

Hi Mike and Diane

Yesterday Ryan forwarded your latest concerns with our project to me, so I felt the need to respond and hopefully correct your interpretation of some of the issues you raise:

- It is not the requirement of the Hillside Specific Plan that new homes not be visible from the viewing platform at Los Gatos-Almaden Road and Selinda Way. One is allowed to build a home at 25' height in the Hillside Specific Plan unless it is deemed to be 24.5% visible from the viewing platform based on specific camera techniques. I did some initial story pole installation (1 pole installed for each home), and it appeared that the homes would not be 24.5% visible. When the complete story poles were installed it was determined that, in fact, the homes would be 24.5% visible. Based on the direction of the Planning Commission I lowered the height of the homes to 18' based on measurement standards from the Hillside Specific Plan. There is a less than 10% exception for each home where the overall height exceeds 18' at the noted portion of the home.
- It needs to be noted that this is open hillside land. There are no significant trees that provide any screening like the oak trees that are in front of your home. I have chosen to work within the Hillside Specific Plan to make this project compliant and compatible with the existing surroundings and the given development standards.
- The homes have been designed so that the foundations and roof lines are stepped into the hillside and follow the natural slope as suggested in the Hillside Specific Plan.
- Finish colors and materials have been carefully selected so that the homes blend into the hillside as suggested by the Hillside Specific Plan; refer to color boards submitted
- Much of the two parcels are left undeveloped to lend themselves as a continuation of your open space. Access from your property to the remaining portion of this development still exists. You have been granted an easement across the undeveloped portion of these two lots so that you can continue to maintain a portion of your property.
- Your home is designed so that your view from the majority of the rooms is away from these two homes. You have windows in your Master Bathroom and Master Bedroom and a deck off your Master Bedroom that have a minimal view of these homes. Once the proposed screening landscaping is planted combined with the fact the majority of each lot from your property to the landscape screening is left in its natural state, your view from these rooms and deck will be mostly natural.

If you wish to discuss these issues with me, please feel free to contact me at your convenience.

Respectfully Submitted
Robert O. Hughes
THE BUILDING WORKS

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