



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
NOVEMBER 19, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on November 19, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Planning Commissioner Emily Thomas, Planning Commissioner Susan Burnett and Committee Member Alan Feinberg.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – October 22, 2025
2. Approval of Minutes – October 29, 2025
3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Consent Item 3 moved to the end of the meeting

MOTION: **Motion by Commissioner Thomas** to approve the Consent Calendar.
Seconded by Commissioner Burnett.

VOTE: **Motion passed unanimously, (5-0)**

PUBLIC HEARINGS

4. 647 N. Santa Cruz Avenue

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

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Ryan Safty, Project Planner, presented the staff report.

Opened Public and close Comment.

Applicant presented the project.

Daniel Hudson, Applicant Team

They conducted a study with Bonnie Bamburg. The house in the back is beyond repair. They are asking to remove the structure. It is not salvageable. They want to provide housing.

Bonnie Bamburg, Applicant Team

They first look to find historical significance and not just the condition of the structure. They did not find any architectural or historical significance.

Public Hearing Closed

Committee members discussed the matter.

MOTION: **Motion by Committee Member Feinberg** to Recommend Approval to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded by Commissioner Thomas.**

Committee discussed the motion.

VOTE: **Motion failed (1-4), Commissioner Thomas, Commissioner Burnett, Committee Member Queiroz, and Chair Quintana dissenting.**

MOTION: **Motion by Vice Chair Queiroz** to Recommend Denial to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed, (4-1), Committee Member Feinberg dissenting.**

5. 245 Los Gatos Boulevard

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Andres Johnson, Architect

They Intend to add two bedrooms by adding a second story. It would not be seen from the street.

Committee members asked questions of the applicant.

Andres Johnson, Architect

They can use a French door instead of a sliding glass door. They will discuss with the owner about moving the yard access from the back instead of the side. They are open to suggestions. They want to move ahead with the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Burnett** to Recommend Approval to the Community Development Director to Construct Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Additional recommendations are to remove the side slider and maintain the back door with French doors, and to maintain the front existing door or use a new similar looking door. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

6. 321 Bachman Avenue

Consider a Request for Approval to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Architecture and Site Application S-25-049. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Suray Nathan.

Suray Nathan, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Jennifer Kretschmer, Architect; Stan and Jean Melax, Co-owners

They have incorporated Committee's suggestions to the columns of the porches and neighborhood context. They added more decorations to the front bay window. The home is not pre-1941 and does not match the neighborhood.

Stan and Jean Melax, Co-owners

The front is pretty plain. They want to add a small sitting space and a bay window. They are mainly asking for reduced setbacks to put a garage in the back.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With recommendations to install one window of appropriate style or one double-hung window for the kitchen facing the alley, and to change the garage door to be compatible with the architectural style of the house. **Seconded by Vice Chair Queiroz.**

Friendly Amendment by Chair Quintana to change the garage door option to a requirement.

Amendment accepted by the Maker of the Motion and Seconder.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With the modifications of changing the

garden window style and either keeping one window or two double-hung windows on the side. Also, there is a requirement to use a garage door of a different style that is appropriate to the house and neighborhood.

Seconded by Vice Chair Queiroz.

VOTE: Motion passed unanimously, (5-0)

7. 446 San Benito Avenue

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Sean Mullin for Maria Chavarin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner

Last time they discussed the massing. Now it is a single-story structure. They incorporated all metal-clad windows, stucco in the back, and off-setting of the garage. The belly band is no longer needed.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors

that match the style of the house. Change the front door to wood craftsman style door. The garage door should match what is illustrated on drawing A.5-3. The roof shingle color will match the existing roof shingles. **Seconded by Commissioner Thomas.**

Friendly Amendment by Commissioner Thomas to add that the door should match the architectural style of the house.

Amendment accepted by the Maker of the Motion.

MOTION: **Motion by Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors that match the style of the house. Change the front door to wood craftsman style door. The garage door should match the architectural style of the house. The roof shingle color will match the existing roof shingles. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

8. 310 Johnson Avenue

Consider a Request for Approval to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. Property Owner/Applicant: Sumit Ahluwalia. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Sumit Ahluwalia, Owner

The foundation has been assessed to have 70 percent failure. They want to fix and not demolish the house. They have a permit to fix the foundation. A horizontal siding was revealed

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when some brick façade fell off. They plan to use the horizontal style all around the house. A 1928 drawing shows an open porch. They propose to putting the entry in the middle for symmetry.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Feinberg to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. Seconded by Commissioner Thomas.**

Friendly amendment by Chair Quintana to clarify that the replacement of the brick siding will be the same as the horizontal siding on the first floor.

Amendment accepted by the Maker of the Motion and Seconder.

MOTION: **Motion by Committee Member Feinberg to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. With the condition that the replacement of the brick siding will be the same as the horizontal siding on the first floor. Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

9. 328 Bachman Avenue

Consider a Request for Approval to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Snighdha Uday Dharmavaram. Applicant: Bess Wiersema. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Bess Wiersema and Michael Rowe, Applicants

Due to significant job and budget changes the basement has been eliminated, and the master suite has been reduced. They will match the adjacent dormer. The materials and windows will still be matching.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Queiroz** to Recommend Approval to the Community Development Director to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. **Seconded by Chair Quintana.**

VOTE: **Motion passed unanimously, (5-0)**

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

10. Adopt the 2026 Meeting Schedule.

MOTION: **Motion by Chair Quintana** to approve. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Committee members discussed the matter.

Closed the Public Hearing

MOTION: **Motion by Chair Quintana** to approve the letter as amended in this discussion. **Seconded by Vice Chair Queiroz.**

Friendly amendment by Commissioner Thomas to reorganize the objectives.

Amendment accepted by the Motion Maker and the Seconder.

VOTE: **Motion passed unanimously, (5-0)**

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 6:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 19, 2025 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager

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