

JAIME P. ARAFILES, PE

3861 Smith Street #293, Union City, CA 94587

Tel (510) 386-5899 jparafiles@aol.com

LETTER OF JUSTIFICATION

October 23, 2026

Project Address: 94 Hernandez Avenue, Los Gatos, CA 95030
Assessor's Parcel Number: 510-20-024
Zoning District: R-1:8
Applicant: Wilfred Cadiente

This Letter of Justification is being submitted in relation to the application for a two-story single family residence with a basement. An existing one-story accessory building #3 will be retained for this project. The purpose of this letter is to demonstrate that the proposed project complies with the Town of Los Gatos General Plan, Residential Design Guidelines, and Zoning Standards, and that this project will enhance the architectural quality and neighborhood character of the community.

Description of Proposed Request

- a. The proposal includes the demolition of an existing 4,467 sq. ft. two story residence and existing one-story accessory buildings #1 (245 sq. ft.) and #2 (582 sq. ft.) and construction of a new 2,702 sq. ft. two story residence and a 607 sq. ft. 3-car garage.
- b. Project Summary
Main Residence: 1,674 sf (first floor)+ 1,012 sf (second floor) = 2,686 sf total living area
Attached Garage: 607 sf
Porch Area: 176 sf
Total Proposed Building Area: 3,469 sf
Zoning Compliance: The project meets all required setbacks, height limits, and lot coverage standards for R-1:8 district

The home will serve as a private family residence with standard residential occupancy. No commercial activity is proposed.

Existing Structure and Justification for Demolition

- a. The existing residence was constructed in 1928 and reflects the design limitations of that era. The structure is awkwardly sited on the lot making expansion or functional remodeling architecturally impractical.
- b. There was no Garage for the existing residence.
- c. The proposed project will correct these functional issues, will improve circulation and safety, and will provide a code compliant and energy-efficient residence.

Benefit to the Community

- a. The proposed Mediterranean design replaces the original 1928 building with a new thoughtfully detailed residence. The new structure shall be built in the same style and design of contributing Mediterranean styles which are the contributors to Los Gatos' historic districts. This is in conformance with section 4.10 of the Los Gatos Residential Design Guidelines.
- b. New landscaping will provide additional screening along Hernandez and Ellenwood sides of the property.
- c. The property's flat topography will allow pad construction with very minimal site grading. All new landscaping will comply with the Town's Water Efficient Landscape Ordinance.

Facts Justifying the Application

- a. Neighborhood Compatibility: The home's scale, articulation, and Mediterranean style are consistent with the surrounding neighborhood (Alexander Avenue and Ellenwood Avenue).
- b. Architectural Quality and Detail:
 - Cast stone base around the house adds warmth and texture.
 - Deep eaves, decorative corbels, and varied roof planes provide shadows.
 - Vertically proportioned windows and balcony add balance.

We respectfully request approval of this application based on the project's consistency with the Town's Residential Design Guidelines and Zoning Standards.

Sincerely,

Jaime Arafiles, PE



Cc: Jocelyn Shoopman, Planner
Helen and Wilfred Cadiente, Property Owners