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LETTER OF TRANSMITTAL

Date: 1-7-21

To: Town of Los Gatos, Community Development Dept.

Attention: Ryan M. Safty, Associate Planner

Job: 246 Almendra Ave. (510-14-019), Zoning Change Request Z-20-001

We transmit: Project Description / Letter of Justification

Project Description

The request for entitlements surrounding the proposed zoning change for this parcel stem from the desire to build a new Single Family Dwelling and possible detached ADU over garage on this particular parcel.

Currently, the parcel supports an asphaltic concrete paved parking lot. The lot's parking spaces are not required by any of the adjacent parcels/ businesses, and thus could be removed without any potential impact or issue. Eliminating the lot would also reduce the non-pervious area contributing to storm water runoff into the street.

The same owner of the project parcel also owns the adjacent property "The Diner of Los Gatos". The existing parking on the diner parcel is sufficient for that business without relying on the overflow parking spaces on the project parcel. Thus, no parking "hardship" will be created with this project.

The neighborhood supports a healthy mix of commercial and residential uses and thus the addition of a new SFD/ ADU would be compatible with the existing neighborhood character.

In summation, the proposed zoning change would be compatible and appropriate for the Town by eliminating an existing (non-aesthetic) parking lot and replacing it with much needed and more aesthetically pleasing housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett Brenkwitz', with a long horizontal flourish extending to the right.

Brett Brenkwitz, Architect C 25,131