

From: [Bess Wiersema](#)
To: [Ryan Safty](#); [Terence J. Szewczyk](#); [Jennifer Armer](#); [bob](#); [Ana Manzo](#)
Subject: email for the record regarding outreach
Date: Friday, December 2, 2022 9:20:47 AM

EXTERNAL SENDER

Ryan,

Per our email chain, I am providing you documentation that should go on record for PC. We were all a little shocked and surprised that the consensus seemed to be we had not done neighbor outreach. In fact, it has been significant. Terry will provide a brief summary and attachments so you can forward those to the commissioners as well. As you know, this has been a lengthy process, and my client (and our team) has been very proactive in accommodating comments whether they are related to roads, drainage, fire, visibility, garbage cans, etc. I think it's very important that all parties are aware of the outreach from the start, as well as the fact that we are again, working with an expanded neighborhood, rather than the "immediate" neighborhood that is mandated in Design Guidelines, etc.

Thanks,

B

From: [REDACTED]
To: [Ryan Safty](#)
Subject: SURMONT SUBDIVISION
Date: Monday, December 19, 2022 8:46:22 AM
Attachments: [Surmont Subdivision Letter.pdf](#)
[400 Surmont Parcel 1 RevPlansElevs-1.pdf](#)
[400 Surmont Parcel 2 RevPlansElevs-2.pdf](#)
[Surmont Subdivision Mailing List\(1\).docx](#)
[rev2_400 Surmont Site Plans - Defensible Area.pdf](#)

EXTERNAL SENDER

Hi Ryan

The attached items were included in a mailing to the neighbors listed on the attached Mailing list on Friday, December 16th.

Thanks

Bob

Robert O. Hughes
THE BUILDING WORKS
A CORPORATION
License No. 442850

[REDACTED]

[REDACTED]

[REDACTED]



THE BUILDING WORKS
A CORPORATION

A TRADITION OF QUALITY AND VALUE.
CA. LIC. #442850

December 12, 2022

Re: SURMONT SUBDIVISION

In consideration of the comments offered by the neighbors to the project and the Planning Commission members, the following changes have been made to the proposed project:

- To work toward an 18' overall height for both homes, our Architectural and Engineer teams have lowered the plate (ceiling) heights and reduced the roof pitch. Refer to the enclosed elevation plans. Please note the revised plans do not reflect the finish material. These plans are to demonstrate the height changes only.

The story poles will be modified to reflect the lower heights in the week of December 19th. Blue netting will demonstrate the lower heights.

- To achieve screening at the project, it was necessary to comply with the Fire Defensible Space Zones. This requires no trees can be planted and only irrigated shrubs are allowed from a distance of 30' from Building, Decks, and other Structures. In the area of 30' to 100' from Buildings, Decks, and other Structures, trees can be planted, but far enough apart that a minimum distance of 10' between branches and adjoining shrubs shall be maintained at all times.

Given these conditions, screening trees and/or scrubs will be planted at a minimum of 30' from the rear of both homes to achieve screening from neighboring homes. Refer to the enclosed site plans showing the Fire Defensible Space Zones and proposed planting,

If you have any questions and/or comments on any issues pertaining to these two proposed homes, please contact me via e-mail or by telephone by way of the information provided on my enclosed business card.

Respectively Submitted
THE BUILDING WORKS

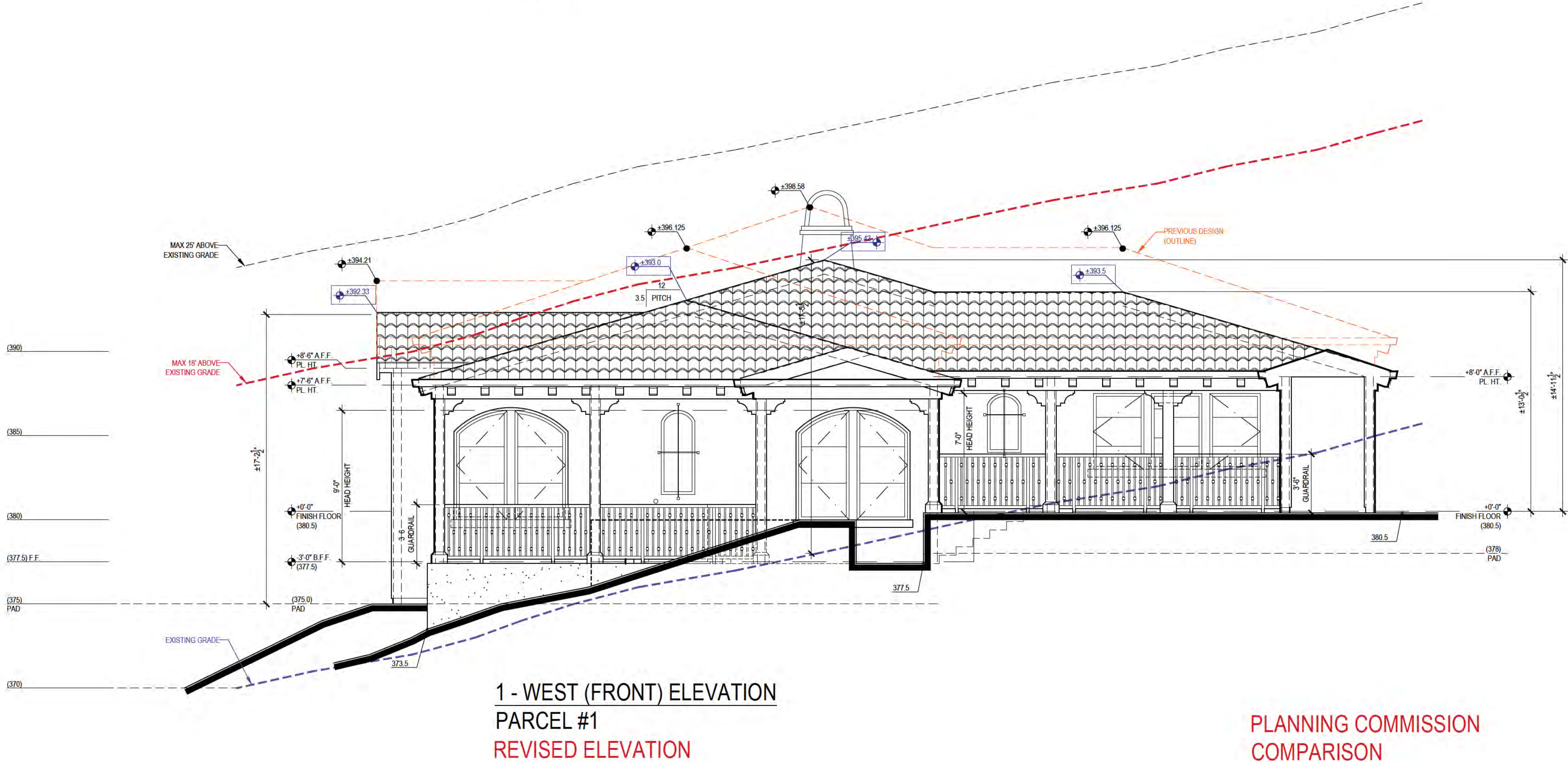
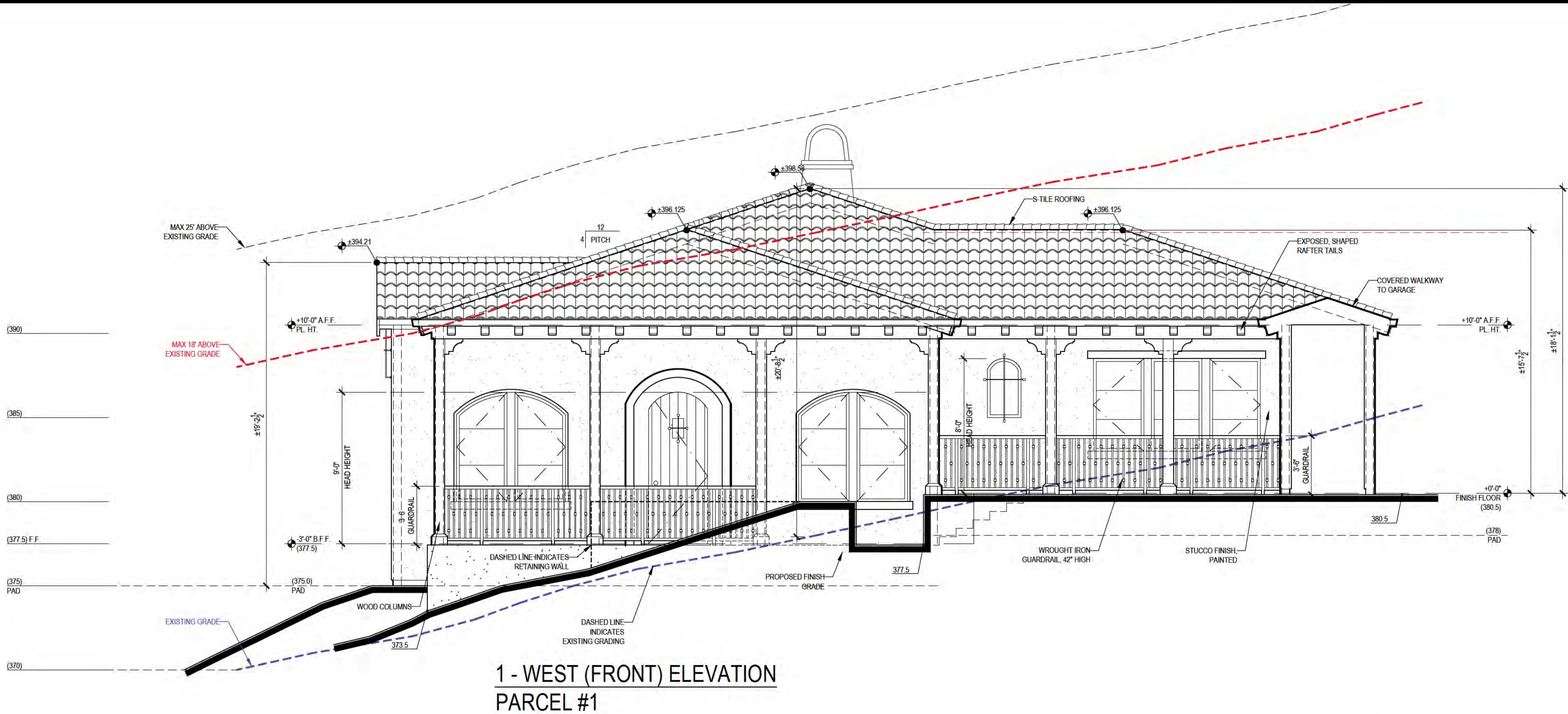
ROH/bs

