



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

MEETING DATE: 4/24/2024

ITEM NO: 4

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DATE: April 19, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane.** APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

RECOMMENDATION:

Requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zone R-1:8 located at 16488 Bonnie Lane.

PROPERTY DETAILS:

1. Date primary structure was built: 1938 per County Assessor's Database
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? Yes
7. Considerations required? No

BACKGROUND:

The County Assessor indicates that the residence located at 16488 Bonnie Lane was constructed in 1938, and the 1991 Bloomfield Survey estimates the construction date as the 1930s and providing a rating of "historic and intact or worthy of special note" (Attachment 1). The property is not included in the Sanborn Fire Insurance Maps.

PREPARED BY: Maria Chavarin  
Assistant Planner

BACKGROUND (continued):

Town records indicate that a request for a 644 square-foot second-story addition, a 356 square-foot first-floor addition, and new patios was approved by the Town's Planning Department in August 1989 (Attachment 2). The applicant provided a summary of the records researched (Attachment 3), as well as property pictures (Attachment 4).

On October 25, 2023, the Committee considered a request to remove the pre-1941 single-family residence from the Historic Resources Inventory. After considering the application and materials, the Committee discussed the matter and voted unanimously to deny the removal of the pre-1941 single-family residence from the Historic Resources Inventory.

DISCUSSION:

Minor Residential Development Application MR-24-007 was submitted on April 8, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence. The project includes a second-story addition of 346 square feet; infill of an existing door on the west elevation; removal of an existing chimney on the south elevation to be replaced with an interior and exterior fireplace unit; construction of a new balcony on the south and east elevations; and interior remodel (Attachment 5).

The proposed materials consist of: stucco siding, new exterior paint, vinyl windows, new wood square columns on the front porch to match craftsman style, and new wood railings. The proposed height of the new second story addition will match the existing roof ridge (approximately 21 feet).

CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8. 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 Minor Residential Development process. The project would not return to the Committee.

FINDINGS:

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 6).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Town Records
3. Applicant's Submittal Packet
4. Property Pictures
5. Development Plans
6. Section 3.9, Residential Design Guidelines

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