



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

MEETING DATE: 02/26/2025

ITEM NO: 6

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DATE: February 21, 2025  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Preliminary Review for Construction of an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 14344 La Rinconada Drive.** APN 409-19-019. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-013. Property Owner/Applicant: William Maynard. Project Planner: Erin Walters.

DISCUSSION:

On September 11, 2024, the Committee considered proposed exterior alterations and additions to an existing pre-1941 single-family residence (Attachment 1). The Committee provided the following feedback:

- Move the garage back from front of existing house;
- Reduce the bulk and mass of the garage;
- Reduce height of garage;
- Simplify roof forms; and
- Modify the blank rear elevation garage wall.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications:

- Reduced the size of the garage by setting the garage back from the front of the main house;
- Added two single garage doors with a step in the front of the building;
- Modified the roof line to make the front of the garage feel less bulky by having a small gable and a hip rather than one large gable;
- Lowered the roof pitch of the garage from 12:12 to 10:12 to reduce bulk and height;
- Reduced height of the garage from 22 feet to 20 feet, where a maximum height of 30 feet is allowed;
- Reduced attic height of the garage; and

PREPARED BY: Erin M. Walters  
Senior Planner

- Added a window to the garage's rear elevation to eliminate the blank wall.

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

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5 of Attachment 1, September 11, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is requesting preliminary feedback on the construction of an addition and exterior alterations to an existing pre-1941 single-family residence (Exhibit 3). A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

ATTACHMENTS:

1. September 11, 2024, Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans