

July 27, 2020

Sean Mullin
Planning Department
110 E. Main Street
Los Gatos, CA 95030

RE: 15415 National Avenue Project Justification

Dear Planning:

The current parcel located at 15415 National Avenue is 22,119 SF with a General Plan Designation of Residential and a Zoning Designation of R-1:8.

We understand that the Council has been denying Corridor lot requests in the past but we feel this Project has enough compelling reasons (see below) that the Council should hopefully consider this subdivision favorably and approve our request.

The site is surrounded on three sides by 8,000 SF lots or larger with a commercial development across National to the east.

The gross lot size is 22,119 SF in an R-1:8 Zoning District which requires a minimum of 8,000 SF per lot. There is enough gross land to adhere to all the Zoning lot size requirements including the corridor lot requirements.

Justification to support the subdivision in spite of Land Use LU4.5 of The General Plan:

The site is 22,119 SF and with the proposed subdivision, both lots conform to the minimum lot size requirements. This is after the dedication of 850 SF on National Avenue.

The size of the proposed lots will be more in conformance with the surrounding neighborhood and will more effectively blend in size and scope benefitting the adjacent properties by limiting the size of the new residences due to the allowable FAR and impervious coverage. This is very important, by reducing the two lot sizes from one single large parcel, the new residences will be more in scale with the existing residences on the surrounding properties. Otherwise the landowner could choose to build a very large structure on this site dwarfing the size of the adjacent residences.

We have prepared a sheet titled Neighborhood Exhibit, which is part of the drawing package, indicating the adjacent lot sizes. The five contiguous lots to the north and west are; 10,707 SF, 9,883 SF, 9,920 SF, 10,092 SF and 9,639 SF. The parcel to the south is 22,418 SF. Our two new net sized parcels are 8,060 SF and 10,716 SF respectively. This is after the street dedication (850 SF) and the exclusion of the corridor leg. The two new lots blend within the neighborhood lot sizes.

The proposed residence will conform to all setbacks, FAR restrictions and by creating these two lots, the resulting FAR will be more in line with the surrounding properties and neighborhood.

In addition, we did meet with the surrounding property owners and as far as we can determine, there is no opposition to our request.

By approving this proposal (which conforms to all the lot size restrictions and requirements mandated by the Town's Zoning Code) it creates a wonderful opportunity for the Town to increase the housing stock and in addition, it provides for new street improvements along the property's frontage along National Avenue.

Respectfully submitted,

Kurt B. Anderson, AIA, CBIG
Principal



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