



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

MEETING DATE: 05/27/2020

ITEM NO: 5

DATE: May 21, 2020
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Director on a Request for Demolition of an Existing Non-Contributing Multi-family Residence and Construction of a New Single-family Residence in the Broadway Historic District on Property Zoned R-1D:LHP Located at 101 Broadway. APN 510-45-041. Architecture and Site Application S-20-003. Property Owner: Mark DeMattei. Applicant: Jay Plett. Project Planner: Sean Mullin.

RECOMMENDATION:

Forward a recommendation to the Director on a request for demolition of an existing non-contributing multi-family residence and construction of a new single-family residence in the Broadway Historic District on property zoned R-1D:LHP located at 101 Broadway.

PROPERTY DETAILS:

1. Date primary structure was built: prior to 1900
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Broadway District
5. If yes, is it a contributor? No
6. Findings required? Yes
7. Considerations required? Yes

BACKGROUND:

The subject property is located in the Broadway Historic District and is developed a multi-family residence containing two units. The applicant has submitted an Architectural and

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

BACKGROUND (continued):

Site application for demolition of an existing non-contributing multi-family residence and construction of a new single-family residence. In January, the Historic Preservation Committee (HPC) preliminarily reviewed the architectural merit of the existing residence. The HPC recognized that the existing residence had been damaged in a fire and found that the existing residence has been altered to the point where the historic integrity has been lost. Should the HPC continue to agree with its preliminary review, it can make findings for demolition related to alterations to the original residence resulting in a loss of integrity.

The HPC stated further that replacement of the residence could be considered, given a design, mass and scale, and detailing compatible with the neighborhood and the Historic District. Additionally, the HPC recommended that the new residence be sensitive to maintaining privacy with the neighboring properties. Should the Committee continue to agree with its preliminary review, it can also make considerations in the design review of the proposed new residence.

CONCLUSION:

A. Findings

X As required by Town Code Section 29.10.09030(c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:

1. The structure poses an imminent safety hazard; or
2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. Applications to demolish a non-contributing historic structure shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional, or registered civil engineer at the applicant's expense.

B. Considerations

X 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:

2. In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the

CONCLUSION (continued):

application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

1. Development Plans

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4/06/20
2/26/20
1/7/20

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LOS GATOS CA

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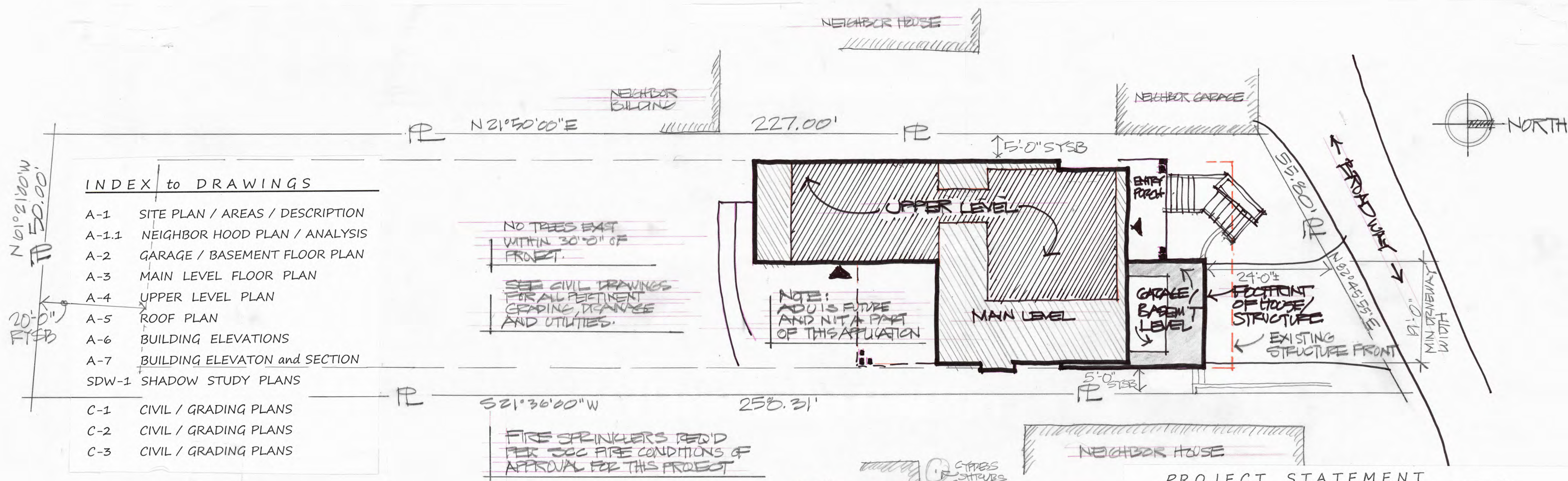
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PLAN CK
PRICING SET
CONST. SET

Scale:

Date: Sheet

A-1
ATTACHMENT 1



INDEX to DRAWINGS

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| C-3 | CIVIL / GRADING PLANS |

SITE PLAN 1"=10'-0"

OWNER
MARK De MATTEI
408 639 3337
1794 The ALAMEDA
SAN JOSE, Ca 95126

SITE PARTICULARS
ZONE R-1D LHP
APN 510-45-041
SETBACKS : F = 15', S's = 5', R = 20'

AREA SUMMARY

| | |
|-------------------------|-------------|
| GROSS SITE | 12,132.0 sf |
| S = 23% = 31% reduction | |
| NET SITE | 7,400.5 sf |
| FAR = .331 | |
| ALLOWABLE FLOOR AREA | 2,449.5 sf |

PROPOSED FLOOR AREA

| | BELOW GRADE SF | ABOVE GRADE SF |
|---------------------------|----------------|----------------|
| LOWER LEVEL | 410 sf | 0 |
| MAIN LEVEL | 0 | 1,341.5 sf |
| UPPER LEVEL | 0 | 1,108.0 sf |
| TOTAL PROPOSED FLOOR AREA | | 2,449.5 sf |