Robert O. Hughes
President

cc: Ryan Safty, Planner, Town of Los Gatos

PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. GREEN TEA LEAF ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA 8330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
STUCCO:	SMOOTH FINISH, BENJAMIN MOORE HC-25, QUINCY TAN, OR APPROVED EQ.
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	STUCCO FINISH ON CONCRETE (POURED IN PLACE)

TOWN NOTES:	
1.	ALL EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED FROM NEIGHBORS VIEW.
2.	ALL EXTERIOR FIXTURES, LOCATIONS, TYPE AND NUMBER WILL COMPLY WITH TOWN REQUIREMENTS.



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400 SURMONT DRIVE
PARCEL #1
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- 20 AUGUST 2019
- 31 JANUARY 2020
- PLANNING SUBMITTAL
- 23 AUGUST 2021
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- 08 JULY 2022
- PLANNING SUBMITTAL V

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
(PLANNING COMMISSION
COMPARISON)

A3.5



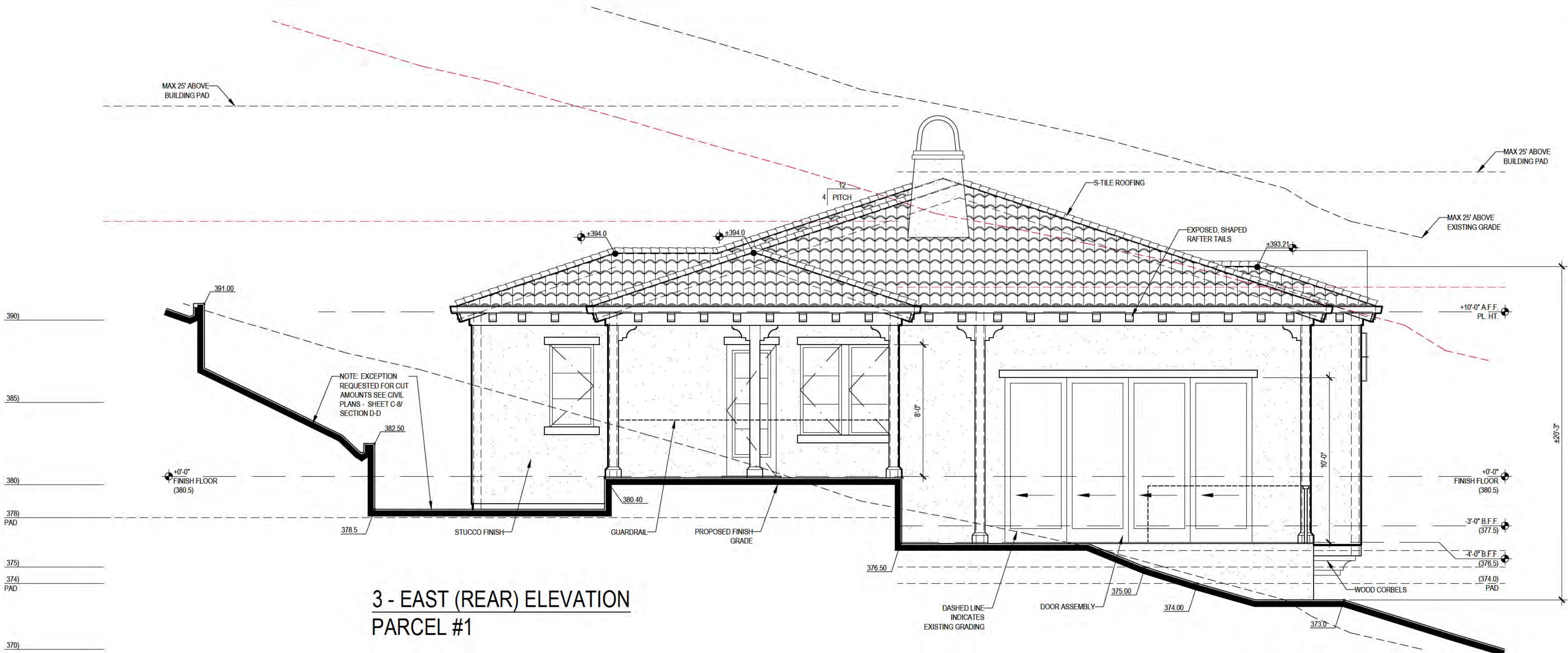
