

Town of Los Gatos
110 E Main St,
Los Gatos CA 95030
Attn: Town Council

October 25th, 2021

**17200 Los Robles Way, Los Gatos
Supplemental Rebuttal re: LLA M 21-001**

Councilmembers:

I am adding this response to further rebut the appeal for this project after receiving the most recent documents from the Appellant. It is intended to address this only, and does not replace my rebuttal dated October 8th, 2021, which I would encourage you to read.

This most recent set of comments mentions the potential instability of the land, which I have previously addressed. The JCP report on the property indicates that a region of "potential landslide susceptibility" exists in the Los Robles/Hollywood street areas and intersects a very small corner of the parcel nowhere near the Appellants Property. This would typically be addressed at the Architecture and Site application when the scope of any development would be better known. At that time peer reviews of geologic and geotechnical reports would occur.

The LLA satisfies the "Common Sense Exemption" from CEQA, which determines that "If you are not doing anything" there cannot be any Environmental Impact. And with an LLA, nothing physical is occurring.

Additionally - Per the Appellant's own documentation - there are Categorical Exemptions for classes of "Projects" such as this:

4. Minor Alterations to Land
15. Minor Land Divisions

The act of improving zoning compatibility of 3 existing parcels of land by means of an LLA does not therefore require an environmental study.

The desire for privacy is, and always has been, at the center of this appeal and this should be addressed in the usual manner adopted by the Town for such projects, rather than in a haphazard manner dictated by continued neighbor appeals.

Thank you

Tony Jeans

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