

Planning Department - Los Gatos, CA 95030

Permit / Process #:	MR-25-010
Project:	Johnson / Leslie Garage / ADU
Type:	MINOR RESIDENTIAL APPLICATION MR-25-010
Address:	350 Bella Vista Ave, Los Gatos, CA 95032
APN:	529-22-036

Letter of Justification

Date: September 30, 2025

Subject: Justification Letter for New Garage and ADU Construction

To Whom It May Concern,

I am writing to provide a justification for the proposed demolition and reconstruction of the existing accessory structure located at 350 Bella Vista Ave. The new structure will serve as a two-car garage with a second-story Accessory Dwelling Unit (ADU) above.

The existing accessory structure is not large enough to accommodate two vehicles and does not meet current spatial or functional needs. Additionally, the current structure is not engineered to support the structural loads required for a second-story ADU. After consultation with licensed structural and design professionals, it has been determined that a complete rebuild is the only viable option to meet safety and code compliance standards.

The proposed new garage and ADU will be constructed in the same general location as the existing structure but will be expanded to meet functional requirements. The design includes an enclosed stair on the ground level to access the upper-floor ADU, which accounts for the increased footprint. This additional space is necessary to ensure safe and convenient access while maintaining privacy for both the main residence and the ADU.

Careful consideration has been given to the architectural compatibility of the new structure. The garage and ADU have been designed to be in harmony with the existing main residence in both form and function. Exterior finishes, materials, and detailing will be custom-made to match the primary dwelling, ensuring a cohesive and integrated appearance that respects the neighborhood character.

We believe this project will not only improve the functionality and livability of the property but also contribute positively to the overall aesthetic and housing options in the community.

Thank you for your time and consideration of this proposal. Please feel free to contact me if additional information or clarification is needed.

Sincerely,

Jimmy Turner

LADC Consulting Inc.