

August 21, 2023
Roger Eline
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Los Gatos, Ca 95032
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Los Gatos Planning Commission
110 E. Main Street
Los Gatos, Ca 95030

Hello Savannah,

This email is a follow up to the previous email and attachment I sent with respect to the 2-story house construction proposed for 232 Danville Dr., Los Gatos, Ca. 95032.

I had sent a previous email and attachment to the Los Gatos Planning Commission, dated June 30, '23 on the subject. Since then, I met with Michael Davis, the architect, to discuss changes to mitigate some of the concerns I had. Overall, the building changes that Michael discussed with me have done a good job relieving my concerns. There's still one issue wrt. the rear property screening trees that I address below. These changes included the 2nd story bathroom freestanding bathtub window using opaque glass, the heightening of the master bedroom window ceil, the reduction of the open space ceiling height/roofline above the great room, and the addition of additional screening trees (4ea. podocarpus gracilior) along the rear of the property.

Issue remaining:

The 4ea. podocarpus gracilior are specified as 24" box size, set back 4' from rear property line. The typical height of a 24" box podocarpus gracilior is 7-9 feet, so let's say 8' height trees are planted. In reviewing the site landscape plan and based on my calculations, an 8' tree will provide **NO** visual screening of the Danville property 2nd story window from looking directly into the Master bedroom of the rear neighbor and into my property's downstairs bedroom window plus a good portion of my backyard, side yard, and pool/spa area. A 14' height tree is required to provide the necessary visual screening. It will take 4-5 years for an 8' podocarpus gracilior to grow to ~14', which is too long.

The solution:

Specify 36" box size podocarpus gracilior (~ 11' - 12' height) setback 4 ft from rear property line instead of the specified 24" box.

To reach 14ft would take ~ 2 yrs, which is acceptable.

I discussed this with Michael Davis, so he is aware of my concern and request to increase the podocarpus gracilior height.

Bests regards,
Roger Eline

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