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EXTERIOR ELEVATIONS
PLANNING COMMISSION
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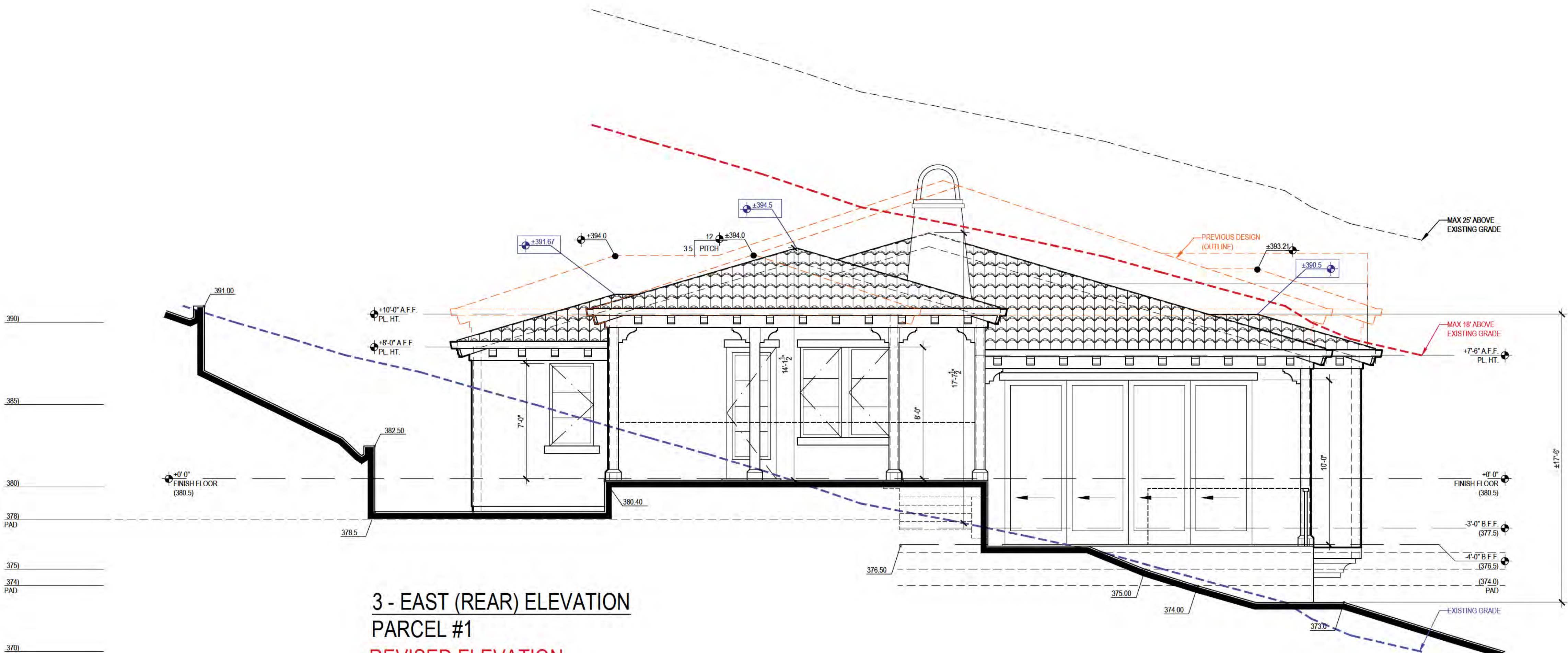
A3.6

PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. GREEN TEA LEAF ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	CAST STONE
ROOFING MATERIAL:	CLAY ROOF TILE, MCA B330-R, OLD SANTA BARBARA BLEND, OR APPROVED EQ.
STUCCO:	SMOOTH FINISH, BENJAMIN MOORE HC-25, QUINCY TAN, OR APPROVED EQ.
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	STUCCO FINISH OCONCRETE (POURED IN PLACE)

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3 - EAST (REAR) ELEVATION
PARCEL #1



3 - EAST (REAR) ELEVATION
PARCEL #1

REVISED ELEVATION

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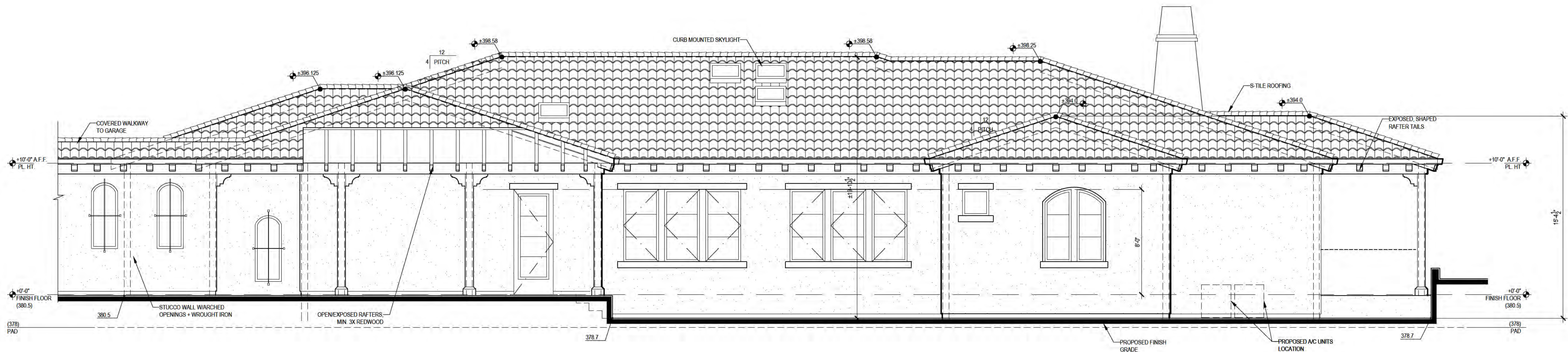
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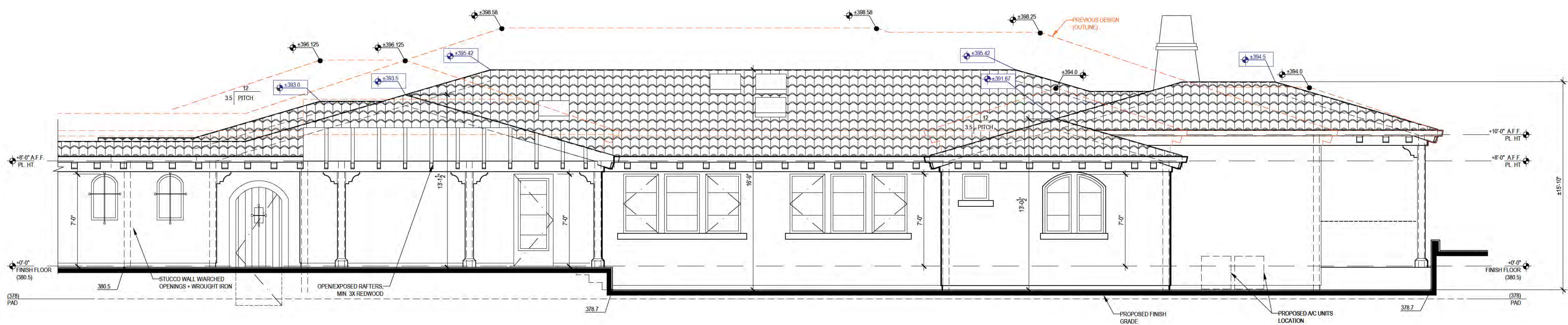
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EXTERIOR ELEVATIONS
(PLANNING COMMISSION
COMPARISON)