GARAGE AREA SUMMARY
FAR_{gar} = .093
ALLOWED GARAGE = 690 sf

PROPOSED GARAGE AREA

| | BELOW GRADE SF | ABOVE GRADE SF |
|-------------------|----------------|----------------|
| GARAGE AREAS | 428 sf | 367 sf |
| TOTAL GARAGE AREA | | 795 sf |

| | | |
|-------------------|-----------|--------|
| LOT COVERAGE | 2,697.5 | 22% |
| LANAI/FRONT PORCH | | 418 sf |
| FUTURE ADU | 665+/- sf | |

PROJECT STATEMENT

THE EXISTING THREE STORY HOUSE IS PROPOSED TO BE DEMOLISHED. JUSTIFICATION AS FOLLOWS PER LIBRARY AND PLANNING RESOURCES :

- THE HOME IS NOT FOUND ON SANBORN MAPS
- THE HOME IS NOT FOUND IN ANNE BLOOMFIELD'S INVENTORY
- THE FRONT OF THE STRUCTURE HAS PRIORLY BEEN MODIFIED IN A MOST UNSEEMLY, UN-HISTORIC MANNER, THEREFORE ANY HISTORIC VALUE HAS ALREADY BEEN DESTROYED.
- THE STRUCTURE WAS SUBJECTED TO A FIRE IN 2017 - THE BUILDING'S INTEGRITY WAS AND HAS BEEN SEVERELY STRUCTURALLY COMPROMISED BY THAT FIRE AND AS A RESULT, IT'S INTERIOR HAS BEEN FURTHER COMPROMISED BEING OPEN TO THE WEATHER, WITH NO EFFORT TO PROTECT IT.

A NEW HOME IS PROPOSED PER THE PLANS. IT HAS BEEN DESIGNED WITH THE CONSULTATION OF THE TOWN'S DESIGN GUIDELINES. IT BEEN SITUATED ON THE SITE TO BE IN HARMONY WITH THE HOMES ON EITHER SIDE AND THE NEIGHBORHOOD WITH MASSING THAT STEPS UP THE SLOPING LOT, FITTING AND BLENDING INTO ITS SITE ENVIRONMENT. THE SIDING WILL BE PREDOMINATELY HORIZONTAL LAP WOOD SIDING WHICH IS TYPICAL OF HISTORIC STYLE WITH A PLASTER BASE AT THE LOWER LEVEL. THE WINDOWS AND DOORS HAVE BEEN DESIGNED WITH A HISTORIC VERNACULAR OF A FOUR LITE DESIGN PATTERN WITH THE EXTERIOR DOORS HAVING A PANEL DESIGN AT THE BOTTOM.

EXISTING HOUSE AS VIEWED FROM STREET W/ NON-HISTORIC, INAPPROPRIATE ALTERATIONS ACROSS ENTIRE FACADE. ALL HISTORIC VALUE HAS BEEN DESTROYED.



