



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/11/2023
ITEM NO: 2
DESK ITEM

DATE: January 11, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a Shared Driveway, Two New Single-Family Residences to Exceed the Maximum Height for Visible Homes in the Hillside, and Site Work Requiring a Grading Permit on Vacant Property Zoned HR-2½. **Located at 400 Surmont Drive.** APN 527-20-003. Architecture and Site Applications S-21-004 and S-21-023. PROPERTY OWNER: Sandra K. Anderson, TTE. APPLICANT: Studio 3 Design. PROJECT PLANNER: Ryan Safty.

Remarks:

The applicant submitted updated section drawings for each residence, showing existing grade (Exhibits 28 and 29). The January 11, 2023 Staff Report stated that the maximum proposed height of the Parcel 1 residence was approximately 21 feet, six inches, and the maximum proposed height of the Parcel 2 residence was approximately 22 feet. With the existing grade lines added to the section drawings, staff was able to verify the maximum proposed heights along each building section, which are shown with blue arrows in Exhibits 28 and 29. The maximum proposed height of the Parcel 1 residence is shown at 19.8 feet in Section D of Exhibit 28. The maximum proposed height of the Parcel 2 residence is shown at 19.2 feet in Section B of Exhibit 29.

The applicant also provided an exhibit showing the roof area of each residence that would exceed the 18-foot maximum height limitation (Exhibit 30): 11 percent of the Parcel 1 roof would exceed 18 feet in height; and 10 percent of the Parcel 2 roof would exceed 18 feet in height.

Exhibit 31 includes the applicant's responses to public comments.

Exhibit 32 includes additional public comment received between 11:01 a.m., Tuesday, January 10, 2023, and 11:00 a.m., Wednesday, January 11, 2023.

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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SUBJECT: 400 Surmont Drive/S-21-004 and S-21-023

DATE: January 11, 2023

EXHIBITS:

Previously received with the November 21, 2022 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Subdivision Notice of Exemption
5. Project Description/Letter of Justification
6. Property Photos
7. Color and Materials Board – Parcel 1
8. Color and Materials Board – Parcel 2
9. Visibility Analysis
10. Consulting Architect's Report
11. Applicant's Response to Consulting Architect's Report
12. Consulting Arborist's Report
13. Applicant's Response to Consulting Arborist's Report
14. Neighbor Outreach Summary
15. Development Plans – Parcel 1
16. Development Plans – Parcel 2
17. Public Comments
18. Applicant's Response to Public Comments

Previously received with the November 21, 2022 Desk Item Report:

19. Public Comment received between 11:01 a.m., Friday November 18, 2022, and 11:00 a.m., Monday, November 21, 2022
20. Applicant's Response to Public Comments in Exhibit 17

Previously received with the January 11, 2023 Staff Report:

21. Updated Neighbor Outreach Summary
22. Applicant's Summary of Design Changes
23. Updated Development Plans – Parcel 1
24. Updated Development Plans – Parcel 2
25. Updated Story Pole Pictures and Certification Letter, installed December 23, 2022
26. Pictures of damaged story poles following storm, received January 4, 2023

Previously received with the January 11, 2023 Addendum Report:

27. Public Comment received between 11:01 a.m., Friday, January 6, 2023, and 11:00 a.m., Tuesday, January 10, 2023.

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SUBJECT: 400 Surmont Drive/S-21-004 and S-21-023

DATE: January 11, 2023

EXHIBITS (continued):

Received with this Desk Item Report:

- 28. Parcel 1 Building Sections with Existing Grade Lines and Maximum Height
- 29. Parcel 2 Building Sections with Existing Grade Lines and Maximum Height
- 30. Roof Plans Showing Percentage of Roof Over Maximum Height
- 31. Applicant's response to public comments
- 32. Public Comments received between 11:01 a.m., Tuesday, January 10, 2023, and 11:00 a.m., Wednesday, January 11, 2023.

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