED]

To the Planning Commission of the Town of Los Gatos,

I hope this finds you all doing well.

As you know, Story Poles for the housing development on Surmont Drive are up, and I would like to invite you to come up to the front of our home to see them.

I encourage you to view these proposed houses from our perspective – from our front porch, in relation to the home we've lived in for over 43 years. And we would like you to seriously consider the following issues when voting on the plans for this development:

1. Absolute Minimums

The Story Poles erected last month show that the proposed 4,700+ square foot house would be built at the **absolute minimum distance** allowed by the town: exactly 20 feet from our property. This is one of the main reasons I am inviting you to come and stand at our front porch to see and feel how uncomfortably close this house would be. Further, and more critically, with the increase in wild fires in California, we ask that the town consider the Defensible Space ordinance to keep all homes safe before allowing houses of this size to be built in such close proximity.

2. Major Exception

Each of these proposed houses exceeds the maximum height requirement for the town's limits for hillside homes which, as you know, is 18 feet. These houses range from approx. 22 to 24 feet at their highest point.

We are opposed to this major exception to the town's height requirement as it would overpower the front of our home and create an overbearing presence to the neighborhood. (see attached pics taken from Leigh Ave & Blossom Hill Rd)

3. The Storm Drain

After conducting a property survey of our own, we learned that the proposed driveway will actually be ON our property. This, as we understand it, is as a result of a refusal on the developer's part to move forward with the original plan to extend Surmont Drive and build a cul-de-sac that would properly service these new houses. Instead, they plan just to leave the old existing storm drain in the middle of active driveways. When we asked why the cul-de-sac is no longer being considered, we were told by the developer that you, the town counsel of Los Gatos, had voted against it. I checked with Ryan Safty for documentation on this, and this was his reply:

Hi Paul,

Please see attached for the CDAC report and meeting minutes. The plans that went before CDAC showed the cul-de-sac bulb. The meeting minutes state the following:

- *The Committee did not express concerns with the proposed cul-de-sac and lot configuration.*

Respectfully,

Ryan Safty • Associate Planner

Community Development Department • 110 E. Main Street, Los Gatos CA 95030

We respectfully ask the town to address why the cul-de-sac plans have been abandoned, and why Surmont Drive is not being extended to allow proper access to private driveways to service these new houses.

The existing storm drain is a serious safety concern, and needs to be reconsidered. If left in its current location, this development would restrict access to fire and sanitation vehicles, which brings me to the last concern:

4. The Garbage Can issue has not yet been resolved.

In my letter to the town in March of 2021, I raised concerns about the number of garbage cans there would be if these houses were built. The following is, in part, what I wrote:

“At our house, we have 5 garbage cans. In the heavier growing season, we have 7. Sandy has 5 generally, but sometimes 8. And she brings them down from her property and places them in front of our house, as that is the only place on Surmont Drive for them. Her property has no curb space for garbage cans. Neither does the Bates’ property. Currently, every Thursday/Friday, along with the other 3 homes that share road space for cans, somewhere between 16 and 21 garbage cans are placed on Surmont Drive.

“Each of the two approved subdivisions is ~1.3 acres, so they could potentially have 5-7 cans each as we do, which would mean 10-14 more garbage cans. (15-21 if a third home is built). Where are these 34-45 cans going to go? Not at the top (hammer head) of this proposed driveway. And, contrary to what the developer has stated, West Valley Collection & Recycling will NOT guarantee that they will send a smaller garbage truck up the private driveway except for an “on-site prem” (disabled) provision. “The cans must be curb-side”

I have called West Valley Collection & Recycling several times to talk with Matt Chapa, the supervisor who came out to Surmont Drive earlier last year to talk with us about garbage removal for this development, and he told me that, in fact, they will not guarantee (in writing or otherwise) that they will send a smaller garbage truck up a private driveway. I followed up this past week and spoke with an employee named Eddie, and he actually said to me, “We don’t even *have* small trucks!”

Again, I encourage each of you to come up to view the Story Poles, the Storm Drain, and the proximity of the proposed driveway to our property before the next public hearing. (perhaps on a Thurs or Fri when all the garbage cans are out!)

Please call or text me to set up a date/time.