PHOTO OF EXISTING STRUCTURE

THE DE MATTEI RES.
101 BROADWAY
LOS GATOS CA

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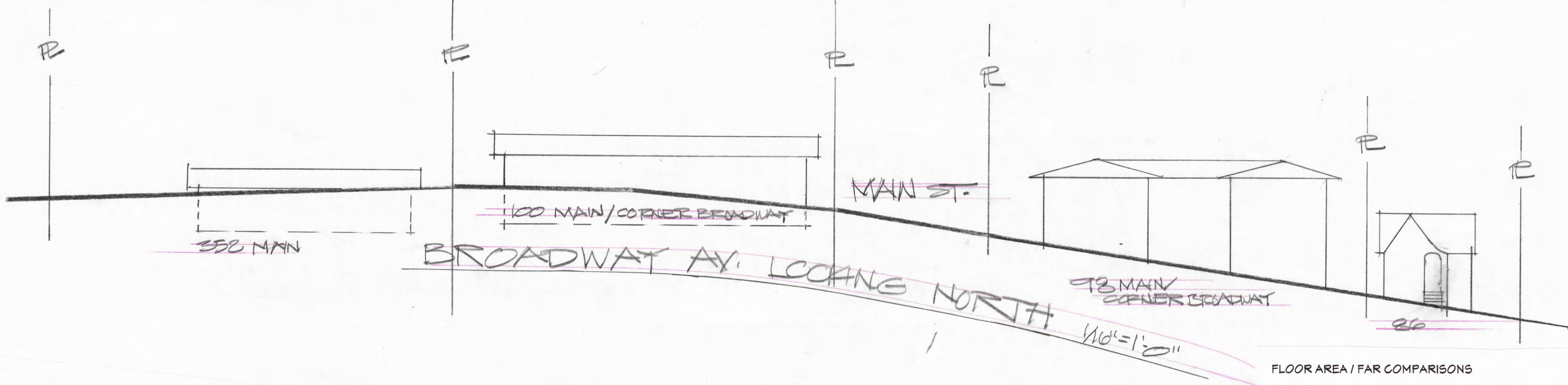
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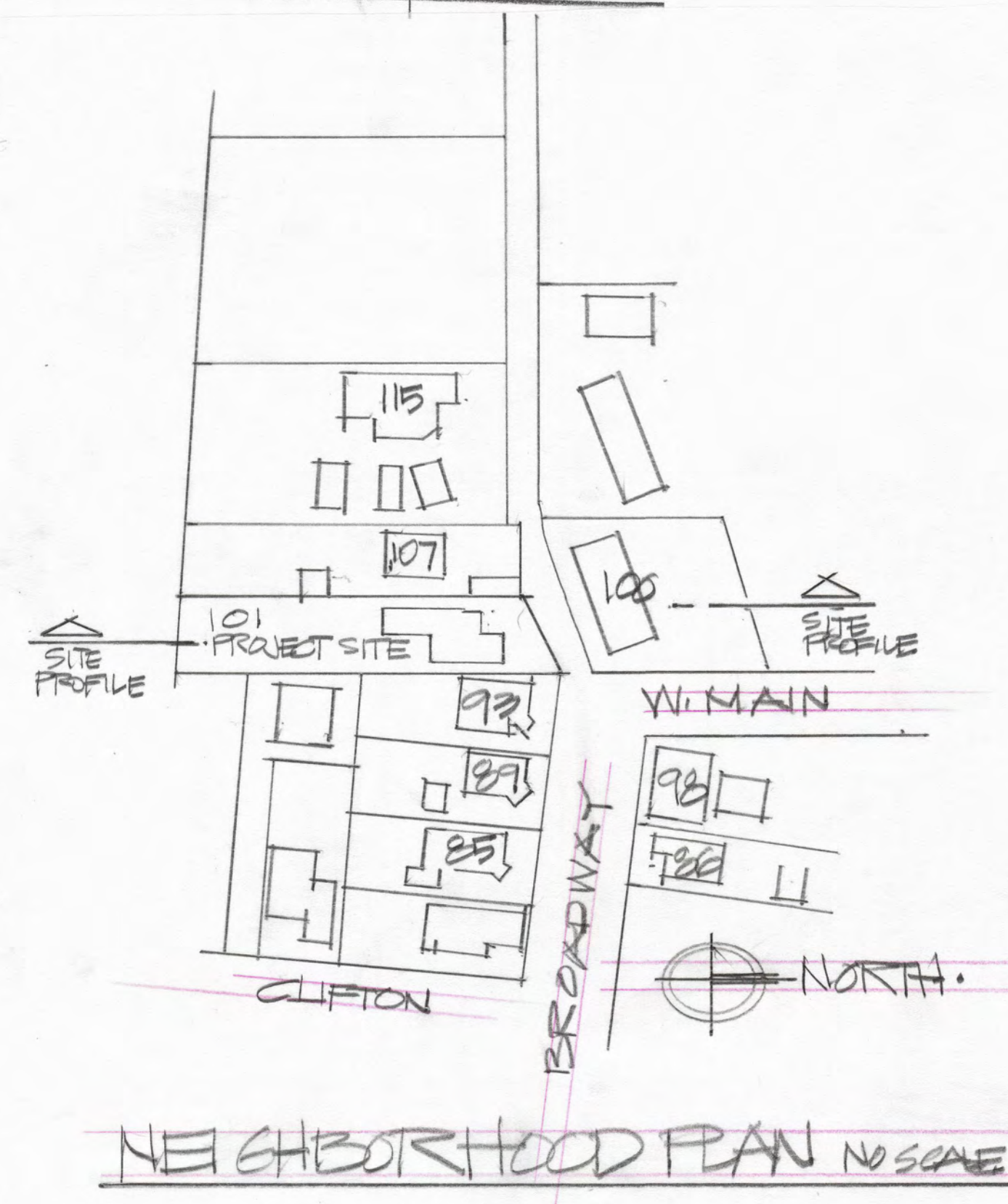
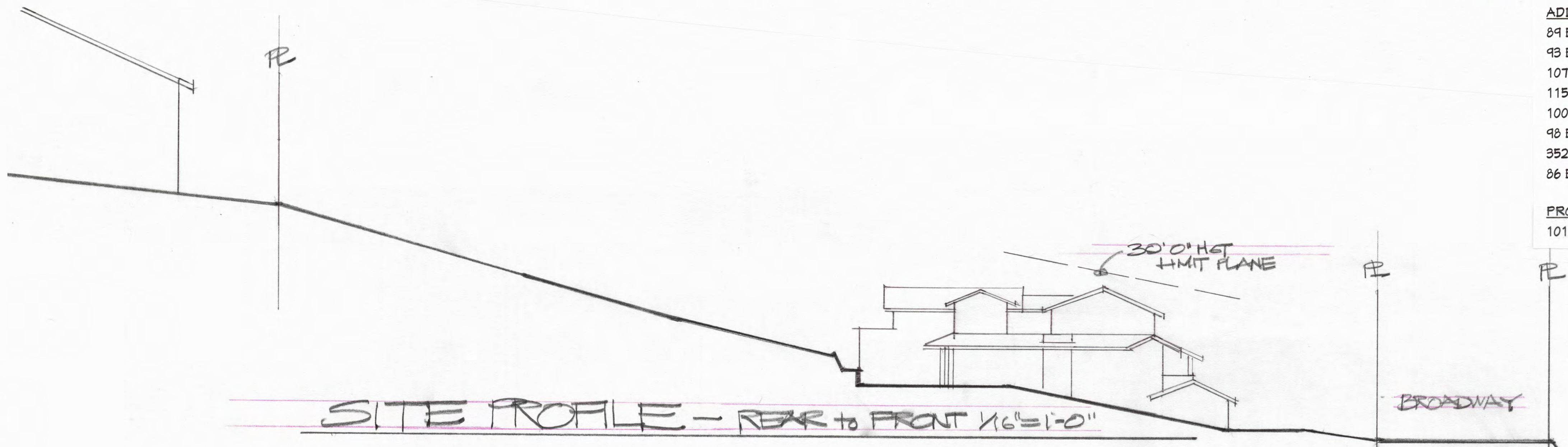
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A-1.1



FLOOR AREA / FAR COMPARISONS

| ADDRESS | LOT SIZE (SF) | FLOOR AREA (SF) | GARAGE (SF) | COMPARATIVE FAR |
|---------------------|---------------|-----------------|-------------|-----------------|
| 89 BROADWAY | 10,125 | 2,239 | 480 | 0.221 |
| 93 BROADWAY | 5,662 | 1,817 | 322 | 0.321 |
| 107 BROADWAY | 11,300 | 1,496 | 360 | 0.132 |
| 115 BROADWAY | 23,415 | 2,614 | 192 | 0.112 |
| 100 BROADWAY | 13,080 | 3,608 | 0 | 0.276 |
| 98 BROADWAY | 5,701 | 2,336 | 0 | 0.41 |
| 352 W MAIN | 24,990 | 5,502 | 0 | 0.22 |
| 86 BROADWAY | 5,440 | 2,493 | 324 | 0.458 |
| PROJECT HOME | | | | |
| 101 BROADWAY | 12,614 | 2,440 | 690 | 0.193 |



