



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

MEETING DATE: 04/22/2026

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MARCH 25, 2026**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and Committee Member Lee Quintana.

Absent: Chair Emily Thomas.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Draft Minutes of the January 28, 2026, Historic Preservation Committee Meeting
2. Draft Minutes of the February 25, 2026, Historic Preservation Committee Meeting

(Audio time: 00:01:50)

MOTION: **Motion by Commissioner Burnett to approve adoption of the Consent Calendar. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

6. 150 Tait Avenue

Request for Review Application PHST-26-004.

APN 510-18-026

Applicant: Su-Ling Cheah

Property Owner: Taraneah Moayed

Project Planner: Erin Walters

Consider a request for preliminary review to construct a one-story addition and exterior alterations to an existing contributing single-family residence located in the Almond

Grove Historic District on property zoned R-1D:LHP. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Vice Chair Queiroz was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Committee Member Quintana opened Public Comment.

The following individual spoke on this item:

1. Taraneah Moayed, Owner

Committee members asked questions of the owner.

Committee Member Quintana closed Public Comment.

Committee members discussed the matter and provided feedback.

7. 25 Hernandez Avenue

Request for Review Application PHST-26-007

APN: 510-42-071

Applicant: Davide Giannella

Property Owner: Chiara Zuniga and Karl Petre

Project Planner: Erin Walters.

Consider a request for preliminary review to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Committee Member Quintana was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individuals spoke on this item:

1. Davide Giannella, Architect
2. Lee Quintana, private citizen

Vice Chair Queiroz closed Public Comment.

Committee members discussed the matter and provided feedback.

Commissioner Burnett was recused for the rest of the meeting.

PUBLIC HEARINGS

3. 241 Los Gatos Boulevard

Request for Review PHST-26-009

APN 529-24-025

Property Owner/Applicant: Nima Rouhi

Project Planner: Erin Walters

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. Exempt pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individual spoke on this item:

1. Nima Rouhi, Owner/Applicant

Vice Chair Queiroz closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz re-opened Public Comment.

The following individual spoke on this item:

1. Nima Rouhi, Owner/Applicant

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 00:54:51)

MOTION:

Motion by **Vice Chair Queiroz** to recommend denial to the Community Development Director for a request to remove a pre-1941 property from the historic resources inventory for property zoned R-1D, finding that the residence meets criterion #3 having distinctive characteristics of type and period. When remodeling, the owners would be allowed to remove the

non-original shingle siding and replace it with wood siding or in-kind materials such as Hardieboard. **Seconded by Committee Member Quintana.**

Committee members discussed the matter.

The maker of the motion amended the motion to include the windows.

The seconder of the motion accepted the amendment to the motion.

(Audio time: 00:56:40)

MOTION: **Motion by Vice Chair Queiroz to recommend denial to the Community Development Director for a request to remove a pre-1941 property from the historic resources inventory for property zoned R-1D, finding that the residence meets criterion #3 having distinctive characteristics of type and period. When remodeling, the owners would be allowed to remove the non-original shingle siding and replace it with wood siding or in-kind materials such as Hardieboard. The windows would be allowed to be replaced with windows in line with the Craftsman Bungalow style. **Seconded by Committee Member Quintana.****

VOTE: **Motion passed unanimously.**

4. 445 Los Gatos Boulevard

Request for Review Application PHST-26-010

APN 529-20-006

Property Owner/Applicant: Nam Nguyen

Project Planner: Sean Mullin

Consider a Request for approval for a revision to the approved exterior materials (siding) on a pre-1941 residence on property zoned R-1:8. Categorically Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Sean Mullin, Planning Manager, presented the staff report.

Vice Chair Queiroz opened Public Comment.

The following individual spoke on this item:

1. Nikki and Nguyen, Owners/Applicants

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:16:37)

MOTION: **Motion** by Allen Feinberg to recommend approval to the Community Development Director for a revision to the approved exterior materials (siding) on a pre-1941 residence on property zoned R-1:8. Categorically Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded** by **Vice Chair Quiroz**.

VOTE: **Motion passed (2-1). Quintana opposed.**

5. 313 University Avenue

Request for Review Application PHST-26-006

APN 529-04-063

Property Owner/Applicant: Frank Delgado

Project Planner: Sean Mullin

Consider a request for a determination regarding the contributing status and to demolish an existing single-family residence located in the University-Edelen Historic District on property zone C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects.

Sean Mullin, Planning Manager, presented the staff report.

Committee asked questions of staff.

Vice Chair Queiroz opened Public Comment.

The following individuals spoke on this item:

1. Bart Heckman, Land Use Counsel
2. Frank Delgado Owner/Applicant

Committee members asked questions of the applicant.

Vice Chair Quiroz closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:52:53)

MOTION: **Motion** by **Committee Member Feinberg** to recommend to the Community Development Director that the existing residence be determined to be a non-contributor to the District and to approve

demolition of an existing single-family residence located in the University-Edelen Historic District on property zone C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects. **Seconded by Vice Chair Queiroz.**

Committee members discussed the matter.

The seconder of the motion amended the motion to recommend that the new structure be in the current architectural style.

The maker of the motion accepted the amendment to the motion.

(Audio time: 01:58:42)

MOTION: **Motion by Committee Member Feinberg** to recommend to the Community Development Director that the existing residence be determined a non-contributor to the District, approval of the demolition of an existing single-family residence, and that a new residence be designed in an architectural style consistent with the existing residence on property located in the University-Edelen Historic District zoned C-2:LHP. Exempt pursuant to CEQA Section 15269 (c): Emergency Projects. The new structure is recommended to be in the current architectural style. **Seconded by Vice Chair Queiroz.**

VOTE: **Motion passed (2-1). Quintana opposed.**

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

8. 312 W. Main Street

Request for Review Application PHST-26-008

APN 510-44-012

Applicant: Chelsea Bedard

Project Planner: Erin Walters

Consider a request for preliminary review to demolish an existing attached garage and construct a new deck and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

(Audio time: 2:01:02)

MOTION: **Motion by Vice Chair Queiroz** to continue item of 312 W. Main Street to a date certain of April 22, 2026. **Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. There was a fire at 328 Bachman. Staff are working with the applicants.
2. Town meetings will now be using the Rosenberg Rules of Order.

ADJOURNMENT

The meeting adjourned at 6:02 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 25, 2026 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager

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