



Job No: 24-201

September 18, 2024 (rev1)

Sean Mullin - Senior Planner
Town of Los Gatos
Community Development Department
Planning Division
41 Miles Ave
Los Gatos, CA 95030

Subject: **Project Description and Letter of Justification
Minor Two-Lot Subdivision (not SB9)
141 Wheeler Avenue at Yosemite Way**

Dear Mr. Mullin:

This is a traditional minor subdivision, not an SB9 - Urban Lot Split. The immediate justification for the project is that it temporarily preserves an existing residence while creating a new 8,277 SF vacant parcel to construct a new residence toward meeting the 3,500 unit goal over the next eight years of the recently adopted Housing Element.

The new Parcel 2 will require minor demolition of only an existing deck and the detached garage. The existing house on Parcel 1 will ultimately be demolished, leaving a vacant parcel of approximately 14,000 SF. The new parcels will conform to the R-1:8 zoning standards for size, width, and depth. Each parcel will have large frontages and depth. When setbacks are applied to Parcel 2, a building envelope of 48' wide by 85' long will be created. The new residence size would be comparable to the other newer residences on Yosemite Way. A two-story residence is compatible with the residences to the west at 125, 127, & 129 Wheeler.

There are mature oak trees on the street corner at Wheeler that will be saved. The applicant has previously discussed a pragmatic approach to no new street widening at this location with Nicolle Burnham - Director of Public Works. While this narrow street may impede fire vehicle access, the existing 22' of pavement is consistent with PRC 4290. A fire department turnout can be built on Yosemite Way at the new lot frontage as mitigation. This would allow for fire vehicle maneuverability on Yosemite by providing an 8' wide by 40' turnout on this narrow public street, which is merely 19' wide (see attached Preliminary Fire Protection Plan).

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Numerous existing trees may be impacted by the future residence and we will hire the Town Consulting Arborist to evaluate tree impacts. A detailed geologic study has been completed to disprove the presence of a potential thread of the Berrocal Fault system. Final results will be cleared through the Town Consulting Geologist.

The site is surrounded by adequate infrastructure. Both streets contain 6" sanitary sewer mains with adequate capacity per the WVSD. Storm drainage systems exist on both streets due to the installation by the Town with a capital improvement project some fifteen years ago that eliminated persistent flooding. San Jose Water operates 12" mains on both streets and fire hydrants have been sited on our plans. Finally, PG&E gas and electric services with ample capacity are immediately available.

We anticipate that the site Tentative Map can be approved with the CEQA infill exemption section. Undoubtedly, there will be neighborhood concerns for privacy, traffic, and tree impacts. The applicant has already begun neighborhood outreach to address any practical concerns or conflicts.

Should you require additional information please contact me by email: terry@tscivil.com.



TS/CIVIL ENGINEERING, INC.
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Principal Engineer