Print date:

4/6/20
2/24/20
1/7/20

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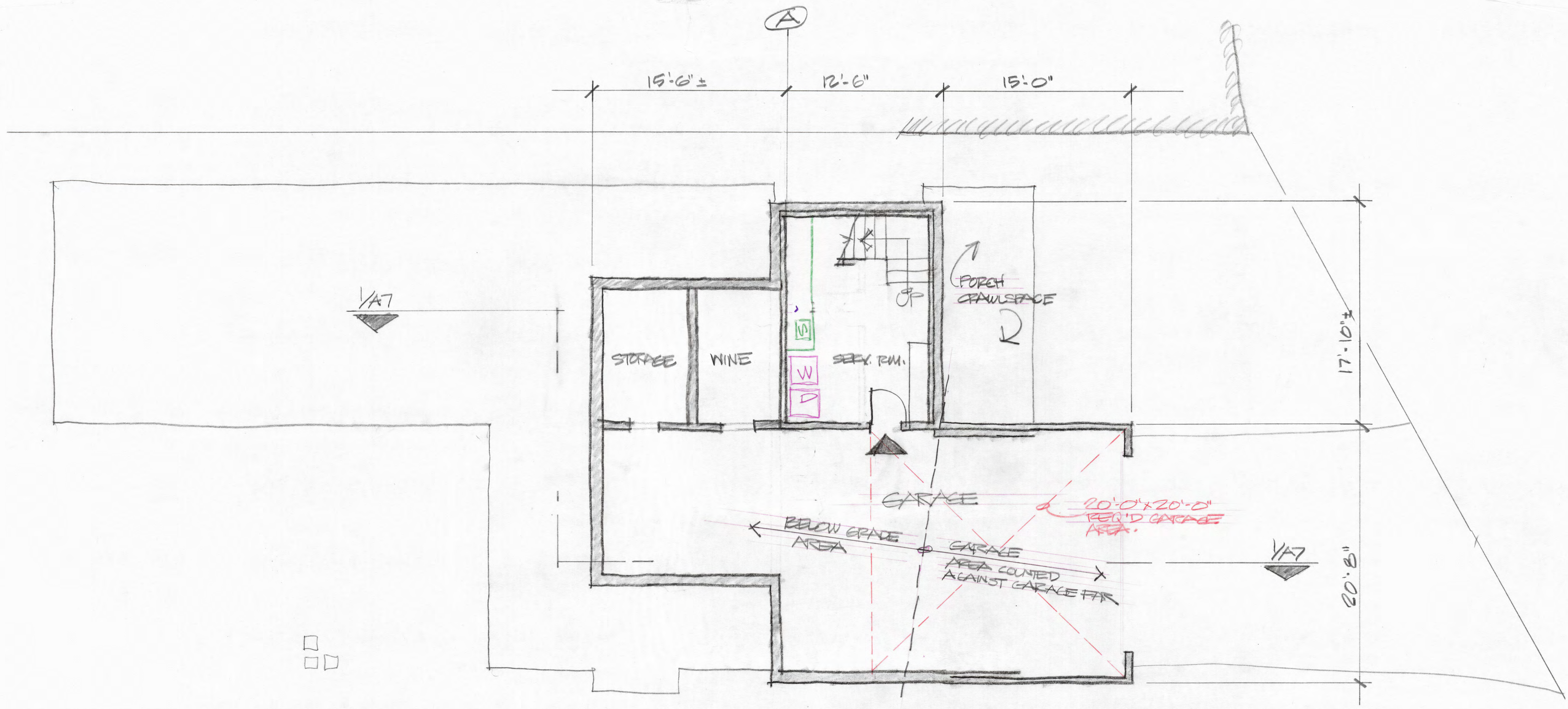
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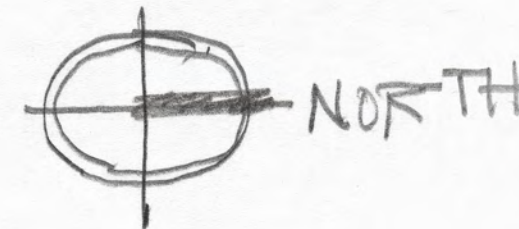
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A-2



BASEMENT/GARAGE - LOWER LEVEL 1/4"=1'-0"