A3.7



4- SOUTH (SIDE) ELEVATION
PARCEL #1



4- SOUTH (SIDE) ELEVATION
PARCEL #1
REVISED ELEVATION

PLANNING COMMISSION
COMPARISON

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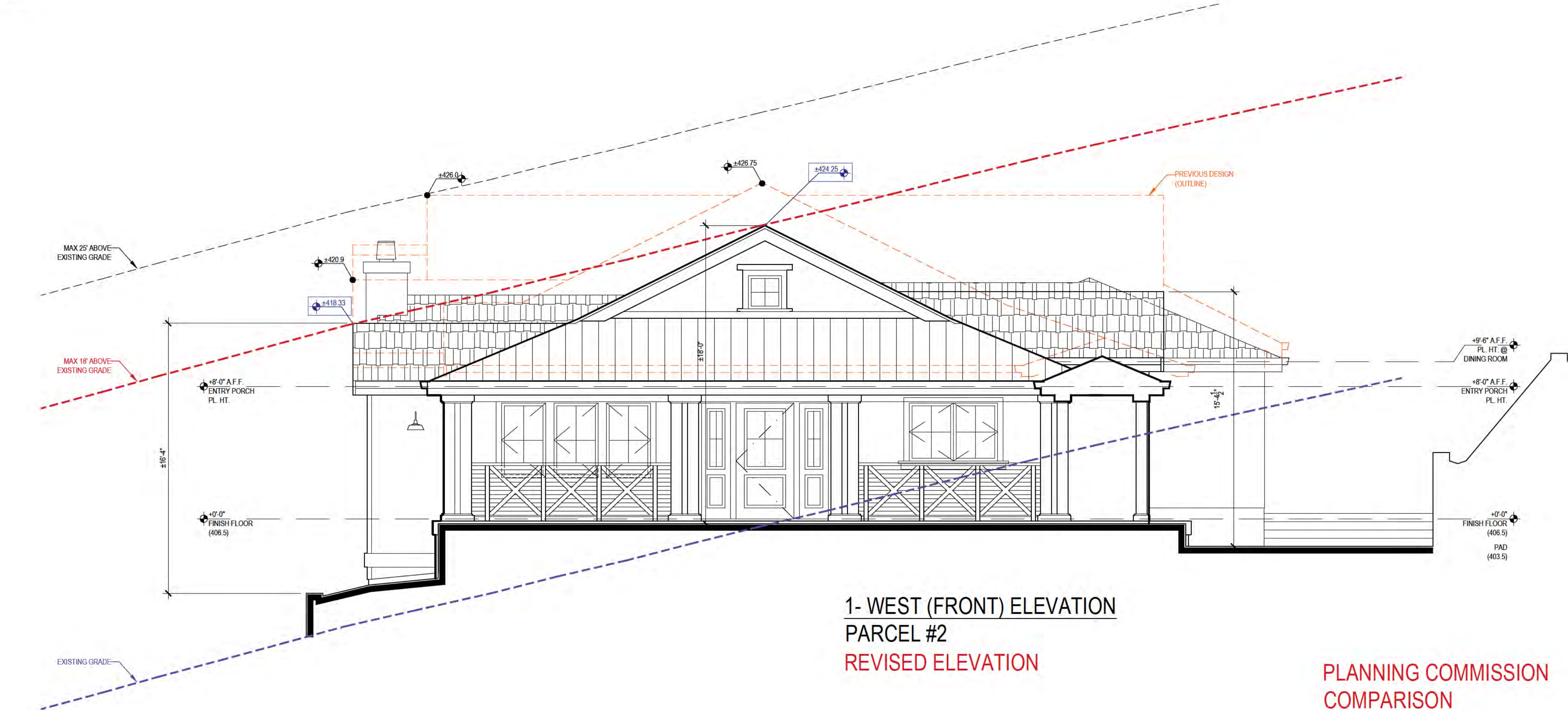
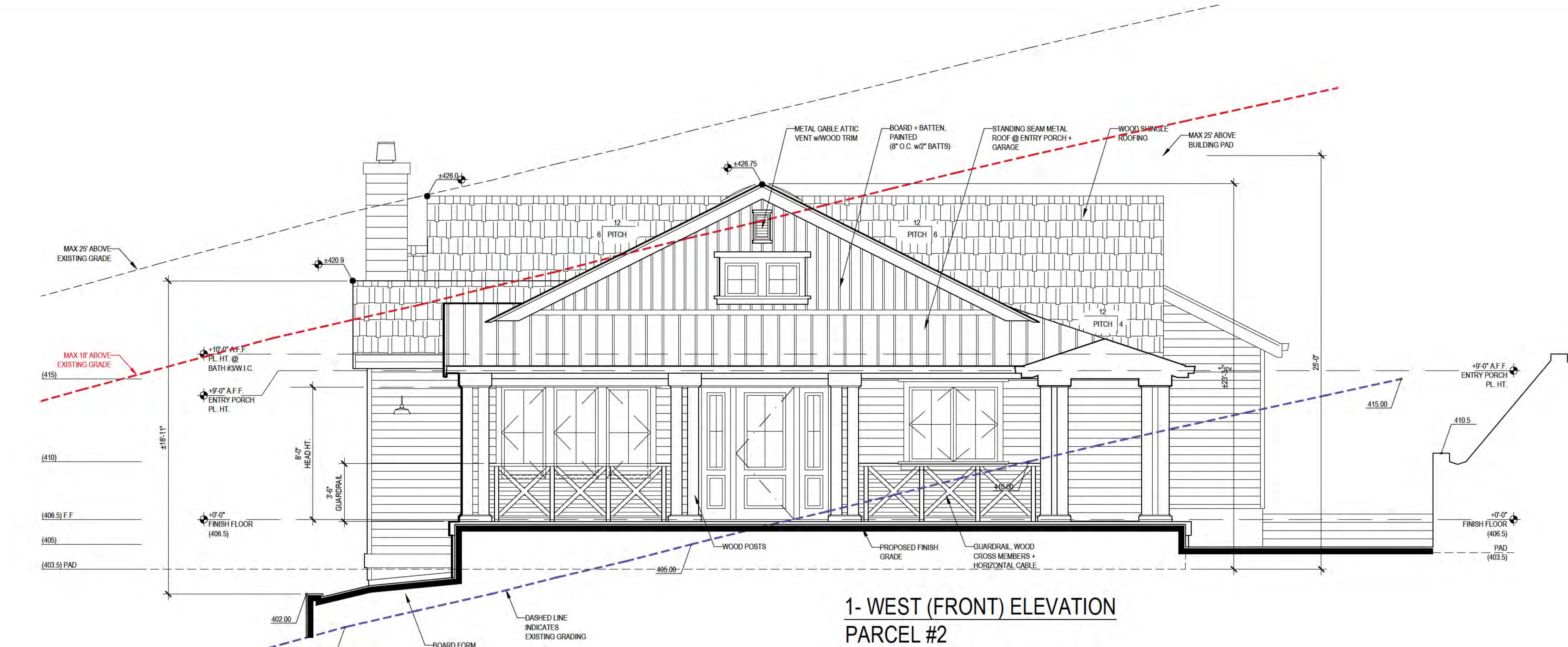
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EXTERIOR ELEVATIONS
(PLANNING COMMISSION
COMPARISON)

