



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
SEPTEMBER 27, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on September 27, 2023, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Planning Commissioner Steve Raspe, and Committee Member Lee Quintana.

Absent: Vice Chair Susan Burnett and Committee Member Martha Queiroz.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – August 23, 2023

MOTION: **Motion by Commissioner Raspe to approve the Consent Calendar.
Seconded by Committee Member Quintana.**

VOTE: **Motion passed, 2-0. Chair Cheskin abstained.**

PUBLIC HEARINGS

2. 63 Highland Avenue
Request for Review PHST-23-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2 1/2. APN 529 36 044. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owner/Applicant: Minghuang Ma

Project Planner: Savannah Van Akin

(Continued from August 23, 2023)

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Minghuang Ma, Owner/Applicant

- They provided more information and photos of the second address, 65 Highland Avenue. This structure was built in 1946.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Raspe** to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2 1/2. APN 529 36 044. Exempt pursuant to CEQA Guidelines Section 15061(b)(3). **Seconded by Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 17035 Pine Avenue
Request for Review PHST-23-005

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-20-010. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owners/Applicants: Garrett and Alive Brown
Project Planner: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Garrett Brown, Owner/Applicant

- They brought a picture packet with descriptions. It is a small two-bedroom farmhouse. A master was added in the 1960s and later other upgrades. The front of the house and master have the wide eight-inch plank siding. The eastern and northern sides have the original shiplap siding. Additions were made over the years that have compromised the original home. Double paned windows were added to the garage as a windbreak. Vinyl corrugated siding was added as overhangs. The doors and interior light switches were done in the 1950's and 1960's. No significant person, place or event was found to be connected to the house. They intend to keep the house and build in the back.

Committee members asked questions of staff.

Staff: Jocelyn Shoopman, Project Planner

- Senate Bill (SB) 9 cannot be utilized for a property with a historic structure. Even though the lot is just under an acre, it does not meet frontage requirements for a standard subdivision. Flag lots are discouraged per the General Plan.

Closed Public Comment.

Committee members discussed the matter.

- Applicant has brought further material.
- The additions done in the 1950's and 1960's, including the siding and vinyl windows, has created a totally different house.
- The SB 9 Ordinance should be modified to protect our historic areas and structures, and still allow for a lot split for large parcels like the subject property.

MOTION: **Motion** by **Chair Cheskin** to approve a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. APN 529-20-010. Exempt pursuant to CEQA Guidelines Section 15061(b)(3). **Seconded** by **Commissioner Raspe**.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 26 Ashler Avenue
Request for Review PHST-23-011

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at 26 Ashler Avenue. APN 410-14-042. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Fernando Saenz and Maria Dolores Stacey

Applicant: Clara G. Portillo

Project Planner: Sean Mullin

(Continued from August 23, 2023)

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Clara G. Portillo, Applicant

- The plans have been revised according to prior HPC comments. They have added double hung windows.
- The ceiling is very low in the kitchen which affects the size and position of the windows.
- They would consider adding small windows in proportion to the other windows.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Quintana** to Recommend Approval of Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at 26 Ashler Avenue, commending the applicant's willingness to consider changes the windows, and recommending that the proportion of the new windows at the kitchen match the other windows. The application does not need to return to the HPC. **Seconded by Chair Cheskin.**

VOTE: **Motion passed unanimously.**

5. 112 Wilder Avenue
Architecture and Site Application S-23-017

Requesting Approval for Construction of an Addition to a Single-Family Residence to Exceed the Floor Area Ratio Standards on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-103. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owners: Andrea Grant and Tarek Robbiati
Applicant: Jay Plett
Project Planner: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

- The applicant provided the FAR as requested.
- The project is consistent with the neighborhood.
- Any structure with a three-sided enclosure may be initially approved, but it is not counted as FAR. The mass and scale should be considered at the beginning since it will inevitably return for exception when enclosed.

- Recess the door a few more feet to break up a flat wall.
- They are enclosing an existing structure built in 2010. It exceeds the FAR but is not the first or the biggest in the area. It fits within the neighborhood.

MOTION: **Motion by Commissioner Raspe** to Recommend Approval for Construction of an Addition to a Single-Family Residence to Exceed the Floor Area Ratio Standards on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-103. **Seconded by Chair Cheskin.**

VOTE: **Motion passed, 2-0. Committee Member Quintana abstained because she was not in attendance when this was first heard as a preliminary application on June 28, 2023.**

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

ADJOURNMENT

The meeting adjourned at 4:35 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 27, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager