

Subject: Letter of Justification for Parcel Map Application - APN 527-20-002

Dear Town of Los Gatos Planning Division,

This letter serves as a justification for the proposed parcel map application to subdivide the existing 12.1-acre property, currently developed with a single-family residence, into three distinct parcels of approximately 8.6 acres, 1.7 acres, and 1.6 acres.

The primary rationale for this subdivision is to facilitate the creation of additional residential building sites within areas designated with the Least Restrictive Development Area (LRDA) zoning. This zoning designation is appropriate for the site's characteristics and will allow for the development of new residences that fully comply with the city's Hillside Design Guidelines and the California Residential Code (CRC) concerning fire safety.

This project was previously presented to the Conceptual Development Advisory Committee (CDAC), and we received positive feedback on the initial concept. This submittal directly addresses the requests made by the committee during that review. Specifically, this application clearly delineates the proposed building setbacks for potential future residences on each parcel, demonstrating that these building envelopes fall entirely within the designated LRDA zones. Furthermore, the plan illustrates adequate access to each proposed parcel and incorporates appropriate drainage considerations to manage stormwater runoff effectively.

The proposed subdivision into these parcel sizes allows for responsible and context-sensitive development that respects the existing topography and environmental features of the site, as guided by the Hillside Design Guidelines. Moreover, adherence to California fire codes in future building designs will ensure the safety and resilience of any new structures within this environment.

In summary, this parcel map application is justified by the desire to create appropriately sized residential parcels within designated LRDA zones, enabling future development that aligns with city planning objectives, adheres to hillside development standards, and prioritizes fire safety as mandated by the California Residential Code. The positive feedback received from the CDAC and the specific details addressed in this submittal further support the merits of this application.

Thank you for your time and consideration of this request. We are available to answer any questions you may have.

Sincerely,

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