A3.8

PROPOSED MATERIALS	
WINDOWS:	KOLBE, OR APPROVED EQ. BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE HC-190, BLACK
ROOFING MATERIAL:	METAL, STANDING SEAM ROOF; CHARCOAL GRAY, WOOD ROOF SHINGLES, TREATED
SIDING:	BOARD + BATTEN VERTICAL SIDING, HORIZONTAL SIDING, BENJAMIN MOORE HC-168, CHELSEA GRAY
WOOD COLUMNS:	DARK WOOD STAIN
RETAINING WALLS:	BOARD FORM FINISH

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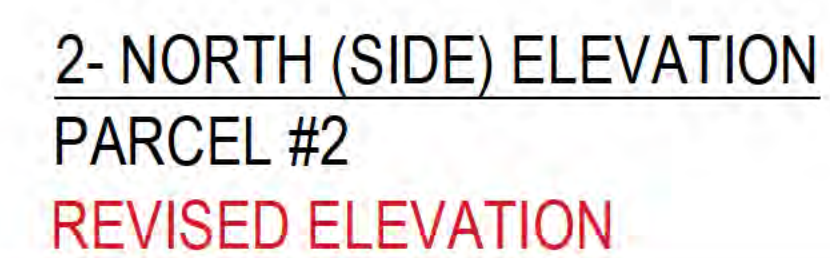
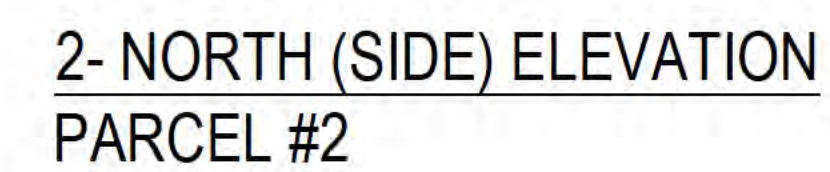
400 SURMONT DRIVE
PARCEL #2
LOS GATOS
CALIFORNIA
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EXTERIOR ELEVATIONS
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A3.5



PLANNING COMMISSION COMPARISON

20 AUGUST 2019
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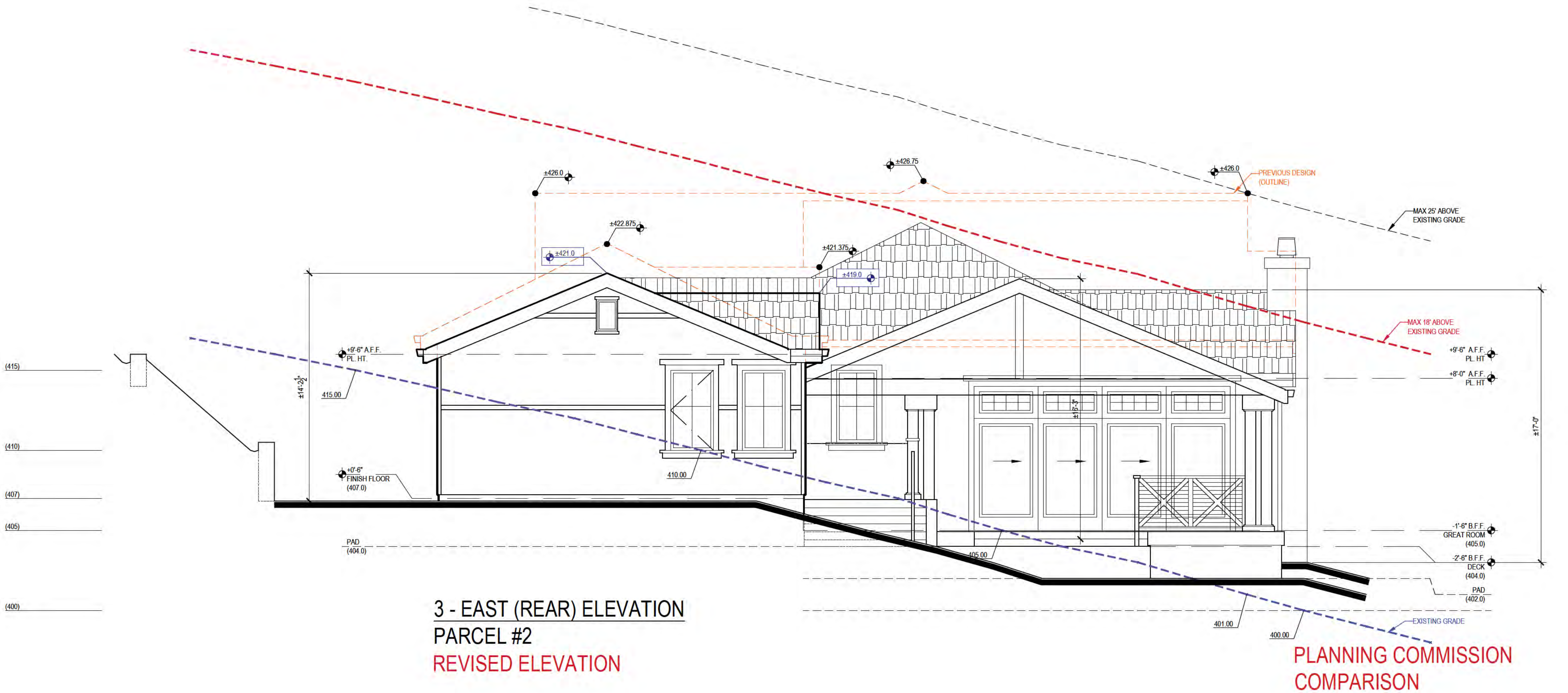
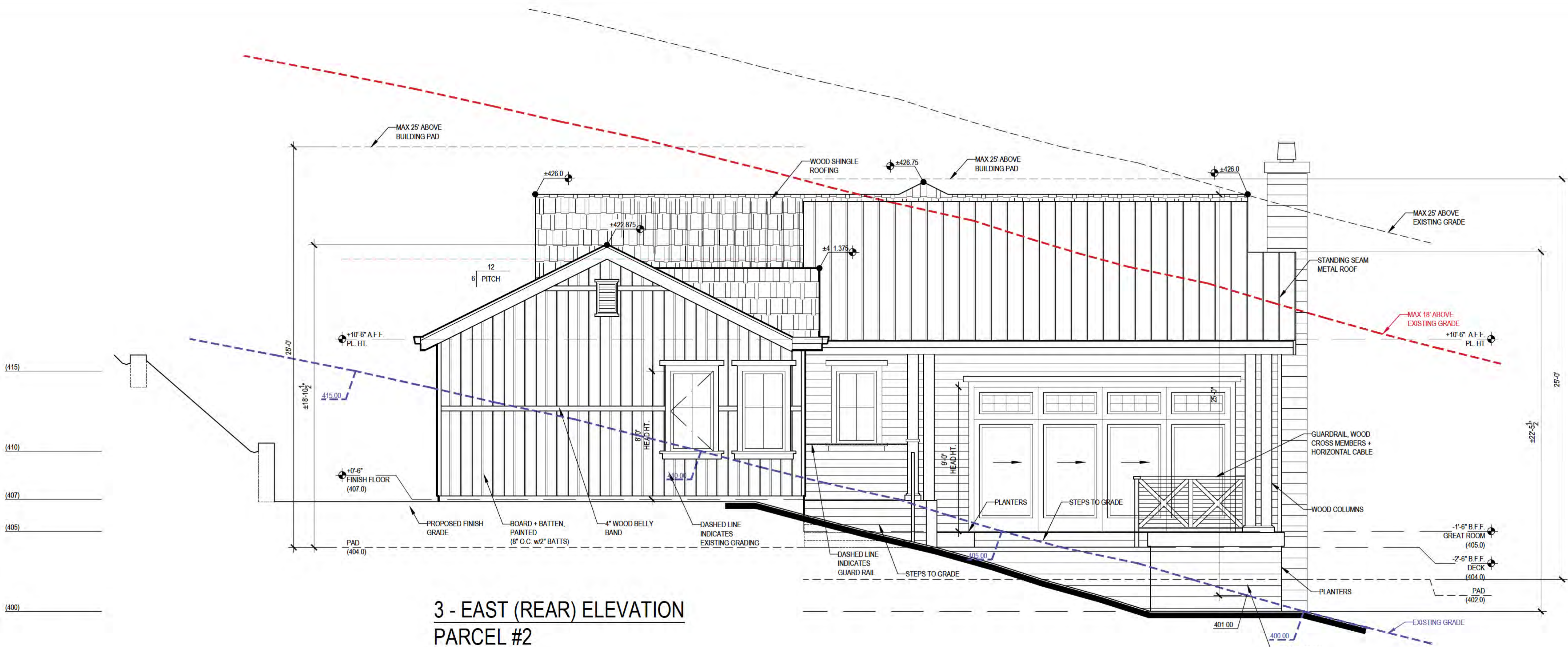
08 JULY 2022
PLANNING SUBMITTAL V

