



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
Los GATOS, CA 95030

December 19, 2024

Maia Gendreau
1176 Lincoln Ave
San Jose, CA 95060, Via email

RE: 34 Pleasant Street
Request for Review PHST-24-023.

Requesting Preliminary Review for Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-26-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Michael Hyman.

Applicant: Maia Gendreau.

Project Planner: Ryan Safty.

On December 18, 2024, the Los Gatos Historic Preservation Committee discussed the item and provided the following feedback and requested that the applicant return to the Committee at a future date:

- Recommend fiber glass clad wood windows over pure fiber glass.
- Although pushing the new addition to the rear is consistent with the Residential Design Guidelines, some of the members requested that the addition be pushed closer to the front façade to better integrate into the existing home.
- Look for strategies to differentiate the second story from the existing first story, including different exterior materials and ensuring whatever is done is consistent with the architectural style.
- Consider replicating the existing front gables on the second floor or working the second-story addition into the existing roof form to decrease massing.
- Appreciate them replicating the existing window lugs in the new replacement windows.
- Carefully consider whether insulation is required on the existing house to remain and whether the existing stucco would need to be removed in the future.
- Balancing windows at the rear and using windows to break up the blank mass.
- If a front gable isn't pursued, additional windows should be added to balance the second story front-facing façade.
- Consider replacing the thin metal handrail at the front of the house with something more substantial.
- Consider using a different material for the below-grade portion of the house if the house is raised more than a few feet.

If you have any questions, I can be contacted by phone at (408) 354-6802 or by email at rsafty@losgatosca.gov.

Best regards,
Ryan Safty
Ryan Safty
Associate Planner

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