

From: Diane Michaelis
Sent: Monday, January 9, 2023 8:46 AM
To: Ryan Safty <RSafty@losgatosca.gov>
Subject: 400 Surmont Dr

EXTERNAL SENDER

Dear Ryan,

I am writing to let you know our concerns remain the same as we have stated before regarding this development. The two large houses will dominate what was once an open rural hillside and do not “nestle into the hillside” as they are described or step into the topography of the land. The revised elevations do not appear to adhere to the 18 ft height limit or do much to reduce the bulk of the structures.

Furthermore, the adjacent “hillside open space” on our property, mandated by the town to remain undeveloped, now abruptly will end and the hillside will be covered with two houses that do not visually blend with the natural environment. The land being developed is contiguous to our open space and would oblivate the beautiful hillside views the town intended to preserve. The development is fully viewable from the view platform and many other points.

If, in fact, you are allowing this development to proceed, the height should be maximized at 18 feet from the existing grade, per the requirements.

On parcel number 2, it appears the finished floor from existing grade is 6.5 feet as indicated on the west elevation and is indicated as 5 ft on the east elevation. Does this meet the requirement?

Diane Michaelis

From: Diane Michaelis
Sent: Monday, January 9, 2023 8:56 AM
To: Ryan Safty <RSafty@losgatosca.gov>
Subject: 400 Surmont drive

EXTERNAL SENDER

Hi Ryan,

I just received a copy of the story pole Visibility Analysis for 400 Surmont Drive dated 10/21/22 submitted by TS Civil Engineering.

It contains photos that do not depict an accurate representation of the visibility of the houses from the view platform. I hope you all get a chance to view the story poles, especially from the view platform at the corner of Selinda Way and Los Gatos Almaden Rd for an accurate picture.

Also, regarding the new neighboring residence at [REDACTED], the report asserted that the home was approved "without any discussion of regional visibility". This is not correct. As Jennifer Armor will confirm, the visibility analysis was fully discussed in determining the placement of our new home. We went to great lengths to comply with the visibility restrictions and make sure our home could not be seen AT ALL from the viewing platform- as required by the town. We understood this was to preserve the beautiful open hillside views.

Diane Michaelis