



June 5, 2024

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

Re: Mirassou School - Union School District & Robson Homes  
General Plan Land Use Change

Dear Planning Department Staff:

This letter is submitted with the development application for 220 Belgatos Road, owned by the Union School District (USD), in which Robson Homes is applying to change the General Plan designation for a 4.3-acre portion of the property from Public to Low Density Residential. The subject portion is a fenced-off, unused area of the former Mirassou School site, which closed in 1989. Concurrently, we have applied for the subdivision of the property into two parcels. The remaining portion of the school site, currently leased to the Stratford School and Bright Horizons Preschool, will retain its Public designation. This request is consistent with the goals and policies of the Town's General Plan, supports local schools, and provides quality new housing, including Below Market Rate homes.

In order to create a much-needed new revenue stream, USD entered into a Land Exchange Agreement with Robson Homes for the development of this portion of their property. 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. Our plan is to build low-density, single-family homes consistent with the surrounding neighborhood. This supports General Plan Goal LU-7: "To use available land efficiently by encouraging appropriate infill development" and specifically Policy LU-7.1: "Allow redevelopment of unused school sites commensurate with the surrounding residential neighborhood and availability of services."

The subject property has an underlying zoning of R-1-10 and is surrounded on all sides by Low-Density Residential. Our new homes will comply with the property's underlying CCR's allowing for only single-family detached homes on lots no smaller than 10,000 square feet. Policy LU-6.5 states that, "The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood." Additionally, Policy LU-6.8 calls for "new construction, remodels, and additions (to) be compatible and blend with the existing neighborhood."

We have engaged with USD on this development since the summer of 2023 and have spent the better part of a year conducting due diligence and performing extensive neighborhood outreach, including neighborhood open house meetings, meetings with the Belwood HOA Board and members, door knocking efforts, and individual meetings with neighbors. Additionally, we met with Town Staff and Town Councilmembers on multiple occasions. We listened to concerns and refined our development plan to design a project the community supports. General Plan Policy LU-1.1: "Encourage developers to engage in discussions as early as possible regarding the nature and scope of the project and possible impacts and mitigation requirements."



This property has the potential to be a great residential neighborhood, and Robson Homes is committed to creating an enclave of wonderful new homes here, homes that will speak to the character and high design standards of the Town. We ask for the Town's support of this General Plan Amendment to create a project that not only financially assists the Union School District, but also provides a practical land use change that is supported by the community and is additive to the Town's housing inventory.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Robson".

Mark Robson  
President  
Robson Homes