

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

November 17<sup>th</sup>, 2021

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**17200 Los Robles Way, Los Gatos**  
**A Little Bit of History**

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Council-members:

When we were asked by the Town to provide documentation towards Certificates of Compliance for the parcels of land that comprise this property, the research went back to the mid 1940's. The Thompson family has lived here since 1953 and the "children" have held it in trust since their parents died [Nancy in 2017 and Jim in 2020]. After one year of time + expense, the Town formally certified that three parcels were created legally and can be sold, or otherwise transferred independently, which they have chosen to do, because some of them have moved out of the area and started their own families.

Jim, as the family patriarch, might have asked to talk with you too [members of the council], had he been alive now, in the same way that some of the neighbors did. Yes – the 3 parcels comprise a wonderful piece of land that the neighbors have enjoyed for nearly 70 years [43 of them in Los Gatos] – so it is understandable why they do not want to lose their extended back-yards and their privacy to uncertainty.

But we have to respect the rules by which Los Gatos is governed and the precedent, which we should follow. I have, separately, provided a response, which I hope answers the questions you posed to me at the council hearing on November 2<sup>nd</sup>. Amongst other things I have shown is that the Proposed LLA complies with the Town of Los Gatos General Plan, that it suggests suitable building sites for homes and is significantly more R1:20 Zoning compliant than the current configuration. This alone should be sufficient to require you to follow the mandates of the Subdivision Map Act and Approve the LLA.

Approvals of this nature are common in the history of Los Gatos. I myself, going back to the eras of Bud Lortz, as CDD and Randy Attaway as Mayor, am unaware of any similarly compliant request being rejected. I am also unaware of any "forced merger" of approved legal parcels being pursued by the Town over the last few decades.

This LLA proposal is a simple request – to approve the reconfiguration of 3 legal parcels according to the rules and established precedent of the Town of Los Gatos. The DRC and the Planning Commission have both voted in favor, and it is now up to you to enforce the Subdivision Map Act's rules and Town's standards for Lot Line Adjustments. Future development of homes can then move forward per the Town's A&S process.

Thank you for your consideration of this matter.

Tony Jeans

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