



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

MEETING DATE: 09/25/2024

ITEM NO: 4

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Reconsideration of a Request for Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP Pursuant to Town Council Policy 2-01. **Located on 145 Tait Avenue.** APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

BACKGROUND:

Town Council Policy 2-01 (the Policy) regarding Town Agenda Format and Rules includes a provision allowing applicants to request reconsideration of prior Council actions (Attachment 1, Section O). Through the Town Attorney, reconsideration may be requested of the Council as well as any commission, committee, or board.

Pursuant to the Policy, reconsideration of a prior action is discouraged and may only occur in special circumstances. If the Committee finds merit in the request and wishes to grant reconsideration, the Committee must take the following steps:

1. The motion must be made by a Committee Member who voted on the prevailing side of the prior action;
2. The maker of the motion shall specifically articulate the new information, analysis, and/or circumstances that warrant(s) reconsideration of the prior action;
3. The motion must be adopted by a majority of the full Committee; and
4. The motion may only be made and considered at the next regularly scheduled meeting of the Committee after the item was originally acted upon.

If approved by the Committee, reconsideration of a request must be placed on the next available agenda.

PREPARED BY: Sean Mullin, AICP
Senior Planner

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SUBJECT: 145 Tait Avenue/MR-24-010

DATE: September 20, 2024

BACKGROUND (continued):

On September 11, 2024, the Committee considered a request for approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue. The Committee opened the public hearing and received a presentation from the applicant and public testimony. Following discussion, the Committee voted 3-1 (Member Cheskin dissenting), with member Queiroz recused, to continue consideration of the request to allow review by the Town's Consulting Architect on Committee referral, requesting for specific feedback regarding:

- Proposed window types/material;
- Modifications/additions to the bay window on the right-side elevation; and
- Front elevation massing in relation to the proposed second-story addition.

DISCUSSION:

On September 19, 2024, the applicant submitted a request for reconsideration (Attachment 2) under the Policy. Their request includes a summary of the new information that would be provided that warrant reconsideration.

CONCLUSION:

If the Committee finds merit in the request, a motion to grant reconsideration must be made by a Committee Member who voted on the prevailing side of the prior action and approved by a majority of the Committee. If approved, reconsideration of the request would be scheduled for the October 23, 2024 meeting.

ATTACHMENTS:

1. Council Policy 2-01
2. Applicant Request for Reconsideration