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LOS GATOS CA

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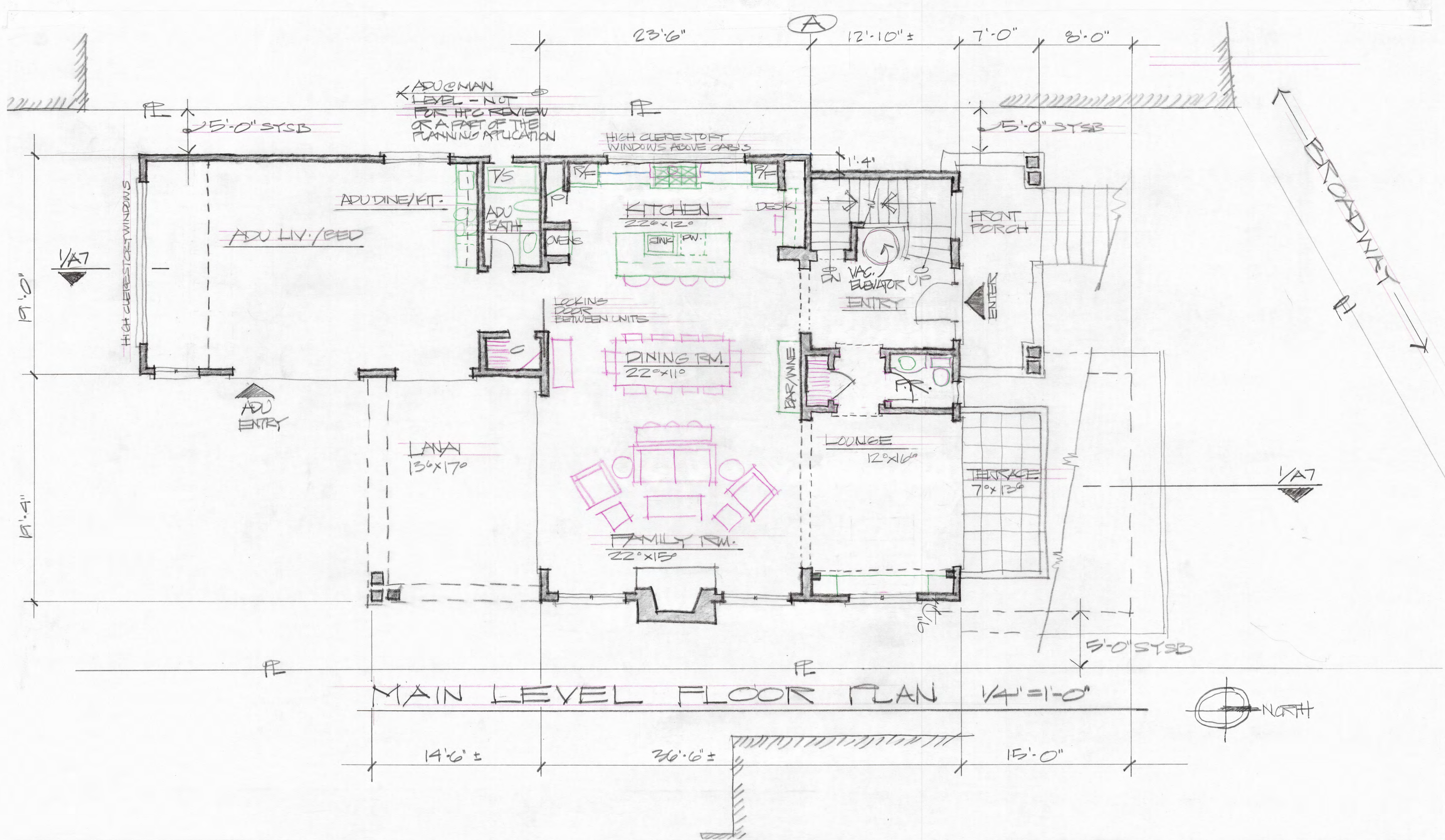
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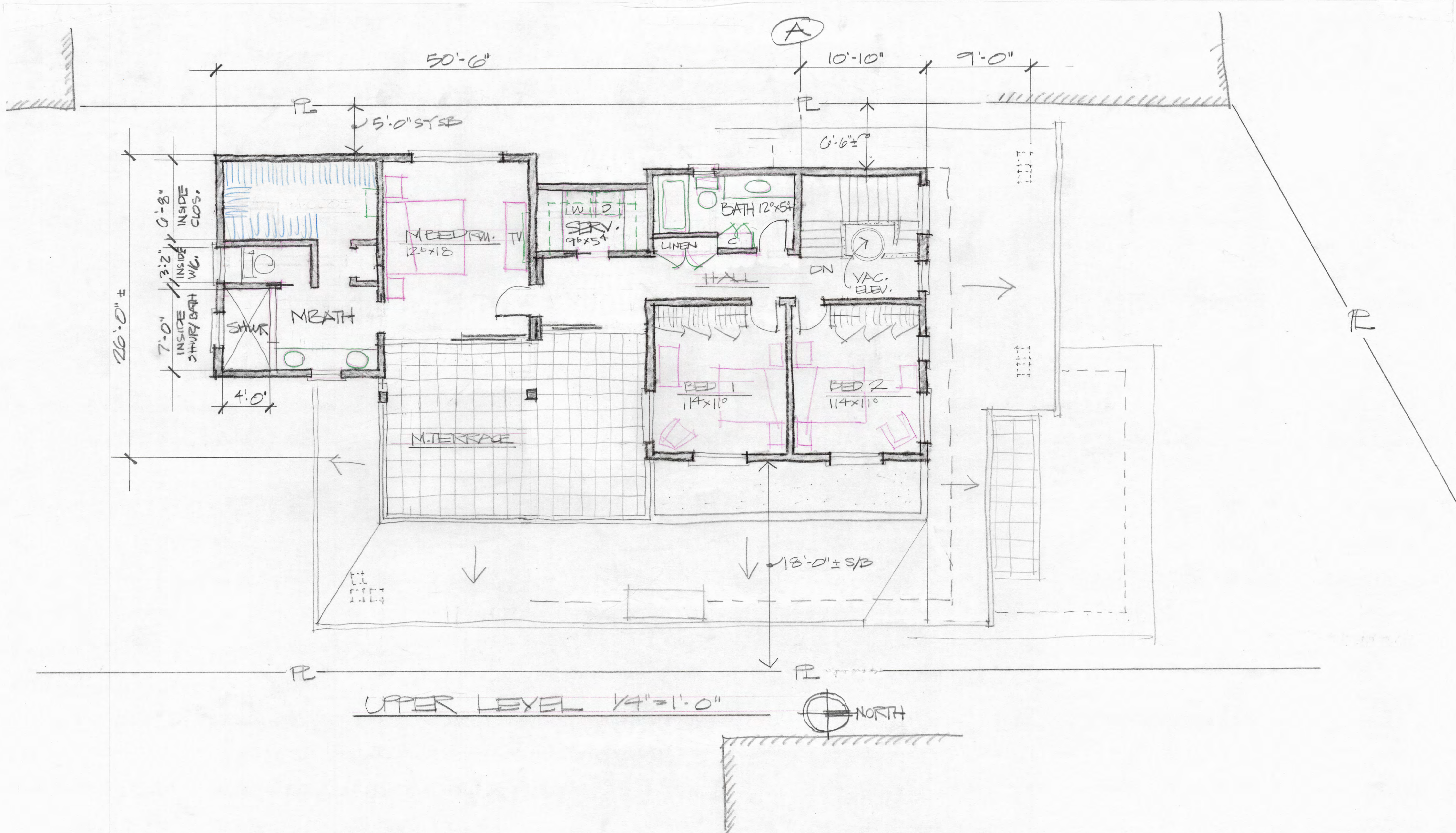
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A-3





