



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

MEETING DATE: 3/26/25

ITEM NO: 4

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**DATE:** March 21, 2025  
**TO:** Historic Preservation Committee  
**FROM:** Joel Paulson, Community Development Director  
**SUBJECT:** Consider a Request for Approval to Construct 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. **Located at 16488 Bonnie Lane.** APN 532-02-014. Minor Residential Development Application MR-24-007. 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.

**BACKGROUND:**

On April 24, 2024, the Committee considered the proposal and continued the item with the following direction to the applicant (Attachment 9):

- Revise the floor plan on the proposed second-floor addition specifically, the angled exterior walls on the master bath to make the design compatible to the existing residence;
- Revise the angle of the roof line; and
- Revise the extent of the deck to eliminate visual weight on the design.

On May 22, 2024, the Committee considered the requested changes and recommended approval to the Community Development Director with a condition that the replacement windows be fiberglass clad wood windows (Attachment 10 and 11).

**DISCUSSION:**

On November 25, 2024, the applicant submitted development plans to continue the Minor Residential Development application review process. During the planning review phase of the application, it was noted that new changes to the plans were introduced that were not originally considered by the Committee. The item is returning to the Committee for consideration and a recommendation to the Community Development Director. The revised plans are found in Attachment 13. Below is a summary of the applicant's proposed changes to the plans:

**PREPARED BY:** Maria Chavarin  
Assistant Planner

- Removal of the existing front entry stairway with side access to Bonnie Lane;
- Construction of a new front entry stairway, including new wood railings and square wood columns with stucco bases, on the north elevation;
- Expansion of the proposed second-floor footprint on the east, south and west elevations;
- Addition of three windows on the second-floor east and west elevations;
- Addition of a new sliding glass door on the first floor on the east elevation;
- Removal of the proposed windows on the first floor of the south elevation addition; and
- Addition of a new door on the first floor of the south elevation addition

The applicant submitted a Letter of Justification providing the reasons for modifying the footprint of the second-story floor plan (Attachment 12). The applicant's Letter of Justification states, "We feel that the end of the master bathroom looks like two small dormers. We changed the design to make the house look more proportional."

At the May 22, 2024, Historic Preservation Committee meeting, the Committee recommended approval to Community Development Director with a condition that the replacement of windows be fiberglass clad wood windows (Attachment 10). The applicant is requesting consideration that the proposed windows be modified to a full fiberglass product rather than the previously approved fiberglass clad wood windows.

The Residential Design Guidelines provides the following recommendations related to window materials:

### **3.7.3 Match window materials to the architectural style and to the surrounding neighborhood**

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

### **4.8.2 Building Materials**

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

#### **4.8.4 Windows and Glass in doors**

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

#### **CONCLUSION:**

The applicant is requesting consideration and recommendation 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. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development application process. The project would not return to the Committee.

#### **ATTACHMENTS:**

##### **Previously received with the April 24, 2024, Staff Report:**

1. Anne Bloomfield Survey
2. Town Records
3. Applicant's Submittal Packet
4. Property Pictures
5. Development Plans
6. Section 3.9, Residential Design Guidelines

##### **Previously received with the May 22, 2024, Staff Report:**

7. Response Letter
8. Development Plans

##### **Received with this Staff Report:**

9. HPC Action Letter, April 24, 2024
10. HPC Action Letter, May 22, 2024
11. Development Plans Approved by HPC on May 22, 2024
12. Letter of Justification
13. Revised Development Plans

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