



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

Re: Justification Letter for a Lot Line Adjustment between 240 La Terra Ct and 16300 Greenridge Terrace and 16084 Greenridge Terrace

The proposed LLA will adjust the lot lines between 240 La Terra Ct, 16048 Greenridge Terrace, and 16300 Greenridge Terrace. The LLA map proposes an even land swap of the common property line between 240 La Terra and 16300 Greenridge. The proposed LLA adjustment also proposes to adjust the common property line between 16084 Greenridge Terrace and 16300 Greenridge Terrace so that the 0.28 acres of 16300 Greenridge is swapped with 16084 Greenridge.

The original lot configuration was based on having straight property lines with as few neighbors as possible. As the project developed with open space easements, trail easement, and the town implementing the hillside fence ordinance the original alignment of the lot lines between the two lots was no longer needed.

Taking a fresh look at the development of the lots, the existing topography, and the easements, a realignment of the common property lines was needed. The proposed lot line will accomplish the following:

- Align the property line more closely with the trail easement – so the trail does not cut through the middle of 16300 Greenridge Terrace backyard.
- Align the property line with the topography of the land. This will give more usable space and privacy to each lot.
- The realigned lot line will align the backyards of each lot more closely to each building site.
- Extend the westerly line of lot 16300 Greenridge Terrace so that the westerly 0.28 acres is swapped with 16084 Greenridge Terrace