

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY MINUTES OF REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 27, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:00 P.M. by Chair Bob Cowan.

ATTENDANCE

Members Present: Len Pacheco, Bob Cowan, Kathryn Janoff, Michael Kane, Tom O'Donnell

Members Absent: None

Staff Present: Joel Paulson, Interim CDD Director
Marni Moseley, Associate Planner

VERBAL COMMUNICATIONS

None.

ITEM 1 APPROVAL OF MINUTES

MOTION: *Tom O'Donnell* moved to approve the minutes of December 9, 2015. The motion was seconded by *Michael Kane* and **approved 5-0**.

ITEM 8 256 Bachman Avenue (Heard out of order)
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

MOTION: *Len Pacheco* moved to approve 1) restoring the original door and location; 2) to configure the upper story window with consistent vertical proportions subject to staff review; 3) restoring the multiple light windows on the rear addition; and 4) the fixed skylight with a flat surface, where the finish shall match the roof color as best as possible and the skylight shall be no larger than 18"x36", but smaller if possible. The motion was seconded by *Michael Kane* and **approved 4-0-1**, with Bob Cowan recused.

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

Don Capbres, the applicant, discussed the history of the project, as well as, the timelines for Phase 1 and Phase 2.

The committee discussed the removal of the tress and if there were any possible uses if they were kept. The Committee reviewed the agrarian feel of te proposed plans and determined that the agrarian history is effectively integrated in Phase 1. Additionally, retention of the Barn and the Adobe House on Phase 2 were discussed in the context of commemorating the agrarian history of the property as required in the Specific Plan.

Kathryn Janoff was unclear which structures specifically were being requested to be demolished.

MOTION: *Tom O'Donnell* moved to approve the demolition of the eight pre-1941 structures within Phase 1. The motion was seconded by *Michael Kane* and **approved 4-1**, with *Kathryn Janoff* – nay.

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

The committee agreed that there were no findings to indicate the structure was built pre-1941.

MOTION: *Kathryn Janoff* moved to remove the property from the Historic Resources Inventory. The motion was seconded by *Tom O'Donnell* and **approved 5-0**.

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

Kathryn Janoff stated that the structure does not meet the criteria to be removed from the Historic Resources Inventory. And since the structure was built before 1941, the applicant should really try to maintain the historic look and feel of it.

MOTION: *Kathryn Janoff* moved to deny the request to remove the structure from the Historic Resources Inventory. The motion was seconded by *Bob Cowan* and **approved 4-0-1**, with Len Pacheco recused.

ITEM 5 **35 N. Santa Cruz Avenue**
Architecture and Site Application S-16-007

Requesting approval of exterior modifications to a pre-1941 commercial building on property zoned C-2. APN 510-44-032.

PROPERTY OWNER: Kilkenny Properties, LLC

APPLICANT: Sean McLoughlin

PROJECT PLANNER: Erin Walters

Len Pacheco discussed concerns with the color scheme. He suggested that the

applicant consider ways to better integrate with the historic nature of the downtown. He suggested providing more muted colors.

Kathryn Janoff and Bob Cowan agreed that alternative colors may work better than the proposed colors.

MOTION: *Bob Cowan* moved to continue the item to a date uncertain. The motion was seconded by *Michael Kane* and **approved 5-0**.

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

Lisa Murray (applicant) stated the structure was not listed on any historic lists and was significantly altered in 2002.

Tom O'Donnell and Len Pacheco commented that the structure had so much work done to it; it no longer reflected its 1920's origin.

MOTION: *Tom O'Donnell* moved to remove the structure from the Historic Resources Inventory. The motion was seconded by *Michael Kane* and **approved 5-0**.

ITEM 7 **45 Broadway**

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

Len Pacheco had concerns about having a fireplace outside. He questioned the applicant to see if a terrace or patio was considered.

Michael Kane mentioned that this might detract from the original structure.

Jay Plett argued that almost every house on Glen Ridge has a side porch.

Kathryn Janoff expressed that she had an issue with the addition. The structure is an iconic house and the addition would change the look of it.

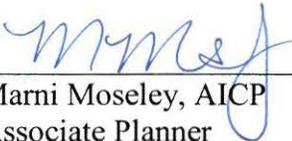
MOTION: *Tom O'Donnell* moved to deny the request. The motion was seconded by *Kathryn Janoff* and **approved 4-1**, with Bob Cowan – nay.

ITEM 9 Adjournment

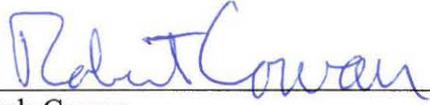
The meeting was adjourned at 6:30 p.m. The next regular meeting is scheduled for February 24, 2016 at 4:00 p.m.

Prepared by: Sylvie Roussel, Administrative Assistant

Approved by:



Marni Moseley, AICP
Associate Planner



Bob Cowan
Chair