



Job No: 20-207  
September 17, 2020

Sally Zarnowitz – Planning Manager  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95030

**SUBJECT: Minor Subdivision of Oversized Lot 11 at 120 Oak Meadow Drive, Los Gatos**

Dear Sally,

Thank you for the opportunity to utilize the online pre-application process for this project. Enclosed as background information are the PD Zoning Documents for the property from 1978. As you can see from the brevity of the exhibits, it was a much simpler time. Today this would be a hundred conditions and sixty pages of plans.

The current owners, Martin and Penny McFarland purchased the house from the widow of a dentist in 1992 and converted it from a planned dental office while authentically restoring the historic charm of the building. The residence has served them and their two daughters well for the past 30 years. The older daughter Heather is developmentally disabled and still lives with the McFarlands. She works as a courtesy clerk at the local Safeway and is able to walk to work from their home.

With the anticipation of their retirement years, the McFarlands are considering the subdivision of their nearly 18,000 SF oversized property and construction of a new 2,100 SF residence on a 4,800 SF lot to be shared by the younger daughter (a Special Education teacher), her husband, and Heather. The current primary residence is 3611 SF with 5 bedrooms and 3 bathrooms and is simply too large and expensive to own and maintain in the future for the daughters.

Another background note about the property is that the McFarlands Lot 11 was released from the Homeowners' Association - CC&R's in 1985 based upon the enclosed document. However, per the agreement, the McFarlands do still share in road maintenance expenses.

Listed on the Preliminary Plan are some of the development statistics for the property and the new lot with the residence. Note that the existing townhouses are 1,900 SF on narrow 3,100 SF lots.

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This project is one of those unique sites where the option to downsize is available on one's own lot within an already developed community. There will be a nominal impact on the density of development.

It is, in fact, the perfect infill opportunity with already available infrastructure that serves a greatly oversized lot.

We are hopeful that the Town shares our view that by virtue of the flexibility of the PD Zoning, there is an opportunity to further the goals of California's Affordable Housing Mandate-even if it is merely one new small residence at a time in this case.

Sincerely,  
TS/CIVIL ENGINEERING, INC.



Terence J. Szewczyk  
Principal Engineer