



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

MEETING DATE: 06/26/2024

ITEM: 1

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
MAY 22, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on May 22, 2024 at 4:00 p.m.

**MEETING CALLED TO ORDER AT 4:00 PM**

**ROLL CALL**

Present: Chair Susan Burnett, Vice Chair Lee Quintana, Planning Commissioner Adam Mayer, and Committee Member Barry Cheskin.

Absent: Committee Member Martha Queiroz.

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Minutes – April 24, 2024

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

**VOTE:**                    **Motion passed 3-0. Chair Burnett abstained due to not present at that meeting.**

## PUBLIC HEARINGS

2. 16488 Bonnie Lane

Minor Residential Development Application MR-24-007

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

Property Owner: Mai of Tran 2020 Trust

Applicant: Vu-Ngan Tran

Project Planner: Maria Chavarin

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Vu-Ngan Tran, Owner/Applicant

- They wanted to add a second master suite for their In-laws. The windows have been painted over and most do not open so they want to replace all the windows to double paned for better insulation and to make them operable. They will go with the recommended types of windows found on the Town's website.

Dong Nguyenphan, Architect

- They made changes based on the Committee's suggestions from the last meeting. They have re-configured the roof, removed the wrap-around deck to a balcony facing the backyard, and revised the wall angles in the second-floor master bathroom.

Closed Public Comment.

Committee members discussed the matter.

- Roofline has improved.
- Elevation drawings show the same style and same placement of windows.
- The applicant has responded to all the Committee's concerns.
- Have them consider the fiberglass clad wood windows instead of the vinyl clad wood windows.

### MOTION:

**Motion by Chair Burnett** to recommend approval to the Director of the Request for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family

Residence on Property Zoned R-1:8, with the direction to use fiberglass clad windows. **Seconded by Vice Chair Quintana.**

**VOTE:** **Motion passed unanimously.**

3. 78-80 W. Main Street

Minor Development in a Historic District Application HS-24-019

Requesting Approval for Removal and Replacement In-Kind of Wood Siding on a Commercial Structure Located in the Historic Commercial District on Property Zoned C-2:LHP. APN 529-02-007. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner/Applicant: Marital Trust – Rita I Minnis, Trustee  
Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened & Closed Public Comment.

Committee members discussed the matter.

**MOTION:** **Motion by Vice Chair Quintana** to recommend approval to the Director for Removal and Replacement In-Kind of Wood Siding on a Commercial Structure Located in the Historic Commercial District on Property Zoned C-2:LHP. **Seconded by Committee Member Cheskin.**

**VOTE:** **Motion passed unanimously.**

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

None.

**REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

All Director decisions have aligned with the recommendations by the Committee from prior meetings.

**COMMITTEE MATTERS**

Staff are working on getting window and siding samples. After seeing the samples, the options could be set as an internal policy to guide future consideration at the staff level.

**ADJOURNMENT**

The meeting adjourned at 4:27 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 22, 2024 meeting as approved by the Historic Preservation Committee.

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Jennifer Armer, AICP, Planning Manager