



Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

July 30, 2020

Re: Suviev Tentative Map, 15400 Suviev Drive
A Proposed 2 Lot Subdivision

Dear Mr Paulson:

On behalf of The Nyman Trust, along with Civil Engineering firm Hanna Brunetti, I am pleased to present this project to the Town of Los Gatos. The proposed project seeks to subdivide an existing property into two parcels.

CONTEXT:

The subject property is 7.5 acres in area and is located on the south side of Shanon Road, at the end of Suviev Drive. The property shares an access driveway with the adjacent parcel (Lands of Field) at the end of Suviev. The property is currently zoned HR-2.5; when the adjustments are made to account for slope density, only a second parcel is possible while maintaining the necessary gross site areas.

The current 7.5 acre parcel has had a single family residence on the upper portion since the 1980's. There are two access points to the subject property. One is for the main residence, while the other serves as a paved emergency access/escape road that connects to Wooden View via Lands of Fletcher. A rough graded fire road branches off this road that provide access to the lower portion of the site where there is a flat pad. Half way down there exists another relatively flat meadow.

GEOLOGY:

A Geologic and Geotechnical Study was performed by C2Earth. The site is located in the Town's geologic hazard zone. C2Earth did exploratory work on the northern border and located two trace faults. These trace faults have been mapped and located on the site plan. Recommended setbacks have been provided in the report.

DESCRIPTION OF PROPOSED WORK:

The proposed project is to subdivide this 7.5 acre lot into two lots HR-2 1/2. Parcel A will have a gross site area of 4.44 acres (193,406 sq. ft.), with the remaining 3.11 acres (135,471 sq. ft.) going to parcel B. The new property (Parcel A) will have access from the shared access drive by means of an easement on the emergency road, which will remain on the upper parcel (Parcel B).

This application is only for the Tentative Map and not for Architecture and Site, and is not requesting any exception to setbacks, density, or lot sizes. However, in addition to the standard Tentative Map exhibits prepared by Hanna Brunetti, we have included several exhibits that demonstrate to the Town that the proposed second lot can be developed in accordance with the Town's strict Hillside Design Standards and Guidelines (HDS&G).

A conceptual two story home of 6,000 square feet has been modeled in 3D and placed on the site. The home has been situated on the lower building pad, tucked into the hillside. There are two trace faults with setbacks as well as the normal building setbacks that this house respects. There are several mature evergreen trees that line the edge of the pad. These trees provide excellent screening of the viewing area at Blossom Hill and Los Gatos Blvd. Due to topography, etc. this portion of the site is not visible from any other viewing areas in Town. The visibility studies included show how a mere 10% of the downhill elevation of this conceptual home is visible.

A preliminary Grading and Drainage Plan has been prepared that shows the proposed driveway and conceptual residence. A fire truck turnaround has been provided within 150 feet of the proposed residence. All utilities are available to the site, including sewer.

The design team believes this proposal meets all the potential conditions for a lot split in the Hillside zone. We welcome your comments and feedback.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat", with a long horizontal flourish extending to the right.

Gary Kohlsaat, Architect C19245