



105 Locust St., ste. D
Santa Cruz, CA. 95060
408/705.6763

8 December 2025

Town of Los Gatos Planning Dept.

Sean Mullin
110 E. Main St.
Los Gatos, CA. 95030

Re: New Garage – 69 Hernandez Avenue

Dear Mr. Mullin,

Pursuant to our phone conversation, please find the attached drawings and application for a new garage at 69 Hernandez Avenue for your review.

The property is zoned R-1-8 with a minimum lot size of 8,000 sq.ft. However, this parcel is only 5,561. (69.5% of the required minimum).

There is an existing garage that sits 2'-1" from the property line with an existing eave that projects 2'-0". We are proposing to reconstruct the garage, and move it 11" so that it sits 3'-0" from the property line, and reduce the eave to 1'-0". In addition, we will provide 1-hr. rated construction for the wall and roof eave.

Other nearby properties that have been approved for reduced garage setback to 3'-0":

119 Hernandez Ave.

45 Walnut Ave.

The style of the garage will be compatible with the historic fabric of the neighborhood with board and batten siding, shingle roofing and carriage style garage doors. The door and window trim will match the existing house.

Sincerely,

Mike Tinsley, Architect

License #: C-30944



View of existing garage from Walnut Ave.