



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
JANUARY 12, 2021**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on January 12, 2021 at 4:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Steve Raspe, Planning Commissioner Kendra Burch, Planning Commissioner Kathryn Janoff, Committee Member Barry Cheskin, Committee Member Timothy Lundell.

Absent: None

Staff present: Jennifer Armer, Joel Paulson, and Sally Zarnowitz.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – December 16, 2020

MOTION: **Motion by Planning Commissioner Kathryn Janoff to approve the Consent Calendar. Seconded by Committee Member Timothy Lundell.**

VOTE: **Motion passed unanimously, 4-0.**

Planning Commissioner Kendra Burch arrived after vote.

PUBLIC HEARINGS

None.

DISCUSSION ITEMS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

2. Los Gatos 2040 General Plan Revised Initial Draft Land Use Element and Revised Initial Draft Community Design Element.

Vice Chair Steven Raspe opened and closed Public Comment.

The Committee discussed the item.

Revised Initial Draft Land Use Element

Key Terms

Intensity

There is a typo in the definition of intensity, where a period should replace a comma. (page 3-3)

Multi-family Residential

The definition should be revised to clarify that Accessory Dwelling Units are not included. (page 3-4)

LU-16 Provide for the protection of Los Gatos' cultural heritage through the protection and maintenance of historic resources.

LU-16.1 Historic Districts and Landmarks

Revise the first sentence to state that both maps and the Historic Resources Inventory list will be maintained on the website. Everything after the first sentence in this Policy is a general description and should be moved to the introductory description of historic districts at the top of page 3-33. (page 3-35)

3.14 Implementation Programs

The language in Implementation Program F is appropriate. An Implementation Program should also be added, reiterating comments provided by the HPC on the Initial Draft of the Environment and Sustainability Element, to state the following: "Consider conducting an updated Historic Resource Inventory (HRI) survey, reviewing Historic District and neighborhood boundaries, and reconsidering the construction date for presumptive historic resources," under Goals LU-13 and LU-16. (page 3-42)

General comments were made that there are many small neighborhoods that may have some level of historic significance, where individual properties may not have historic significance. When properties are found by the HPC not to have historic significance, the HPC may have comments regarding certain historic elements that could be considered in the review of the new design by the decision makers. A process to forward those comments could be considered.

Revised Initial Draft Community Design Element

CD-2 Encourage all development in Town to be designed holistically, complementing the existing urban fabric, and incorporating sustainable design principles.

CD-2.24 Outdoor Dining

This Policy may appear to conflict with the current program for semi-permanent parklets in the public right-of-way. (page 4-14)

CD-3 Preserve significant historic and architectural features within the Town. Encourage all development in Town to be designed holistically, complementing the existing urban fabric, and incorporating sustainable design principles.

CD-3.1 Avoid Demolition of Historic Buildings

The policy should be revised to replace “substantial evidence” with “required findings.” (page 4-24)

CD-3.2 Reuse of Existing Buildings

Consider moving this Policy under Goal CD-4 to support and encourage thoughtful rehabilitation or reuse of historic structures. (page 4-24)

CD-3.3 Historic Structure Preservation

Include noncontributors in the list of buildings that the Town will use special care in reviewing. (page 4-24)

CD-3.4 Historic Preservation Programs

Revise the Policy to state the following: Continue the Town’s careful and proactive historic preservation programs “recognizing the changing needs of the community.” (page 4-24)

CD-3.7 Potential Impacts to Historic Landmarks and Features

Replace the term “consider” with the term “identify” and consider combining this Policy with

Policy CD-3.8 Historic Site Impact Mitigation. (page 4-25)

CD-3.9 Historic Structure Use or Donation

Consider moving this Policy under Goal CD-4 Support and encourage thoughtful rehabilitation or reuse of historic structures. (page 4-25)

CD-4 Support and encourage thoughtful rehabilitation or reuse of historic structures.

CD-4.2 Historic Structure Renovations

Revise the Policy to state the following: Require “exterior” renovations or remodels of historic structures to be architecturally “compatible” with the original structure. (page 4-25)

CD-4.4 Financial Benefit Information

Revise the Policy to remove the phrase “and the vibrant historic downtown” because vibrancy is not a financial benefit. (page 4-25)

CD-8 Preserve the character of Downtown Los Gatos and the quality of life for its citizens through high-quality building design.

CD-8.6 Historic Architectural “Downtown” Core

Include “Downtown” in the title and revise the Policy language to state the following: Reinforce the historic architectural “downtown” core of Los Gatos by “encouraging compatible” architecture Downtown. (page 4-33)

ADJOURNMENT

The meeting adjourned at 5:02 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 12, 2021 meeting as approved by the Historic Preservation Committee.

/s/Sally Zarnowitz, AIA, LEED AP, Planning Manager