

Town of Los Gatos
110E Main St,
Los Gatos CA 95030
Attn: Planning/Engineering

June 2nd, 2023

17200 Los Robles Way, Los Gatos

Application M 23-001

This application is made as a correction to the previous LLA application M 20-012 at this address, asking the Town modify its prior approval of the LLA and to consider the LLA application under Government Code Section 66412, subsection (d).

The Property:

The Property comprises 3 legal parcels of land in the R1:20 zoning district [as Identified by the Certificate of Compliance approved by the Town on May 25th, 2021] initially referred to as APNs: 532-36/075/6/7. They are presently accessed from the end of Los Robles Way and total approximately 3 Acres. The General Plan designation is for Low Density Residential. The overall slope of the combined 3 lots is 26%. At the moment there is one very dilapidated 1800 sq ft house on the entire property with an empty swimming pool. The house is on a septic system.

On June 7th, 2021 Mark VonKaenel purchased two of the Parcels.

The Parcel Configuration:

532-36-075 is traversed by a portion of Los Robles Way with 205 ft of frontage [considering both sides] on the right-of-way. It also has 19 ft of frontage at the termination of Worcester Lane.

532-36-076 is at the terminus of Los Robles Way with 37' of frontage. It also has 42 ft of frontage at the termination of Worcester Lane.

532-36-077 has no improved street access at present, but rather is accessed across APN 532-36-076 by its owner.

The Proposed LLA Solution:

It is proposed to reconfigure the 3 parcels to make them compliant with the Town Standards for the zoning district. They would be 1½, 1 and ½ acres in size. In doing so, the plan is to access only one of the resulting parcels from Los Robles Way and the other 2 from a cul-de-sac at Worcester Lane. In addition to improving the compatibility of the 3 parcels themselves, it will bring the street frontages for the three resulting lots into compliance with the General Plan and zoning ordinance.

The Existing Residence:

The existing residence was built in 1938, before it was annexed into the Town. It is, and remains legal, non-conforming and has been removed from the historic register for pre-1941 houses.

There are no house or improvement plans being submitted with this application.

The Plans show that R1-20 Zoning and General Plan compliance can be achieved with this proposal and we request consideration of the LLA application under Government Code Section 66412, subsection (d).

Thank you



Tony Jeans [REDACTED]

Request for Minor Subdivision Approval:

We are providing:

A Cover Sheet.

A Tentative Map Supporting the LLA.

Existing and Proposed Site Plans [Conceptual].

Aerial Topography of the Site and the Neighborhood.

COMPLIANCE NOTE:

In this Application we have shown:

- | | |
|---|--------------|
| <input type="checkbox"/> Existing and Proposed Lot Sizes | Sheet 1 - 4 |
| <input type="checkbox"/> Existing/Proposed Frontages, Lot Widths/Depths | Sheets 3 & 4 |
| <input type="checkbox"/> Existing Building Setbacks | Sheets 3 & 4 |
| <input type="checkbox"/> Location of Existing Structures | Sheets 2 - 6 |
| <input type="checkbox"/> Average Slope of Property at 26% | Sheet 3 |
| <input type="checkbox"/> APNs as identified | Sheet 3,5,6 |
| <input type="checkbox"/> GP and Zoning Classifications | Sheet 1 |