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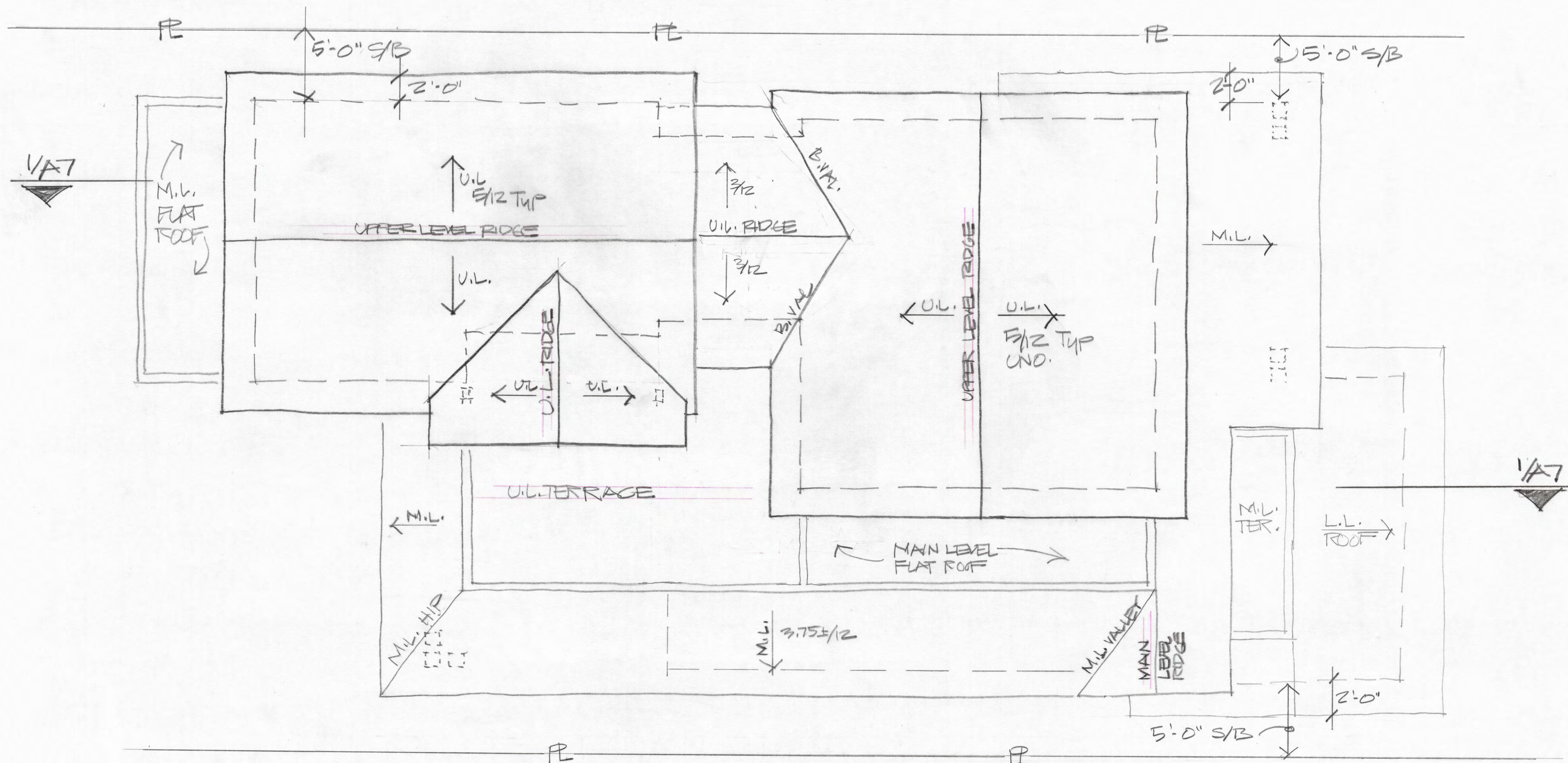
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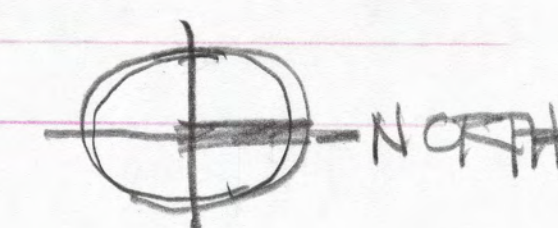
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 A-4



ROOF PLAN 1/4" = 1'-0" 