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EXTERIOR ELEVATIONS
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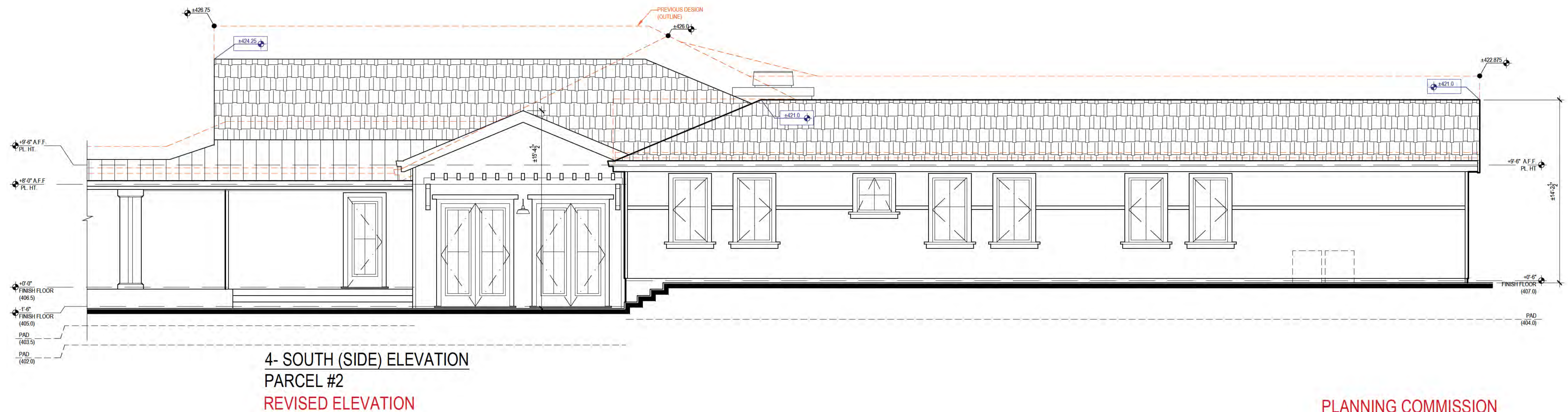
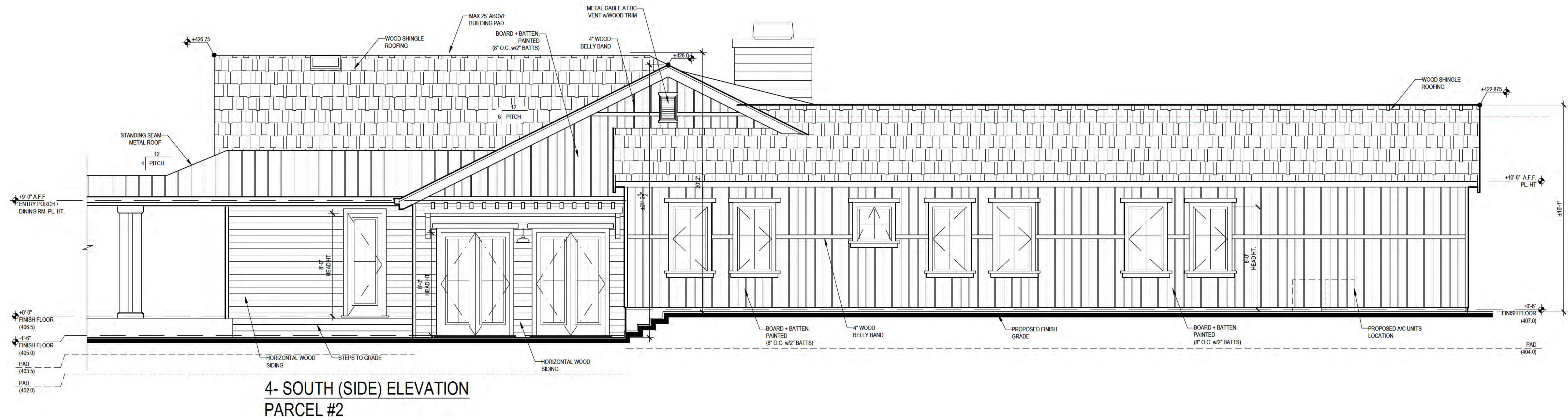
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EXTERIOR ELEVATIONS
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A3.7



