



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

MEETING DATE: 03/13/2024

ITEM NO: 3

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DATE: March 8, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. **Located at 323 Pennsylvania Avenue.** APN 510-43-044. Architecture and Site Application S-23-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Megan Jellinek. Applicant: Gary Kohlsaas, Kohlsaas & Associates, Inc. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for construction of an addition to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing accessory dwelling unit (ADU), removal of a large protected tree, and site improvements requiring a grading permit on property zoned R-1:8, located at 323 Pennsylvania Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor's Database; 1930s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact or worthy of special note.
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

PREPARED BY: Sean Mullin, AICP  
Senior Planner

BACKGROUND:

On May 23, 2023, the Committee conducted a preliminary review of a proposal to demolish portions of the residence behind the front façade and construct additions to the residence, including a new second story and a basement, a new detached garage with reduced setbacks, and a swimming pool. The Committee discussed the preliminary plans and provided recommendations to the applicant for project revisions.

An Architecture and Site application for the project was submitted to the Town on July 24, 2023. The development plans provided with the application were consistent with those presented during the preliminary review and the applicant responded to all recommendations of the Committee. On October 25, 2023, the Committee recommended approval of the Architecture and Site application. The application was deemed complete in November 2023, and scheduled for the January 2, 2024, Development Review Committee (DRC) meeting. Prior to the DRC hearing, the applicant contacted staff requesting that the application be continued to a date uncertain to allow time for project revisions.

A revised project was submitted to the Town on February 15, 2024.

DISCUSSION:

The revised project includes demolition of portions of the residence behind the front façade and construction of single-story additions to the residence, including a new basement (Attachment 3). The previously proposed second-story addition has been removed from the project. The other components of the revised proposal remain consistent to the previous iteration and include demolition of an existing carport, demolition of a permitted ADU, construction of a detached garage with reduce side yard setbacks, removal of a large protected tree, and site work requiring a Grading Permit.

The revised development plans show that the front façade of the residence would remain, along with portions of the right-side elevation (Attachment 3). Along with the interior walls, the rear and left-side exterior walls behind the front porch would be demolished. Additions to the ground floor would expand the existing footprint of the residence along the left and rear elevations. A loggia is proposed at the rear of the residence, covered by a flat roof. A new partial basement is proposed with lightwells located on the left and right-side elevations.

The proposed residence would continue to maintain and reinforce the existing Mediterranean Revival architectural style with exterior materials including smooth stucco siding, two-piece clay barrel tile roof, copper roofing on a bay window projection, divided lite wood windows, stucco moulding, copper gutters, and wrought iron guardrails at the lightwells. The existing rectangular windows on the front elevation include arched reliefs and wood sills. The project plans show that the smaller window would be replicated and repeated on both sides of the

DISCUSSION (continued):

front window, which would be replaced with an arched-top window to match the form of the existing arched relief. The two circular reliefs above the porch entry would remain and new gable-end vents with iron grills would be located on the front, rear, and left side elevations.

Consistent with the previous iteration of the project, the applicant also proposes construction of a new detached two-car garage located in the southern corner of the property. The form and materials of the garage would match those of the residence. Lastly, a new swimming pool is proposed behind the residence.

CONCLUSION:

The applicant is requesting a recommendation of approval for construction of additions to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing ADU, removal of a large protected tree, and site improvements requiring a grading permit. 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 Architecture and Site process. The project would not return to the Committee.

CONSIDERATIONS:

A. Considerations

**Sec. 29.80.290. Standards for review.**

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

\_\_\_\_ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 2).

PAGE 4 OF 4

SUBJECT: 323 Pennsylvania Avenue/S-23-018

DATE: March 8, 2024

ATTACHMENTS:

1. Letter of Justification
2. Section 3.9, Residential Design Guidelines
3. Development Plan