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Jennifer T.C. Armer
Senior Planner, Town of Los Gatos

6-15-20

Re: 15925 Quail Hill Road, application S-19-012, Responses to comments by CDG

1. A review of the planting plan, sheet L2.0, would show the reviewer that the shrubs in front of the wall are *Arctostaphylos densiflora* 'Howard McMinn', a variety of Manzanita. This is a dense native shrub that grows to a height of 6-10' and have a spread of 6'. They are placed on 4' centers and will easily provide screening for any car fronts in the parking area.
2. Since the retaining walls are fully covered with plantings that will obscure the walls there is no need to go to the expense of veneering the faces with stone. The stucco will be either a dark integral color or be painted with a low LRV paint. The combination of the dense plantings, the low height of the walls, and the dark finish will bring the visual impact of the walls to a low level.
3. The wall detail has been revised to show the sloping wall. Referencing the planting plan on sheet L2.0 the shrubs designated in front of the wall are *Arctostaphylos* 'John Dourley'. As indicated in the detail the wall is 12" above the existing grade for its run. The specified shrub grows 2'-3' high and is planted in a double row. This will completely cover the wall and there is no need for the expense of stone veneer. As with the parking area wall mentioned in response 2, the stucco will be either a dark integral color or be painted with a low LRV paint.
4. In response to the linear nature of the plantings on the sides of the house. On the west side of the house there was a desire by the neighbors to have effective screening on that side of the house. The planting area is just more than 5' wide and cannot accommodate the wide canopies that characterize the plantings of the area in front of the house. The chosen plantings will provide effective screening for the neighbors and fit the narrow space provided.

On the east side of the house, the Drysdale side, there was a desire by the owners to screen this elevation of the house for privacy and the trees will also provide a screen for cars traveling on Drysdale. The line of trees planted is more in character with the modern nature of the architecture and reflects the lines of the house. The line of trees will also provide a more effective screen than a random placement.

Please review the revised plans and let me know of any additional changes. You may reach me at my email: david@foxla.net

Regards,

David Fox
Landscape Architect
CA lic# 1966/5053

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