



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

MEETING DATE: 06/24/2026

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MAY 27, 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: Chair Emily Thomas, Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and Committee Member Lee Quintana.

Absent: Vice Chair Martha Queiroz.

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

1. Draft Minutes of the April 22, 2026, Historic Preservation Committee Meeting

(Audio time: 00:01:25)

MOTION: **Motion by Committee Member Burnett to Approve Adoption of the Consent Calendar. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

None.

PUBLIC HEARINGS

- 2. 9 Peralta Avenue**

Request for Review PHST-26-012
APN 510-24-040
Property Owner: John and Donna Fox
Project Planner: Maria Chavarin

Consider a Request for Approval to Construct Exterior Alterations (Window Modifications) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-8. Categorically 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.

Maria Chavarin, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Gary Kohsaat, Applicant
2. John and Donna Fox, Owners

Committee members asked questions of the applicant and owners.

Chair Thomas closed Public Comment.

(Audio time: 00:13:12)

MOTION: **Motion by Committee Member Burnett to recommend approval.
 Seconded by Committee Member Feinberg.**

Committee members discussed the matter.

VOTE: **Motion passed unanimously (3-0) Committee Member Quintana
 recused.**

3. 226 Caldwell Avenue

Request for Review Application PHST-26-014

APN 529-20-031

Property Owner: Jignesh Mehta

Applicant: Amir Afifi

Project Planner: Suray Nathan

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3).

Suray Nathan, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Amir Afifi, Applicant
2. Jignesh Mehta, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

(Audio time: 00:27:37)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Based on the Finding that the Integrity of the House has Been Maintained. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

Committee members discussed the matter.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Member of the Public

Chair Thomas closed Public Comment.

Committee members discussed the matter.

The maker of the motion amended the motion to include the finding that the house has distinctive style characteristics.

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

(Audio time: 00:40:14)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. This is Based on the Findings that the Integrity of the House has Been Maintained and that the House has Distinctive Style Characteristics. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

VOTE: **Motion passed unanimously (4-0).**

4. 142 Wheeler Avenue

Request for Review Application PHST-26-011

APN 532-37-034

Property Owner/Applicant: Rod and Wendy Rowalt

Project Planner: Erin Walters

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individuals spoke on this item:

1. Bess Wiersema, Applicant
2. Rod and Wendy Rowalt, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

Committee members asked questions of staff.

(Audio time: 01:01:04)

MOTION: **Motion by Committee Member Feinberg to Recommend Approval to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). **Seconded** by Chair Thomas.**

Committee members discussed the matter.

VOTE: **Motion failed (2-2). Quintana and Burnett opposed.**

OTHER BUSINESS

5. 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.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Lee Quintana, Neighbor
2. Davide Giannella, Applicant

Committee members asked questions of the neighbor.

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter and provided feedback.

In favor of the proposed changes to the windows and wrapping the frieze around the home.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. The HPC discussion item has been rescheduled for June 10, 2026.

ADJOURNMENT

The meeting adjourned at 5:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 27, 2026 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager

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