



Community Development Department
110 E. Main Street
Los Gatos CA, 95030

January 22, 2026

Re: The Choi Residence, 16316 Englewood Ave,
Pre Application: PRE25-01659
Application for Minor Residential Development

Attn: Planning Department

Below is our response to your email request for a Minor Residential Development Application dated January 9th, 2026.

The site is located on the northwest end of Englewood Avenue, east of Los Gatos Boulevard. The neighborhood consists of both one and two story single family homes, which vary in architectural style. The main residence contains an attached 1-car garage located in the front of the property. The existing garage adheres to the front setback for the R1:20 zoning designation at 30'-0".

In order to gain a larger garage, the scope of work consists of converting the existing 1-car garage to habitable space. This includes the construction of a detached 864 S.F. garage. We are requesting an exception to the side setback requirement and asking for 4'-0" from the property line. In order to preserve the large x sized Cedar tree in the rear of the property, we would like to shift the garage as far as we can to the property line.

The clients are planning for a future ADU, which factored into the siting of the proposed garage. The goal is to preserve as much open space on the narrow lot as possible.

There is an existing walkway along the southern side of the property, abutting the neighboring property at 16330 Englewood Ave. We are proposing an extension of the driveway along the southern property line to connect the garage driveway to Englewood Ave.

The proposed scope of work remains consistent with the character of neighborhood. Among the eleven Englewood Ave properties represented on Sheet A-2, six currently show extended driveways from Englewood Ave to detached structures in the rear of the property. These driveways consistently abut shared property lines with neighbors. The length of the driveways

ensures detached structures consistently have little to no sight visibility from the street perspective.

Please note, the properties located at the following addresses are currently designed with similar driveway configurations leading to garages located in the backyard: 16373, 16360/58, 16330/28, 16359, 16344, and 16331 Englewood Ave.

The aforementioned neighboring property at 16330 Englewood contains an existing driveway to a detached ADU along the shared property line. Construction of a detached garage with connecting driveway would not infringe upon the privacy of neighboring properties, nor would it cause undue hardship to the neighborhood community.

If you have any questions regarding the revisions made, please give me a call.

Sincerely,

Nick McCue

Enclosures:

Response letter to Project Planner