



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

6 August,, 2026

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 site meeting on July 27, 2026, please find the attached drawings and application to replace the Upper Level siding at 69 Hernandez Avenue for your review.

The Upper Level was an addition approved by the Town under permit number B-9441 in 1981. The shingle siding and flashing have not been maintained over the years and have fallen into a state of disrepair. Photo attached.

Other nearby properties that have James Hardie Shingle siding at the Upper Level:

130 Wissahickon Ave.

18 and 35 Palm Ave.

This property is located in the “Very High” Fire Hazard Area according to the Fire Hazard Severity Zones Map dated June 17, 2025. The exterior siding is required to be ignition resistant. We have selected Hardie Board and Batten by James Hardie to match, as closely as possible, the existing shingle siding.

The Hardie shingle siding allows for the outside corners to be woven together so we can match the existing edge profile of the structures. No corner trim is proposed.

In keeping with the historic fabric of the neighborhood, we are proposing to relocate the front door so that it faces the street, centered on the front porch steps. According to a photograph in the historic research, the original door faced the street prior to being moved to its current location when the front porch was enclosed at some unknown date. The door will be a solid wood door with two 12” wide full height sidelights.

The rear porch has also fallen into a state of disrepair and rot. We are proposing to replace the wood porch with a stone porch and steps of a smaller scale in order to be more in scale with the backyard and site.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Tinsley".

Mike Tinsley, Architect

License #: C-30944



View of Upper Level addition from South. The top 2 rows under the eaves are how the shingles are supposed to look. Once the shingles get below the protection of the roof, they have become splayed. Particularly at the building corners



View of rear porch from Walnut Ave.



View of non-original front door location. Street view from Hernandez Ave