PLANNING COMMISSION
COMPARISON

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EXTERIOR ELEVATIONS
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A3.8

PROPOSED TREES + PLANT LIST

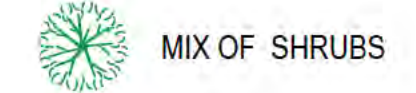
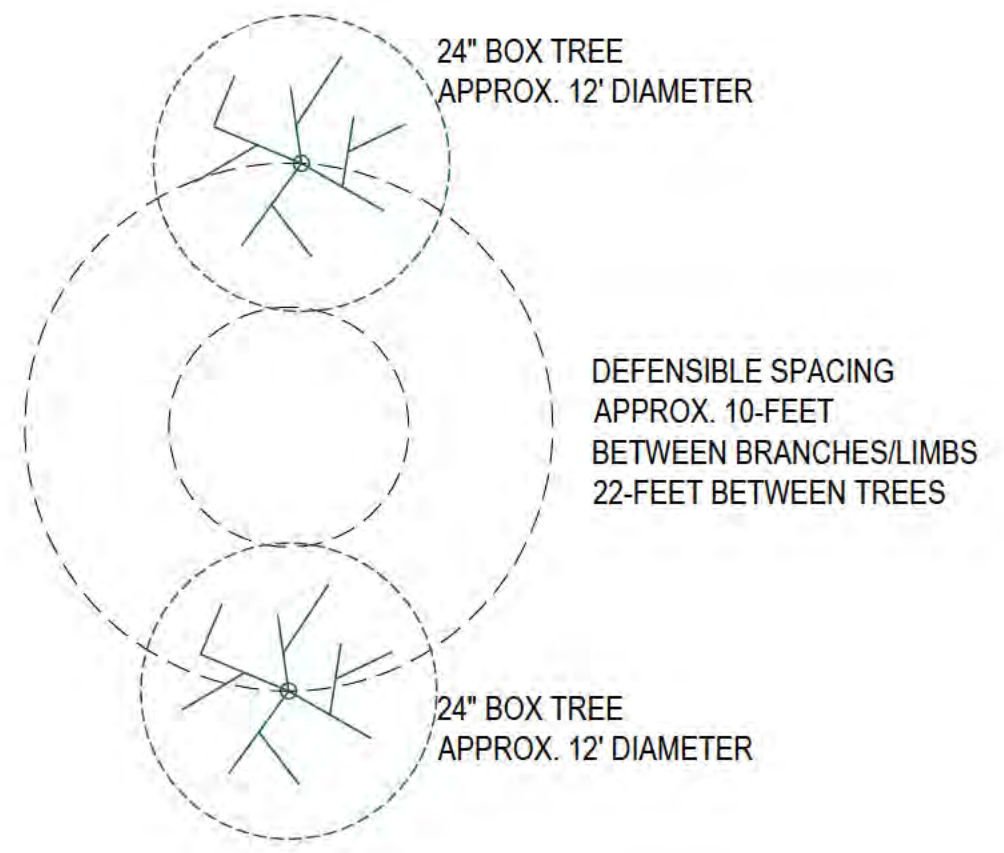


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Trees listed in the below Proposed Tree and Plant List will be planted a minimum of 22' apart to be in compliance with the Fire Defensible Space Zone requirements that mature trees must maintain a minimum of 10' clearance between branches and adjoining trees and shrubs. The trees will be planted staggered to provide the most screening possible while being in compliance with the Fire Defensible Space Zone separation requirements.

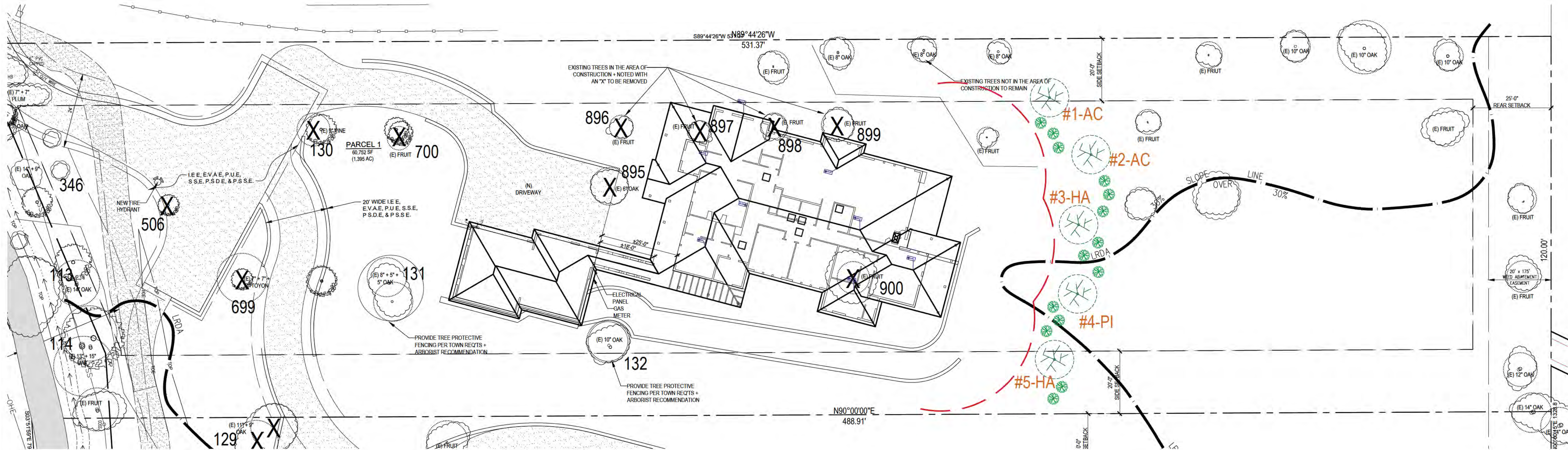
Shrubs from the same list will be planted amongst the trees maintaining the proper spacing to be in compliance with the Fire Defensible Space Zone.

