

C. & D. C., Inc.

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San Jose, CA 95123
(408) 966-0165

September 5, 2020
Job No. 20-020

Mr. Ryan Safty
Associate Planner
Community Development Department
Planning Division
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Re: 16484 South Kennedy Road
Lot Line Adjustment Application M-20-006
Project Description Letter / Justification Letter

Dear Mr. Safty:

There are presently two legal lots, which will remain at two lots with a lot line adjustment. The existing rectangular Parcel 1, 53,171 square feet in size, lying adjacent to and south of South Kennedy Road, is relatively flat and fully developed with an existing residence, detached garage and asphalt driveway, parking and turnaround area. The existing rectangular shaped Parcel 2, 39,609 square feet in size, lying adjacent to and north of Los Cerritos Road, is a vacant sloped lot with a heavy growth of trees.

With a lot line adjustment, the Parcel sizes will be more equal and rectangular in shape, with access only to South Kennedy Road. The new Parcel 1 will contain 46,671 square feet of land. And, the Parcel 2 will contain 46,110 square feet of land.

To develop the existing vacant Parcel 2 would require the removal of numerous trees and substantial grading. The proposed lot line adjustment will provide substantially better access from South Kennedy Road, will preserve numerous trees, and will reduce grading to the bare minimum, almost none.

As stated above, there are existing structures on the property (Parcel 1) which must be removed before the lot line adjustment can be recorded. We would like to request a demolition permit for those structures, so that the lot line adjustment can be recorded as soon as possible.

As you know, cities' LLA processing parameters are pretty severely limited by GC section 66412 subpart (d), which states relevant here:

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

Based on the above, please approve this lot line adjustment. If you need more information, please do not hesitate to call at your convenience.

Very truly yours,
C. & D.C., Inc.



Velimir Sulic
Principal