

Carlos and Katrina Azucena  
306 Andrews St.  
Los Gatos, CA 95030

Online Pre-application# 23TMP-003683 - Parcel Number 41015052

**November 6, 2023**

Town of Los Gatos  
Community Development Department  
110 E. Main St  
Los Gatos, CA 95030

**Re:** Letter of Justification Combination of Dwellings at 501 Monterey Ave, Los Gatos CA 95030

Dear Planning Department of Los Gatos,

This letter outlines the justification of the efforts to combine two dwelling units, units #1 and #3, at 501 Monterey Ave, Los Gatos, CA 95030. The project would consist of taking the legal studio unit (#3) and recombining it with the main house (#1) through the hallway, which, at some point was boarded off to create the second unit. The kitchenette in unit #3 would also be removed and converted to a closet for what would become the master bedroom. This would return the property to how it was originally constructed.

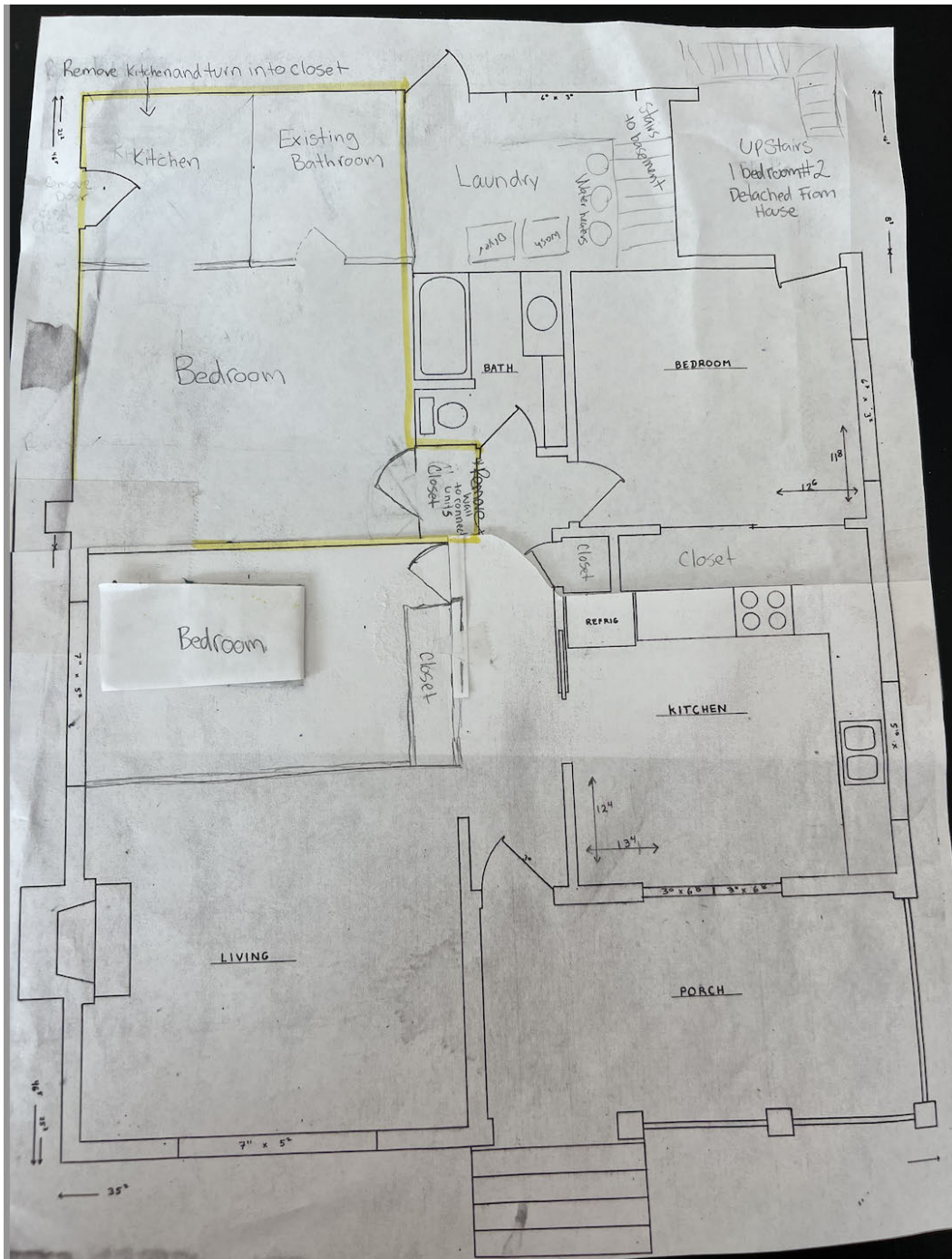
We understand that with the number of developments and ongoing approval of ADUs in town, by doing this there would be no net loss to the housing inventory. The primary purpose of combining the two units is to allow the residence to become a three-bedroom, two-bathroom home vs. a two-bedroom, one-bathroom unit, allowing for a more appealing, potentially long-term living for a family looking to reside in Los Gatos. We are looking to have a home that is more desirable to a family that may take advantage of the excellent schools and become more invested in, and ultimately contribute to the community, patronize local business, and participate in the family-friendly atmosphere that the Town offers. It would also work for our own family during a time of financial hardship in the event we needed to downsize. The neighborhood is primarily single-family residences and the new layout would better fit the spirit and characteristics of the neighborhood and allow for the space that an average family may need.