PROPOSED TREE & PLANT LIST						
Key	Qty	Botanical Name	Common Name	Size	Water	Native
Trees						
Ac	8	Aesculus californica	CALIFORNIA BUCKEYE	24" Box	VERY LOW	YES/CA
Ha	3	Heteromeles arbutifolia	CHRISTMAS BERRY	24" Box	LOW	YES/CA
Pc	3	Prunus ilicifolia	HOLLY LEAF CHERRY	24" Box	LOW	YES/CA
Shrubs						
Ac	27	Arctostaphylos crustacea	WOOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
Ge	15	Garrya elliptica	SILK TASSEL	5 gal	LOW	YES/CA
La	26	Lupachinia calycina	WHITE PITCHER SAGE	5 gal	LOW	YES/CA
Rc	4	Rhamnus californica	CALIFORNIA COFFEEBERRY	5 gal	LOW	YES/CA
Perennials and Annuals						
Mg	30	Mimulus guttatus	COMMON MONKEY FLOWER	5 gal	LOW	YES/CA
Gb	13	Geyninchum bellum	BLUE EYED GRASS	1 gal	VERY LOW	YES/CA



30-FOOT PERIMETER OF DEFENSIBLE SPACE AROUND RESIDENCE

SITE PLAN - LANDSCAPE/SCREENING

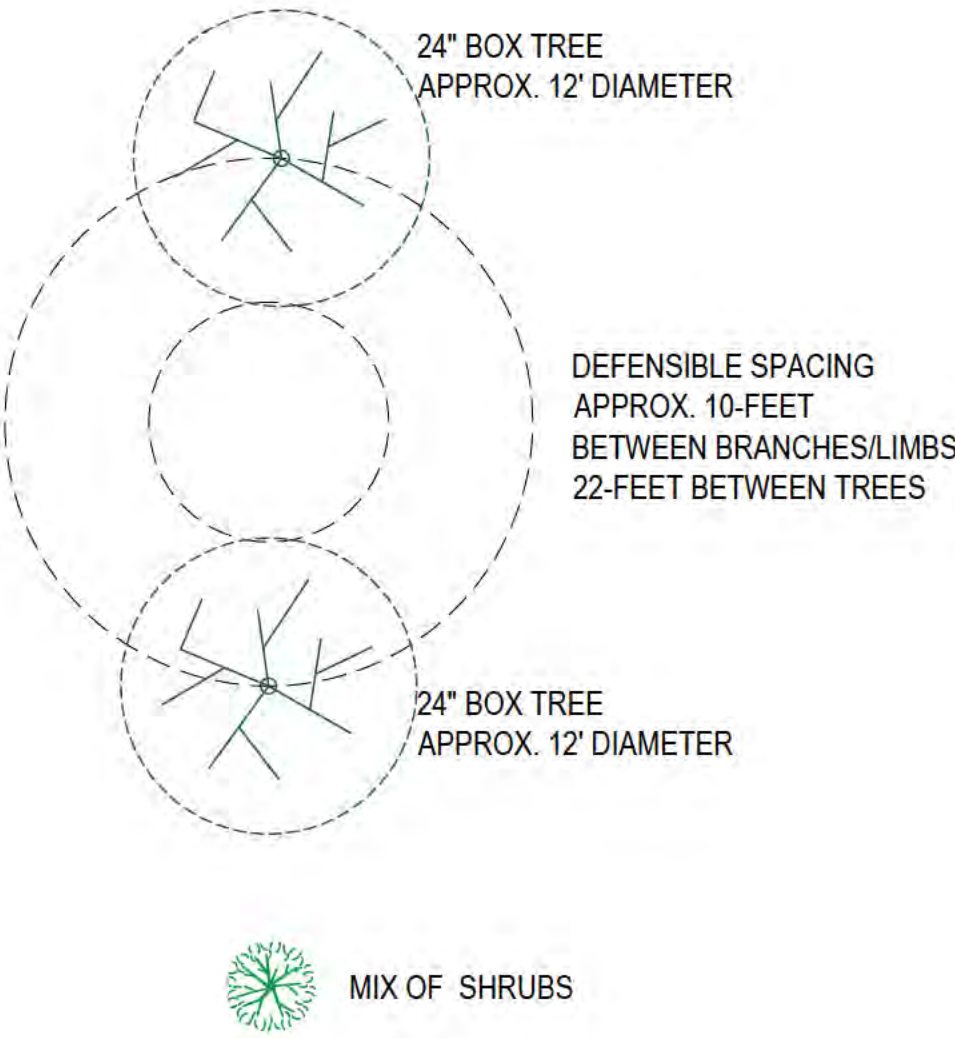


PROPOSED TREES + PLANT LIST

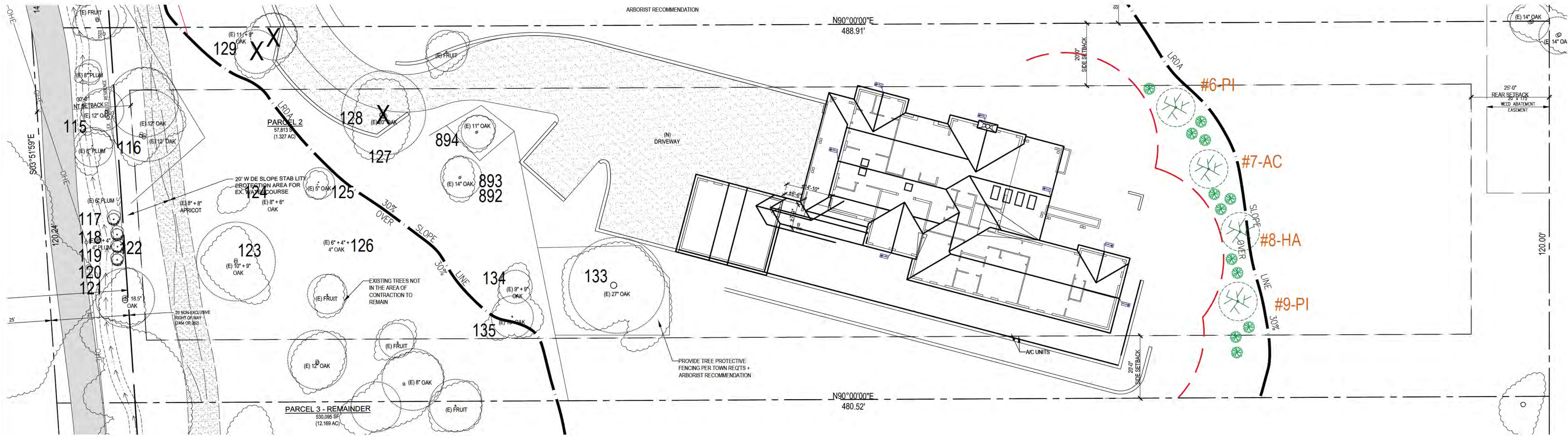
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Shrubs from the same list will be planted amongst the trees maintaining the proper spacing to be in compliance with the Fire Defensible Space Zone.

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Trees						
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Ha	3	<i>Heteromeles arbutifolia</i>	CHRISTMAS BERRY	24" Box	LOW	YES/CA
Pr	3	<i>Prunus ilaifolia</i>	HOLLYLEAF CHERRY	24" Box	LOW	YES/CA
Shrubs						
Ac	27	<i>Arctostaphylos crustacea</i>	WOOLLY LEAF MANZANITA	5 gal	LOW	YES/CA
Ge	5	<i>Garrya elliptica</i>	SILK TASSEL	5 gal	LOW	YES/CA
Le	26	<i>Lepedachia calycina</i>	WHITE PITCHER SAGE	5 gal	LOW	YES/CA
Ra	1	<i>Rhamnus californica</i>	CALIFORNIA COFFEEBERRY	5 gal	LOW	YES/CA
Perennials and Annuals						
Mo	30	<i>Mimulus guttatus</i>	COMMON MONKEY FLOWER	5 gal	LOW	YES/CA
Sb	13	<i>Sisyrinchium bellum</i>	BLUE-EYED GRASS	1 gal	VERY LOW	YES/CA



SITE PLAN - LANDSCAPE/SCREENING



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