Thank you for your consideration in these matters.

Respectfully,

Paul Cosentino

A solid black rectangular box used to redact the signature of Paul Cosentino.

From: Karyn Meadows
Sent: Saturday, November 12, 2022 11:40 AM
To: Planning <Planning@losgatosca.gov>
Subject: Homes to be built on Surmont Court

EXTERNAL SENDER

Hi, I want to officially protest the size and height of the prospective homes that are to be built up on Surmont Court off Surmont Drive/Westhill Drive in east Los Gatos. The homes are HUGE...we can see them no matter where we look up there on the hill. And they are over the approved height for the foothills. That right there is NOT OK. Please knock them down to approved limits. And let me know how to 'officially' protest the size.

best, Karyn

From: Diane Michaelis [REDACTED]
Sent: Monday, November 14, 2022 8:36 AM
To: Ryan Safty <RSafty@losgatosca.gov>
Subject: 400 Surmont Drive

EXTERNAL SENDER

Hi Ryan,

In our previous letter to you, we requested to see orange netting for both proposed homes. Thank you. I have attached pictures that were taken from the adjacent hillside open space easement on our property. You can see how the homes clearly interfere with the natural hillside setting. It appears the homes will dominate, rather than blend in with the scenic appearance of the hillside and the environment. There will be a significant visual impact to us, especially the bulky upper home, as it blocks our views across the open hillside to the west.

In the developer's original proposal to neighbors, it was stated that "the homes would be one story with generous setbacks and floor plans that nestle into the hillside terrain". The orange netting suggests something other. How does this look from the view platform?

Please feel free to view the netting from our open space easement - (in the subdivision that created our parcel, this easement was mandated by the town to preserve the open space character and natural scenic backdrop of the hillsides).

Thank you,
Diane and Mike Michaelis
[REDACTED]
Los Gatos



Date: November 17, 2022

To: Planning Commission

Re: 400 Surmont Dr. Development Request For Approval

Dear Commissioners,

I am the homeowner located at [REDACTED]. (Corner of Surmont Dr. & [REDACTED]). From the very first CDAC meeting that I attended in 2019, I stated that I do not object with the property owner's legal right to developing the two SFR's. I do object to approving any exceptions to be requested by the developer. The Town's hill-side guide lines should be strictly enforced. The only exception(s) to approve is if it relates to a threat to health, and/or safety.

My understanding is that the reason why this project is going before the Planning Commission is to approve exceptions. I request that the Commission reject any and all of the exceptions, especially the request for the height exception.

In addition, the homeowner, Paul Cosentino, the property most affected by this project, has requested consideration to relocate the storm drain and to resolve the garbage cans matter. Please consider addressing these issues for resolution before approval of this development.

Thank you,

Chris Tanimoto

[REDACTED] Los Gatos, CA 95032

From: Terry Negendank [REDACTED]
Sent: Thursday, November 17, 2022 5:10 PM
To: Ryan Safty <RSafty@losgatosca.gov>
Subject: Surmont development

EXTERNAL SENDER

I am writing to voice my concern over the height of the two proposed residences.

Each of the two proposed houses exceeds the maximum height requirement for the town's limits for hillside homes which is 18 feet. These houses range from approx. 22 to 24 feet at their highest point.

I am opposed to this, as the homes as proposed would overpower the neighborhood.

I ask that you vote against allowing there to be hillside homes of this height.

Terry Negendank
[REDACTED]
Los Gatos, CA 95032

From: Suzanne Hutchins [REDACTED]
Sent: Friday, November 18, 2022 8:54 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: 400 Surmont Drive Planning item 11/21/22

EXTERNAL SENDER

We are residents on [REDACTED] and have a view of the hillside where the proposed project will be built.

Please do not make an exception to allow for the proposed new residences to exceed the maximum height for visible homes in the hillsides. The point of having a maximum height restriction for visible homes is to reduce the obstruction it imposes on others owning properties in the neighborhood. Making an exception to the height restriction will result in two more houses taking away from the beauty of the current view the neighborhood has of the hillside and all of the nature that lives around it.

Again, please do not allow the proposed residences to exceed the maximum height for visible homes in the hillsides.

Thanks,

Darren and Suzanne Hutchins