No exterior architectural changes to the house would be made and therefore 501 Monterey Ave. will remain consistent with the current character of the neighborhood. For all of the reasons outlined above we respectfully request that the Commission approve a Permit for the Project.

Such an approval would allow the applicant to introduce a more appealing space for a family that will be vital to the continued success of the Town's Central Business District. We hope you find this to be sufficient justification for the proposed combination of the two units.

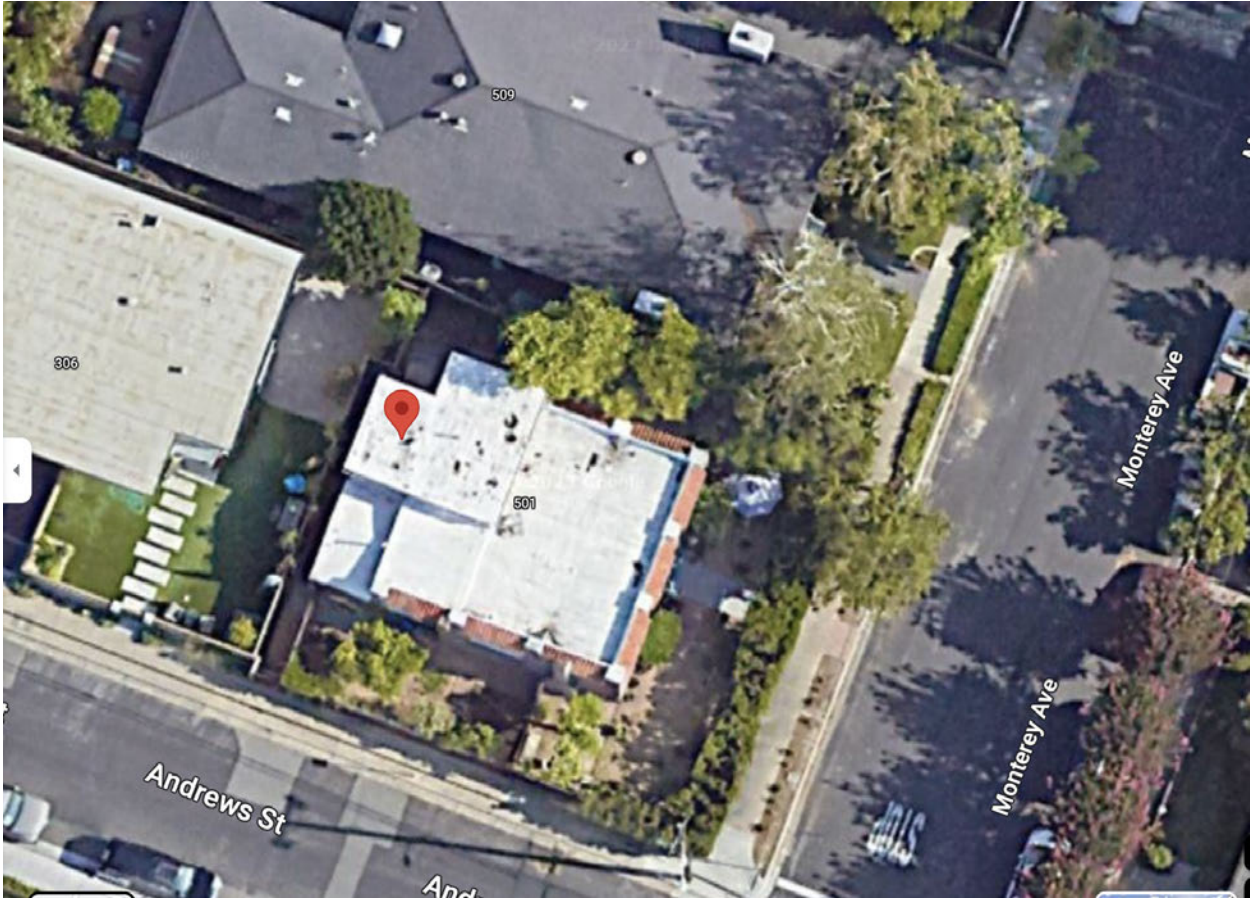
Sincerely,  
Carlos and Katrina Azucena

**Floorplan of 501 Monterey Ave. Los Gatos CA 95030  
Unit #1 and #3 (yellow outline)**





**Aerial View of 501 Monterey Ave. Los Gatos CA 95030**



**Front view of #1 501 Monterey Ave.**





**Hallway of #1 501 Monterey Ave. The Orange arrow shows the temporary wall to be removed to combine #3 as the master bedroom.**



**Front view of #3 501 Monterey Ave.**



**#1 501 Monterey Ave. The door of unit #3 leads to the hallway of unit #1 501 Monterey Ave.**



**The kitchen in Unit #3 is to be removed and converted into a closet.**



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