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 A-5

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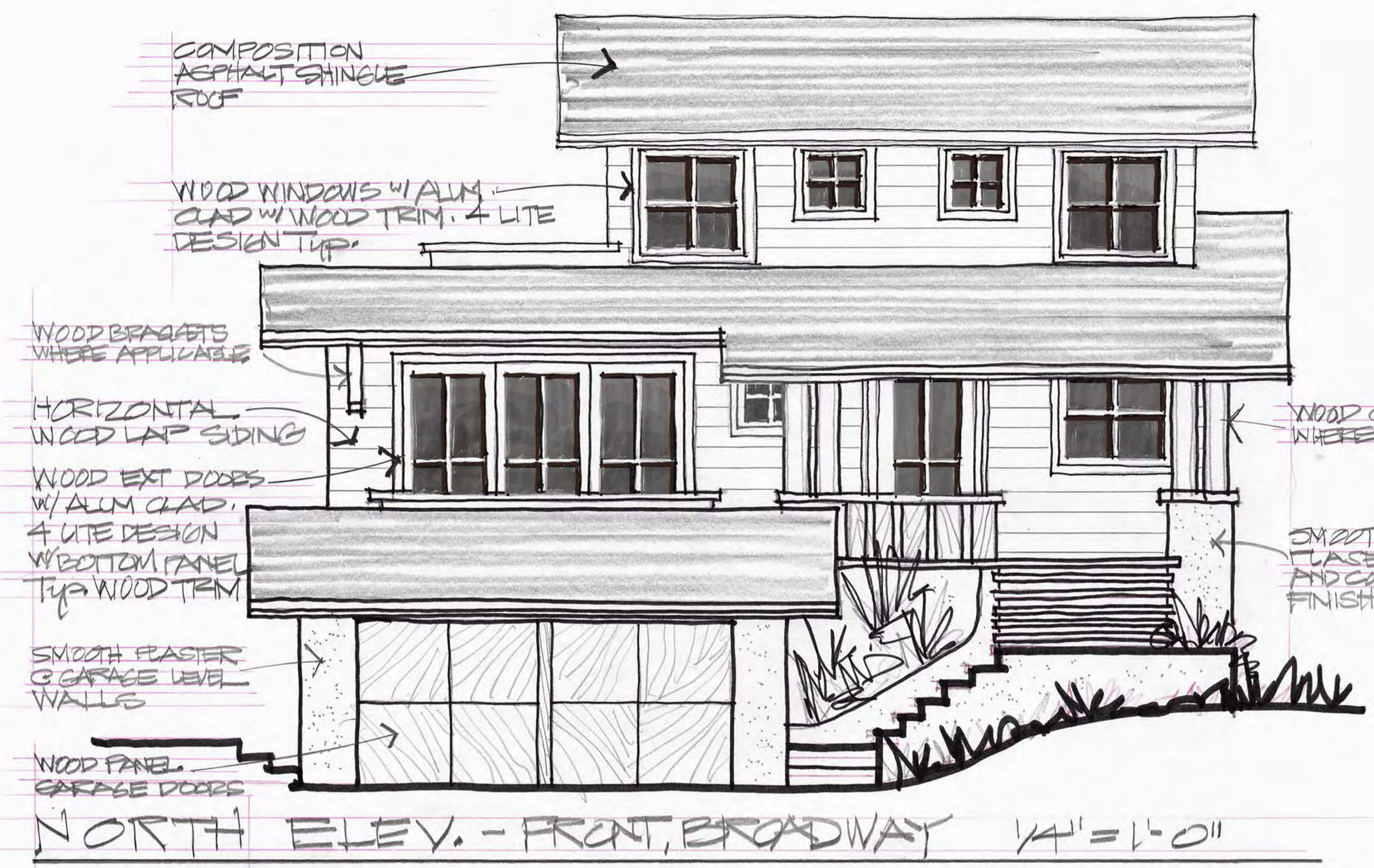
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A-6



SOUTH ELEV. 1/4" = 1'-0"



NORTH ELEV. - FRONT, BROADWAY 1/4" = 1'-0"

COMPOSITION
ASPHALT SHINGLE
ROOF

WOOD WINDOWS W/ ALUM.
CLAD W/ WOOD TRIM, 4 LITE
DESIGN TYP.

WOOD BRACKETS
WHERE APPLICABLE

HORIZONTAL
WOOD LAP SIDING

WOOD EXT. DOORS
W/ ALUM. CLAD, 4 LITE
DESIGN TYP. WOOD TRIM
W/ BOTTOM PANEL

SMOOTH PLASTER
@ GARAGE LEVEL
WALLS

WOOD PANEL
GARAGE DOORS

WOOD COLUMNS
WHERE OCCURS

SMOOTH
LASER STAR
AND COLUMN BASE
FINISH

30'-0" MAX ALLOWED
HEIGHT RELATIVE NATURAL GRADE

28'-6" ±
MAX PROPOSED
HEIGHT



EAST ELEV. 1/4" = 1'-0"

FINISH GRADE -
SOLID LINE

STEEL CAP
RAIL WHERE OCCURS

CEILING
SPACE
4'-0" GRADE
SPACE
1'-0" BELOW GRADE
SPACE

EXISTING/NATURAL
GRADE - DASHED
LINE

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2/21/20
1/1/20
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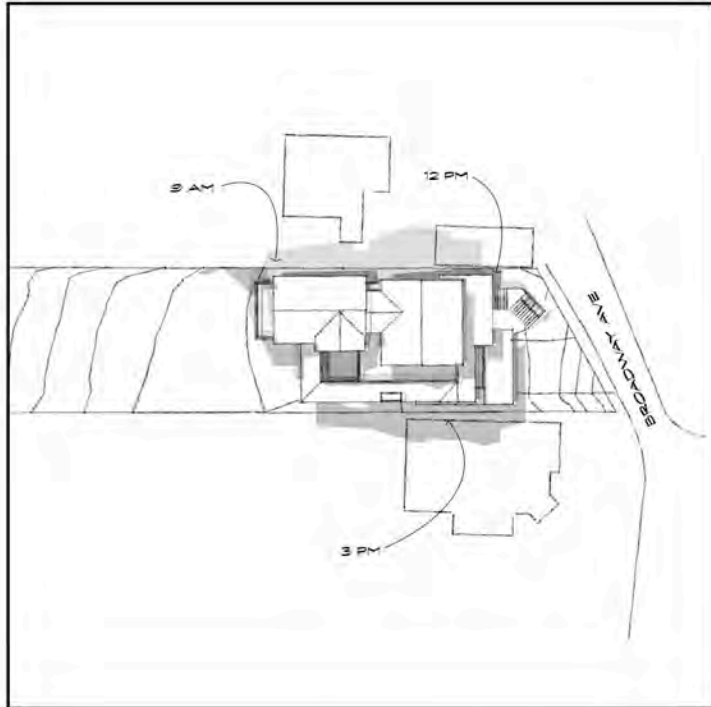
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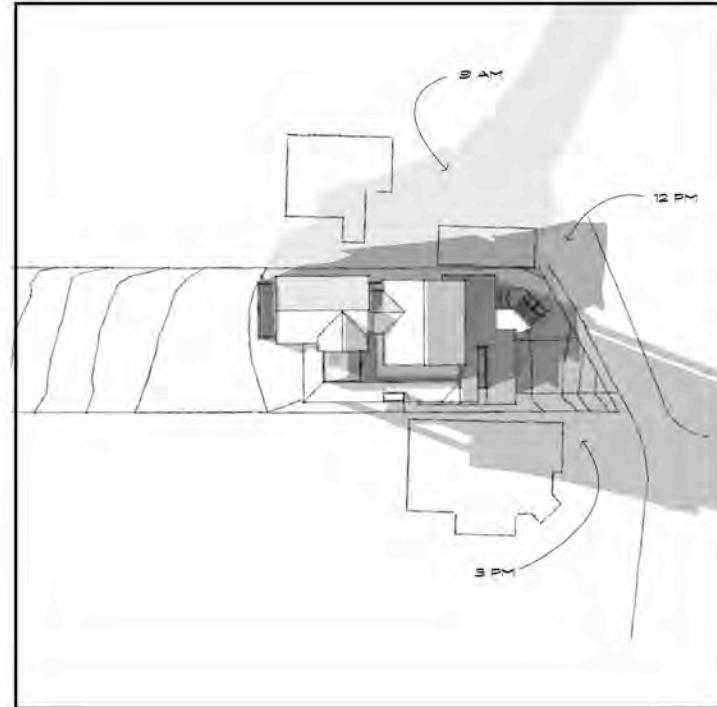
PLANE OF
30'-0" MAX. BUILDING
HEIGHT ALLOWED.
DASHED LINE

