
Submission to Conceptual Development Advisory Committee (CDAC) for 401 Surmont Drive, formally “South End of Surmont Drive”

Preface:

A previous attempt to subdivide 401 Surmont Drive into three lots in 1980 by the former owner Russel Bate was denied “based on the inability to provide adequate water supply.”[2]. This document outlines a new plan to achieve the same goal, addressing the water supply issue and other relevant factors.

This document will address each section of the HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES [1], beginning with Section II. The plan aims to meet these guidelines, unless otherwise specified.

II. CONSTRAINTS ANALYSIS AND SITE SELECTION:

The primary goal of this project is to develop three single-family homes within the Least Restrictive Development Area (LRDA) designated in light green on the BATE 3 LOT YIELD map. [5] Neighbor feedback was considered to ensure minimal visual impact, particularly from the Northwest Corner of Selinda Way and Los Gatos-Almaden Road. [1]

Inquiry:

If a building doesn't project above the physical ridgeline, what proof is required, and how does this affect building height limits?

III. SITE PLANNING

C. Driveways and parking

A previous application was denied due to insufficient water supply [2]. Attached are utility plans, including water plans [9], and a letter from West Valley Sanitation District.

Inquiry:

Is this plan adequate to address the issues raised in the 1980s application?

Proposed roads and driveways, as depicted on the conceptual design drawing[7], will comply with SCCFD requirements. These designs were developed in collaboration with Kenny Ip of the SCCFD and meet 14 CCR § 1273.

Inquiry:

The design approach emphasizes the preservation of natural slopes by minimizing cutting and filling operations. However, it is essential to determine the CDAC's flexibility regarding potential deviations from the six-foot maximum limit for cutting and filling in Section 8 of the conceptual design drawing, particularly when necessary to fulfill the stringent requirements imposed by the SCCFD.

V. ARCHITECTURAL DESIGN

No formal building placements or designs have been finalized.

Inquiry:

Would the CDAC prefer similar home designs across the lots? The goal is to build on slopes less than 30% and away from roads. What are the expectations for home placements and designs in a lot subdivision?

VIII. SUBDIVISION AND PLANNED DEVELOPMENT PROJECTS

A. Purpose and intent.

Information to support a 3 lot split:

Slope density formula - Bate lot yield:

$S = 37.1\%$ $a = 3.96 \text{ AC/DU}$ $A/a = 12.282/3.96 = 3.10 \text{ Units or 3 lots}$ [3][4][5][6]

Proposed lots 2 and 3 are estimated to be approximately 1.75 acres each, with average slopes of 42% and 38%, respectively. [7]

C. Least restrictive development areas (LRDA)

Residence locations in Submission rev1 + houses [8] are roughly placed based on the light green LRDA areas shown in image BATE 3 LOT YIELD [5].

Inquiry:

Would the CDAC approve a larger-than-standard parking structure at the base of Lot 3, and a trolley connecting the residence to the structure, even if the slope exceeds 30%?

References:

1. Hillside Development Standards and Guidelines - Updated January 2004
2. Subdivision application M-79-18
3. ZONING DISTRICT (Hillside Residential) Summary Handout - Updated: 12/14/2021
4. 231002 401 SURMONT HR2.5 ZONING.jpg
5. 231002 BATE 3 LOT YIELD.jpg
6. 231002 BATE SLOPE CALC.pdf
7. Submission rev1 + leveled area.tif
8. Submission rev1 + houses.tif
9. 2240145_2024-07-02 - 401 Surmont Dr - Water service (private) dwgs.pdf
10. WVSD - 401 Surmont Dr. Los Gatos.pdf