

County of Santa Clara

Department of Planning and Development

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August 21, 2024

****Sent via email****

Velimir Sulic

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San Jose, CA 95123

masonsulic@sbcglobal.net

FILE NUMBER: PLN24-123

SUBJECT: Voluntary Lot Merger and Lot Line Adjustment Resulting in Two Parcels

SITE LOCATION: 22187 Old Santa Cruz Highway, Los Gatos (APN 558-08-142); 22185 Old Santa Cruz Highway, Los Gatos (APN 558-08-138); 22091 Old Santa Cruz Highway, Los Gatos (APN 558-08-139)

DATE RECEIVED: July 22, 2024

Dear Velimir,

The comments below are not incomplete items and are not required to deem the application complete for processing. However, the information highlights concerns Planning Staff have regarding the project meeting the requirements of the County Zoning Ordinance. The information in this section is informational only and can be discussed further if desired with County Staff.

Lot Design

1. The existing configuration of the lot line between APN 558-08-138 and APN 558-08-142 does not contain any angle points. The proposed lot line between APN 558-08-138 and APN 558-08-142 contains four angle points. As such, the proposed Lot Line Adjustment does not comply with Section 5.55.070 (A) of the County Zoning:

§5.55.070 (A): Lot Design. To the extent practical, reconfigured lots shall be as simple as possible in their description and configuration, should logically relate to the site characteristics, and should comply with the lot design provisions of the County Subdivision Ordinance [Section C12-21].

To comply with Section 5.55.070 (A) of the County Zoning Ordinance, staff recommend reducing the amount of angle points on the proposed lot line to the fewest possible. This may be achieved by revising the proposal so that one single line segment connects the angle point near the north corner of the existing detached garage to the rear property lines.

Building Setback

2. The proposed project affects property located in the Hillside Zoning District, which requires 30-foot setbacks for residential development (§2.20.030 (A)). Staff measures a setback of 25-foot nine-inches between the existing residence on APN 558-08-138 and APN 558-08-142. As such, the proposed Lot Line Adjustment does not comply with Section 5.55.070 (B) of the County Zoning Ordinance:

§5.55.070 (B): *Building Setbacks*. When property subject to a lot line adjustment contains existing structures, all resulting lots shall be designed such that all existing structures would comply with all current setbacks specified in the zoning ordinance for the district in which the property is located.

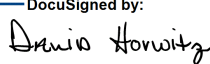
Lots with an area between 20,001 net-square-feet and one net-acre qualify for a reduced side-yard setback of 20-feet (§4.20.110 (C) (1)). As such, staff recommend revising the proposal to remove the Lot Merger from the scope of work, so that the proposed project does not result in any setback nonconformities.

Fire Marshal's Office

3. The plans mention abandoning an existing easement recorded in Document No. 21901276. Clarify how Parcel 2 will receive water as the existing well is on Parcel 1. Additionally, clarify what the existing water tanks serve as it is not clear if the tanks serve Parcel 1.
4. Building Permit No. 2008-40687 for an addition to residence on Parcel 1 shows a fire hydrant in the existing easement. The current plans do not show this wharf hydrant, and only show a fire hydrant on Parcel 2. Clarification is needed as the wharf hydrant appears to be missing from Parcel 1.
5. Previous permits labeled a fire department turnaround on Parcel 1. Clearly label the turnaround and show the dimensions meeting CFMO-SD16 on the plans [CFMO-A1 Section II.C and CFMO-SD16].

If there are any questions regarding these comments, please contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc:

David Cheung, Engineering Technician
Samuel Gutierrez, Principal Planner