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June 18, 2023

Planning Department
Town of Los Gatos
110 E Main Street
Los Gatos, CA 95030

Reference: 94 Hernandez Avenue, Los Gatos, CA 95030

Subject: Project Description and Letter of Justification

This project involves the replacement of a two story residential building with a new two story, Mediterranean style residential building with a Basement and a 3-car Garage. The project has been revised on drawings 6 and 7 in accordance with the Town's Residential Design Guidelines and the recommendations of the Town's consulting architect specifically as follows:

1. Reoriented the Ellinwood Avenue façade walls and porte cochere consistent with the Mediterranean style of the building.
2. Reduced the corbel size and use consistently around all facades.
3. Used taller ground floor windows with segmented arched heads.
4. Used cast stone around all windows.
5. Used cast stone projecting belt molding and building base.
6. Simplified the porte cochere and refined its details.
7. Simplified roof forms where possible.
8. Added round columns and open railings and trellis at second floor deck.
9. Added trellis over the Garage doors.
10. Simplified rear façade by removing changes in façade planes.
11. Used casement windows rather than double hung windows.
12. Used aluminum or vinyl covered wood windows to provide sash sizes more appropriate to the style and scale of the house.
13. Proposed the removal of the mature trees on the site.

Respectfully submitted,

Jaime P. Arafiles, PE 40483



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

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