



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
APRIL 28, 2021**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on April 28, 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: Chair Steve Raspe, Vice Chair Timothy Lundell, Planning Commissioner Jeffrey Suzuki, Committee Member Barry Cheskin.

Absent: Planning Commissioner Kendra Burch

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – March 24, 2021

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

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

PUBLIC HEARINGS

2. 206 Glen Ridge Avenue

Minor Development in an Historic District Application HS-21-007

Consider a Request for Construction of exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-16-025.

PROPERTY OWNER: Robert Krebs

APPLICANT: Anniza Reyes, Jemico LLC dba Renewal by Anderson

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Anniza Reyes

- She is the applicant, speaking on behalf of the project. She is the contractor from Anderson. They will be replacing the windows.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Steve Raspe** that the Request for Construction of exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence located at 206 Glen Ridge Avenue be Approved as Presented. **Seconded by Committee Member Barry Cheskin.**

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

3. 9 and 11 Montebello Way

Minor Development in an Historic District Application HS-21-010

Consider a Request for Construction of Exterior Alterations (Storefront Replacement) to a Non-Contributing Building in the Downtown Commercial Historic District on Property Zoned C-2:LHP. APN 529-01-006.

PROPERTY OWNER: Los Gatos Investments, LLC

APPLICANT: Montebello Market, LLC

PROJECT PLANNER: Ryan Safty

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Jay Farwell

- He is the applicant, speaking on behalf of the project. The property has been in their family for a very long time. The proposal is an improvement for the downtown area. He is available to answer any questions.

Committee members asked questions of the applicant.

Closed Public Comment

Committee members discussed the matter.

MOTION: **Motion by Chair Steve Raspe** that the Request for Construction of Exterior Alterations (Storefront Replacement) to a Non-Contributing Building in the Downtown Commercial Historic District on Property located at 9 and 11 Montebello Way be Approved as Presented.
Seconded by Vice Chair Timothy Lundell.

VOTE: Motion passed unanimously, 4-0.

4. 104 Wilder Avenue

Minor Development in an Historic District Application HS-21-009

Consider a Request for Construction of Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-17-070.

PROPERTY OWNER: Amanda McIntyre

APPLICANT: Eric Beckstrom

PROJECT PLANNER: Ryan Safty

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Eric Beckstrom

- He is the applicant speaking on behalf of the project. The house was remodeled in 1982. They plan to improve the exterior and create a cottage look with new white windows. Windows on the third floor will be added to break up the scale of the current roofline. The only structural change will be in the back. The previously remodeled bedroom roofline will be raised to match the existing roof. It will not be visible from the street.

Committee members asked questions of the applicant.

Closed Public Comment

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

MOTION: **Motion by Chair Steve Raspe** that the Request for Construction of Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property located at 104 Wilder Avenue be Approved as Presented. **Seconded by Vice Chair Timothy Lundell.**

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

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

5. 202 University Avenue

Preliminary Review of a Request for Construction of Exterior Alterations and a Second-Story Addition to Exceed Floor Area Ratio Standards to a Contributing Single-Family Residence in the University-Edelen Historic District on Property Zoned R-1D:LHP.
APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report

Opened public comment.

Jay Plett, Architect

- He is the applicant, speaking on behalf of the project. The second-story addition will be in the simple and vertical, Italianate style of the house. The original rectangular structure will remain intact. The three first floor windows facing Miles Avenue will be repeated on the second story. The front first floor bay window will be repeated on the second story. The corbels will be retained and added around the building. The design is compatible with the neighborhood.

Committee members asked questions of the applicant.

Closed public comment.

Committee members discussed the matter, expressed concerns about the scale of the addition, and recommended that the applicant consider:

- Reducing the massing, stepping back the second story addition, and lowering the roof height while ensuring consistency with the architecture;
 - Exploring a site plan that is less crowded; and
 - Incorporating landscaping to soften the site.
6. Discuss and Provide Input to the Council Policy Committee Regarding the Historic Preservation Committee Enabling Documents and Application.

Committee members discussed the matter and made the following comments:

- Enabling document: Under paragraph 1, final sentence - “Committee members should be a resident of the Town with at least one resident living in a Historic District”. Removing the clause “with at least one resident living in a Historic District” after “Town” would avoid excluding an otherwise qualified member.
- Application Document: Typo on top of page 2 - “Committee”
- Application Document: Suggest rewording or deleting the question - “How will you balance your personal interest with the broader role of the Committee?” Committee members interpreted this question in different ways:
 - Can you be impartial?
 - Do you own property or have financial interests that would conflict with the Committee role?
 - Do you have the time to be a Committee member?
- Address the role of the Committee. Provide more context such as urban planning and design.
- Enabling document: Add the obligation of the Committee to help inform and educate residents on the role of the Committee.
- Application Document: “Describe your knowledge of the Town’s guidelines and zoning laws.” The question is too broad and vague. It could take many pages to answer. Could make it more specific.
- Application document: What document should a committee member be familiar with? What is your knowledge of Historic guidelines? Have you read them? Have you reviewed them? Do you have a basic understanding?

7. Report from Planning Manager

The General Plan Advisory Committee last meeting and final review anticipated to be May 6, 2021. The Environmental Impact Report (EIR) will be completed during the summer. The General Plan Update will go to Planning Commission for a recommendation and then to Town Council for adoption.

The Town has retained a consultant to develop Objective Standards for the review of qualifying developments.

There is also a Request for Proposals (RFP) for consultants regarding the New Housing Element.

ADJOURNMENT

The meeting adjourned at 5:10 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 28, 2021 meeting as approved by the Historic Preservation Committee.

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