



**AGENDA**  
**TOWN OF LOS GATOS**  
**HISTORIC PRESERVATION COMMITTEE**  
**WEDNESDAY, JANUARY 27, 2016**  
**TOWN COUNCIL CHAMBERS**  
**110 E. MAIN STREET**  
**4:00 P.M.**  
**(408) 354-6874**

*COMMITTEE MEMBERS: Please plan to arrive promptly at 4:00 P.M. If you will be late or cannot attend, please contact the Community Development Department at the above number.*

VERBAL COMMUNICATIONS FROM THE PUBLIC (Three-minute time period per subject not scheduled for discussion on the agenda)

ITEM 1 Approval of Minutes  
• [December 17, 2015](#)

ITEM 2 [North Forty – Phase 1](#)  
Architecture and Site Application S-13-090  
Subdivision Application M-13-014

Requesting approval for the demolition of existing structures (eight pre-1941) and improvements on multiple parcels located on 20.24 acres within the proposed North Forty Specific Plan Area; construction of a new multi-use, multi-story development consisting of 285 residential units, and 66,000 square feet of commercial floor area including an 18,000 square foot market; and a vesting tentative map. An Environmental Impact Report (EIR) was completed for the North Forty Specific Plan and further environmental review will be completed as needed, for the proposed project. APNs: 424-07-024 through 027, 031 through 033 through 035, 070, 083 through 086, 090, and 100

APPLICANT: Grosvenor USA Limited

PROPERTY OWNERS: Thomas M. Yuki Trust Et. Al./Yuki Farms, Robert & Georgianna Spinazze, Marianne Ezell, Grosvenor USA Limited, Summerhill Homes, James F Dagostino Trustee, Elizabeth K. Dodson, William N. Fales, William Hirshman

**FINAL ACTION BY THE PLANNING COMMISSION AND TOWN COUNCIL**

ITEM 3      [360 Bella Vista Avenue](#) (Continued from 12/17/2015)

Subdivision Application M-15-005

Architecture and Site Applications S-15-053 (Lot #1) and S-15-054 (Lot #2)

Requesting approval to demolish an existing single-family residence and second unit, subdivide one lot into two lots, and construct two new single-family residences on two properties zoned R-1:8. APN 529-22-038.

PROPERTY OWNER: John Brady

APPLICANT: Michael Black

PROJECT PLANNER: Marni Moseley

**FINAL ACTION BY THE DEVELOPMENT REVIEW COMMITTEE OR  
THE PLANNING COMMISSION**

ITEM 4      [94 Hernandez Avenue](#) (Continued from 12/17/2015)

Requesting approval to remove the structure from the Historic Resources Inventory on a property zoned R-1:8. APN 510-20-024.

PROPERTY OWNER: Helen Cadiente

APPLICANT: Jaime P. Arafiles

PROJECT PLANNER: Marni Moseley

**FINAL ACTION BY HISTORIC PRESERVATION COMMITTEE**

ITEM 5      [35 N. Santa Cruz Avenue](#)

Conditional Use Permit Application U-15-014

Requesting approval to operate a formula retail store with a restaurant component (Lolli and Pops) in a commercial space currently occupied by a retail store with a restaurant component (Powell's Sweet Shoppe) on property zoned C-2. APN 510-44-032.

PROPERTY OWNER: Kilkenny Properties, LLC

APPLICANT: Sean McLoughlin

PROJECT PLANNER: Erin Walters

**FINAL ACTION BY THE PLANNING COMMISSION**

ITEM 6      [16207 Short Road](#)

Requesting approval to remove the structure from the Historic Resources Inventory on a property zoned R-1:20. 523-09-035.

PROPERTY OWNER: William and Barbara Mosley

APPLICANT: Lisa Murray, LKM Design

PROJECT PLANNER: Marni Moseley

**FINAL ACTION BY HISTORIC PRESERVATION COMMITTEE**

ITEM 7      [45 Broadway](#) (*modification of previous approval*)  
Architecture and Site Application S-15-040

Requesting approval for relocating a contributing single-family residence in the Broadway Historic District and constructing a second story addition greater than 100 square feet on property zoned R-1D:LHP. APN 510-45-057.  
PROPERTY OWNER: Lori Baker  
APPLICANT: Jay Plett  
PROJECT PLANNER: Marni Moseley

**FINAL ACTION BY HISTORIC PRESERVATION COMMITTEE**

ITEM 8      [256 Bachman Avenue](#)  
Historic Architecture and Site Application HS-16-005

Requesting approval of exterior modifications for a contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP. APN 510-14-057.  
PROPERTY OWNER/APPLICANT: Genevieve and Mitchell Wyman  
PROJECT PLANNER: Marni Moseley

**FINAL ACTION BY HISTORIC PRESERVATION COMMITTEE**

ITEM 9      Adjournment

Exhibits:

1. December 17, 2015 HPC Minutes (Item 1)
2. Materials for North Forty Phase 1 (Item 2)
3. Materials for 360 Bella Vista Avenue (Item 3)
4. Materials for 94 Hernandez Avenue (Item 4)
5. Materials for 35 N. Santa Cruz Avenue (Item 5)
6. Materials for 16207 Short Road (Item 6)
7. Materials for 45 Broadway (Item 7)
8. Materials for 256 Bachman Avenue (Item 8)

DISTRIBUTION:

Historic Preservation Committee

Town Council

Planning Commission

Rob Schultz, Town Attorney

Laurel Prevetti, Town Manager

Jennifer Callaway, Assistant Town Manager

Joel Paulson, Interim Community Development Director

Les White, Interim Assistant Community Development Director

Community Development Department Planners

Los Gatos Weekly Times

Grosvenor Americas, Don Capobres, 1 California Street, Suite 2500, San Francisco, CA 94111

Summerhill Homes, Wendi E. Baker, 3000 Executive Parkway, Ste 450, San Ramon, CA 94583

John Brady, 20103 Foster Road, Los Gatos, CA 95030

Michael Black, 15651 Glen Una Drive, Los Gatos, CA 95030

Jaime P. Arafiles, 32108 Alvarado Boulevard Suite 293, Union City, CA 94587

Helen Cadiente, PO Box 2322, Los Gatos, CA 95031

William and Barbara Mosley, 16207 Short Road, Los Gatos CA 95032

Lisa Murray, LKM Design LLC (email)

Lori Baker, 45 Broadway, Los Gatos, CA 95030

Jay Plett, 213 Bean Avenue, Los Gatos, CA 95030

Genevieve and Mitchell Wyman, 317 Almendra Avenue, Los Gatos, CA 95030

Sean McLoughlin, 49 Powell Street, 6<sup>th</sup> Floor, San Francisco, CA 94102

Kilenny Properties, LLC, 34 W. Santa Clara Street, San Jose, CA 95113

The Town of Los Gatos has adopted the provisions of Code of Civil Procedure Section 1094.6; litigation challenging a decision of the Council must be brought within 90 days after the decision is announced unless a shorter time limit is required by state or federal law.

***In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (408) 354-6874. Notification 48 hours before the meeting will enable the Town to make reasonable arrangement to ensure accessibility to this meeting. [28 CFR Section 35,102-35.104].***

Writings related to an item on this meeting agenda distributed to members of the Committee within 72 hours of the meeting are available for public review at the front desk of the Community Development Department between the hours of 8 a.m.-1 p.m., Monday through Friday, at 110 E. Main Street. Copies of desk items distributed to members of the Committee at the meeting are available for view in the Town Council Chambers.