

December 4, 2024

Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Re: Mirassou School - Union School District & Robson Homes
Subdivision Application – Request to Subdivide One Lot into Two Lots

Dear Planning Department Staff,

This Letter of Justification is submitted in conjunction with the Subdivision Application for 220 Belgatos Road, owned by the Union School District (USD), in which Robson Homes is applying to subdivide an existing 9.1-acre parcel, commonly known as Assessor Parcel Number 527-25-005, into two (2) parcels, better defined as Parcel A and Parcel B. The proposed Parcel A would be a 4.3-acre parcel, which is a fenced-off, unused/closed field area of the former Mirassou School site, which ceased operations in 1989. The proposed Parcel B would be a 4.8-acre parcel, which encompasses the buildings, parking lot and play areas of the Stratford School and Bright Horizons Preschool, of which USD is the lessor. As justified below, this request is consistent with the goals of the Union School District, the State of California's policies regarding Minor Land Divisions, and the Town of Los Gatos.

To establish a new revenue stream, the Union School District (USD) entered into a Land Exchange Agreement with Robson Homes for the Parcel A land area. USD has stated that they are the most underfunded District in Santa Clara County and lack adequate means to operate and repair existing schools, and to continue providing a high-quality education to its students. In accordance with the procedural requirements of Education Section Code 17536 et seq., the District's Governing Board has authorized, and has entered, an Exchange Agreement with Robson Homes. To better assist USD in meeting its financial objectives and begin meeting the conditions of the Exchange Agreement, Robson Homes has submitted this application to delineate the retained USD Land Area (Parcel B), and the Exchange Property (Parcel A).

The existing subject property has an underlying zoning of R-1-10 and a General Plan Designation of Public. This subdivision application makes no proposal to change either the Zoning or General Plan Designation of the existing or proposed parcel(s). Per California State Code of the California Environmental Quality Act ("CEQA"), minor land divisions of four or fewer parcels that are consistent with the underlying Zoning and General Plan designation, are a Categorical Exemption from the environmental review process.

We have engaged with the Union School District on this property since the summer of 2023 and have spent over a year conducting due diligence and performing extensive neighborhood outreach, including neighborhood open house meetings, meetings with the Belwood HOA Board, Preserve Belwood Neighborhood Organization, and door knocking efforts to meet individual neighbors. Additionally, we met with Town Staff, and Town Councilmembers regarding the School District's plans for the property.

ROBSON HOMES

We are committed to neighborhood and public outreach and have attached evidence of these efforts as part of the application submittal package.

We ask for the Town's support for this subdivision application, which not only assists the Union School District in its funding objectives but is supported by members of the neighborhood.

Sincerely,



Mark Robson,
President
Robson Homes