



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MARCH 24, 2021**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on March 24, 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 4:01 PM

ROLL CALL

Present: Chair Steve Raspe, Vice Chair Timothy Lundell, Committee Member Barry Cheskin.

Absent: Planning Commissioner Kendra Burch, Planning Commissioner Jeffrey Suzuki.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – March 4, 2021 Special Meeting

MOTION: **Motion by Vice Chair Timothy Lundell to approve the Consent Calendar.
Seconded by Committee Member Barry Cheskin.**

VOTE: **Motion passed unanimously. 3-0**

Planning Commissioner Kendra Burch joined the meeting at 4:08 p.m.

PUBLIC HEARINGS

2. 44 Bayview Avenue

Architecture and Site Application S-21-005

Forward a Recommendation to the Director on a Request for Technical Demolition of a Presumptive Historic Residence (Pre-1941) and Construction of a Single-Family Residence to Exceed Floor Area Ratio Standards on Property Zoned R-1D.

APN 510-44-020. Architecture and Site Application S-21-005.

PROPERTY OWNER: David and Ladan Ralston

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Jay Plett

- He is the applicant, speaking on behalf of the project. They first met with the committee back in December 2020. The rooflines and window designs have been modified in response to comments made by the committee. The setback will be at the average of the neighbors' setbacks. The FAR is compatible with the neighborhood. There are other larger homes nearby.

Committee members asked questions of the applicant.

Lee Quintana

- She is a resident. The east and west sides of Bayview Avenue are very different in development pattern and age. The west side has bigger and deeper lots. Allowance of the FAR is not automatic. The project design is not consistent with the smaller cottage bungalow style of homes on the east side. There are hip roofs and side facing gables. It is difficult to see the original house in the plans. The structure has a different orientation from the other homes on the east side. The lot is a parallelogram. The structure is parallel to the street and to the yard sides. The house appears to have more mass than the other homes.

Jay Plett

- The shape of the house needs to fit the lot's unusual configuration. There are three houses with greater floor area, two with much larger floor area, and one that is comparable. The FAR for their project is very compatible with the neighborhood. The second story was set back from the front to preserve the original house. All these concerns were discussed at the first meeting. The applicant followed the direction of the committee. Included in the plans was an analysis of the neighborhood. The committee was supportive of the design.

Closed Public Comment.

Committee members discussed the matter and were supportive of the proposed project.

MOTION: **Motion by Chair Steve Raspe** for approval of the project as proposed with findings and considerations, including the existing exterior wall covering shall be exempt from the demolition definition, and regarding the request to exceed the FAR standards the design theme, sense of scale, exterior material and details are consistent with the adopted residential development standards. **Seconded by Planning Commissioner Kendra Burch.**

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

3. 17631 Bruce Avenue

Consider a Request to Remove a Presumptive Historic Resource (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. APN 410-11-009.

PROPERTY OWNER/APPLICANT: Mark and Lisa Matulich

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report

Opened Public Comment.

Lyle Mosher

- He is the architect speaking on behalf of the project. The foundation lies straight across beneath the front bay window. This indicates that the bay window is not original. Most likely there was a single gable in the dining room. The back addition consists of a master bedroom and bath that doubled the size of the house.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Timothy Lundell** for approval of the request for removal from the Historic Inventory with findings, including that the integrity has been compromised. **Seconded by Committee Member Barry Cheskin.**

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

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

4. 445 Los Gatos Boulevard

Preliminary Review for Relocation of an Existing Pre-1941 Single-Family Residence and Construction of Exterior Alterations and a Second-Story Addition on Property Zoned R-1:8. APN 529-20-006.

PROPERTY OWNER: Nikki B. and Nam H. Nguyen

APPLICANT: Don Schallock, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report

Opened public comment.

Don Schallock, Architect

- He is the applicant, speaking on behalf of the project. This has come before the Committee multiple times. The neighborhood has commercial use on the north side. There is a gas station to the northeast. The owners have agreed to repair and preserve the shell of the original building. However, because there is no foundation it will be substantially expensive to remedy. The original building is a Folk Victorian bungalow of 400 square feet with an addition of another 400 square feet staggered behind it. The new owner's proposal is smaller and lower in height than the previous owner's proposal. The neighbors and the Planning department liked that design. Massing is not just how it appears from the street.

Nikki Nguyen

- She is the owner, speaking on behalf of the project. Her immigrant father was a gardener who dreamed of owning a home in Los Gatos. Nikki and her sister each bought a house in Los Gatos. Their children grew up in Los Gatos. The owners became concerned when squatters trespassed in the empty house. They want to repair and preserve the original home. They plan a modest three bedroom and two and a half bath home for a modern family of four. They have talked with the neighbors who are supportive and excited about their plans.

Don Schallock, Architect

- There will be an entrance on the north side that is compatible with the addition. This is not a historic structure nor in a historic district. It is an early twentieth century structure being brought into the twenty-first century style of living. The design is not intended to create a big bungalow with unnecessary added details. The design will be sympathetic. The design has balance, rhythm, and flow. The floor plan works with the exterior. It should be appreciated and approved.

Closed public comment.

Committee members discussed the matter and reaffirmed recommendations of March 4, 2021, including:

- Ensure the scale of the second-story addition is compatible and proportional to the original residence;
- Consider locating second-story addition at the rear of the residence rather than the middle; and
- Include full details in the development plans to show how the addition will be consistent with the original structure.

5. Annual Certified Local Government Report

Committee members discussed the matter.

MOTION: **Motion by Chair Steve Raspe to accept and approve the Annual Certified Local Government (CLG) Report as it applies to Historic Preservation. Seconded by Vice Chair Timothy Lundell.**

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

6. Report from Planning Manager

The General Plan Advisory Committee completed their review of the Community Design Element initial draft. They took into consideration the Committee's comments. Next, they will be covering the Racial, Social and Environment Element and the revised General Plan Introduction. Once they review the entire updated General Plan document, it will go to the Planning Commission and then to Town Council.

The Council Policy Committee met and talked about Justice Equity Diversity and Inclusion efforts. The Committee also discussed their enabling resolution. The Town Council has asked the different committees and commissions to discuss enabling resolutions and/or membership applications for discussion with the Town Council. These will be covered at a future HPC meeting.

ADJOURNMENT

The meeting adjourned at 4:58 p.m.

This is to certify that the foregoing is a true

and correct copy of the minutes of the
March 24, 2021 meeting as approved by the
Historic Preservation Committee.

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