

Marcus Thordal
244 Harding Ave
Los Gatos, CA 95030

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

Los Gatos July 24, 2021

Dear Madam/Sir,

I am writing this letter to request the approval of a revision to the conditions of approval for the development application for APN 532-36-049 (244 Harding Ave).

This revision is to change the sidewalk layout/design to conform with the existing sidewalk and the topographic conditions of the lot and public right of way.

This revision based on the site conditions is a moderation to Engineering Design Standards for public improvements, described in the DRC approval conditions of April 30, 2019: item 24 General, and repeated in item 44 Frontage Improvements referencing Town standards for public improvements.

The existing sidewalk from immediate neighbors (246 and 248 Harding Ave) which stubs 3 feet in front of 244 Harding Ave is 6 feet wide and fits with the topography of the sloped lots. Continuing with the same design and layout as proposed on the enclosed revised plans will conform to the characteristics of the site with minimal impact on the natural environment and aesthetically suit the surroundings.

The revised layout provides a fully functional sidewalk without swaying the sidewalk into the slope, as per original plans, which would require excessive excavation and construction of tall retaining walls, scarring the environment and appearance with no genuine benefit.

We live in the time of climate change and repeated droughts in California. Forcing a sidewalk layout/design, which was logically not intended for a slope at the right-of-way, would consequently increase rainwater runoff and require unnecessary watering of a planter strip. In contrast, simply following the existing adjacent layout will have minimal environmental impact and preserve the natural environment. This alone should be enough to reevaluate the mis-applied standard.

The fact that the lot is sloped (more than 10%) was a prime factor in FAR calculation and the same conditions should apply when determining the best fitting sidewalk layout. By continuing the existing sidewalk design, which better considers the site characteristics of a historic slope into the right-of-way, will provide a matching, continuing sidewalk without wasteful cost, and the resulting scar of an eye-level retaining wall on our gentle street.

I appreciate your time in reviewing this revision request and your consideration for a solution which complements the conditions to the benefit of all.

Sincerely

Marcus Thordal
Marcus Thordal

***This Page
Intentionally
Left Blank***