

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

February 19th, 2021

**17200 Los Robles Way, Los Gatos
Tentative Map Application M 21-001**

The Property:

The Property comprises 3 parcels of land in the R1:20 zoning district [APN: 532-36/075/6/7] at the end of Los Robles Way totaling 3.13 Acres. The overall slope of the property is 26%. At the moment there is one dilapidated house on the entire property with an empty swimming pool. The property is on a septic system.

The Parcel Configuration:

2 of the 3 parcels are accessed from the end of Los Robles Way
532-36-075 is traversed by an extension of Los Robles Way with 115 ft of frontage on a RoW considered vacated by the Town. It also has a small amount of frontage at the termination of Worcester Lane.

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

532-36-77 is a landlocked parcel with no street access, other than along a disputed easement to Harding which has never been used.

The Proposed LLA Solution:

It is proposed to reconfigure the 3 parcels to make them all more compliant with the Town Standards for the zoning district. They would be $1\frac{1}{2}$, 1 and $\frac{1}{2}$ acres in size. In doing so, the plan is to access only one of the resulting parcels from the narrow driveway at 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 setbacks for the existing residence into compliance.

Public Right of Way Changes:

The Town has determined that the extension of Los Robles Way as a RoW across 532-36-075 has been Vacated. We have shown it on the plans as such. The street frontage here for Parcel 1 would be very similar to the existing [sub-standard] frontage and we would explore enhancing safety measures with a subsequent A&S application for a house at this site.

At Worcester Lane the trees and topography were examined and it is deemed virtually impossible to install a Town standard Cul-de-Sac as a terminus for the street [which presently just stops!]. We do believe that a "Hillside" cul-de-sac can be reasonably accommodated and would be in compliance with the intent of allowing such a design where topography dictates.

This would require the removal of 5 medium sized oak trees [8", 10", 16" 18" & 18"], and a retaining wall no higher than 5 ft would be needed to terminate the street. The cul-de-sac proposal as drawn does provide legal street frontage for Parcels 2 and 3 at Worcester Lane as well as improving the termination of the street itself. We have revised the plans to show this as a Private extension.

Development Plans:

There are no plans being submitted with this application, but we are anticipating submitting plans for a new home on Parcel #1 to replace the existing, dilapidated home at 17200 Los Robles Way. There are no specific development plans for Parcels #2 and #3 at this time so all house placements are conceptual. Even with the cul-de-sac termination at Worcester Lane, we have left a Fire turnaround here to show that it would be possible if needed. It shows that compliance can be achieved moving forward.

Request for Minor Subdivision Approval:

We have modified the plan set, which includes:

A Cover Sheet.

A preliminary Tentative Map.

Existing and Proposed Site Plans

Aerial Topos at 20 and 30 scale.

We have also submitted a Certificate of Compliance application for the existing 532-36-077 parcel #2 to show that it was created legally, according to the Town rules and the Subdivision Map Act.

Thank you

Tony Jeans (408) 354-1833