28'-0" ± MAX
BUILDING HEIGHT





SHADOW STUDIES JUNE 21



SHADOW STUDIES DECEMBER 21

Print date:

1/7/20

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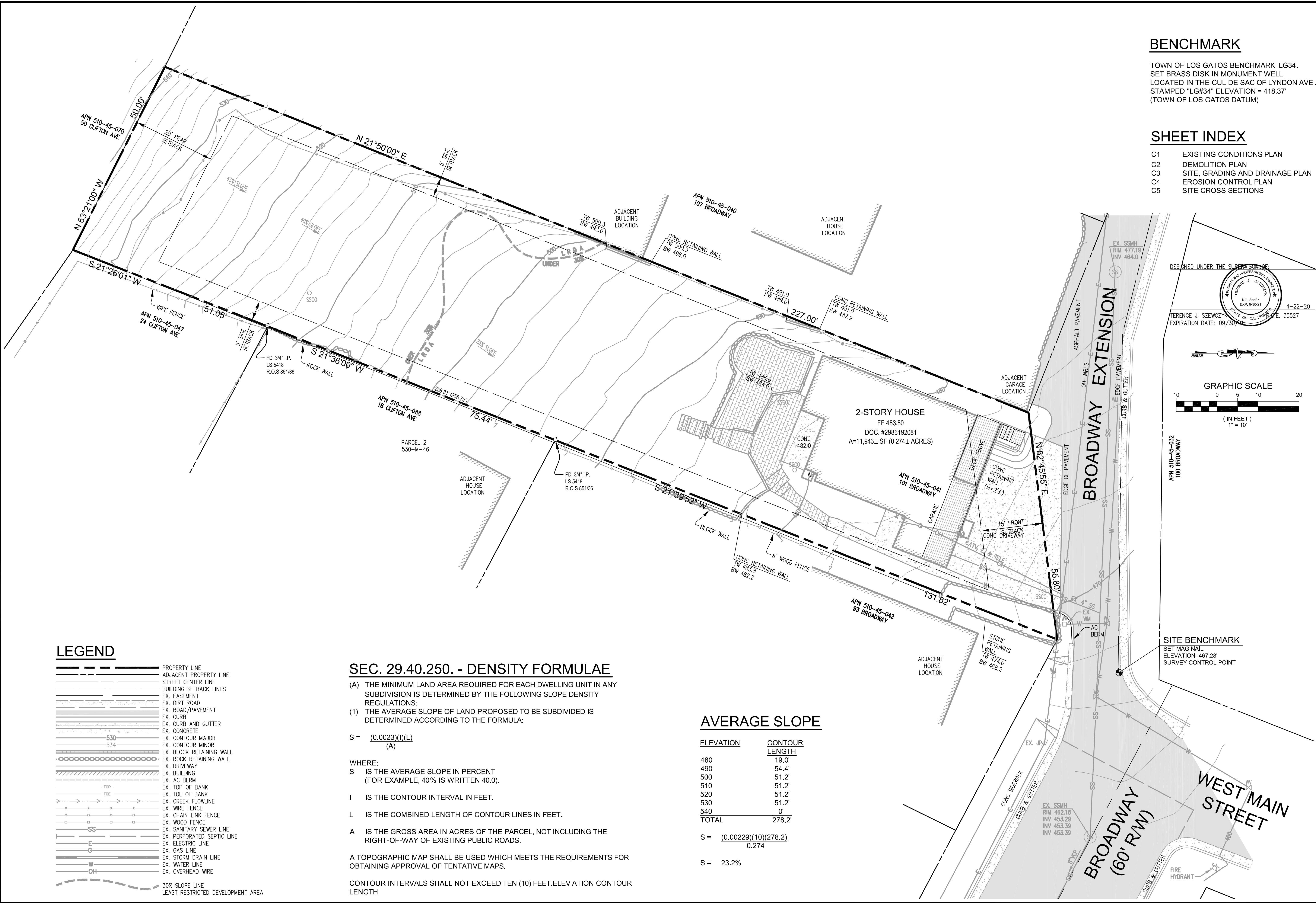
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SDW-1

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BENCHMARK
 TOWN OF LOS GATOS BENCHMARK LG34.
 SET BRASS DISK IN MONUMENT WELL
 LOCATED IN THE CUL DE SAC OF LYNDON AVE.
 STAMPED "LG#34" ELEVATION = 418.37'
 (TOWN OF LOS GATOS DATUM)

SHEET INDEX

| | |
|----|---------------------------------|
| C1 | EXISTING CONDITIONS PLAN |
| C2 | DEMOLITION PLAN |
| C3 | SITE, GRADING AND DRAINAGE PLAN |
| C4 | EROSION CONTROL PLAN |
| C5 | SITE CROSS SECTIONS |

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21

4-22-20

GRAPHIC SCALE
 (IN FEET)
 1" = 10'

LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | STREET CENTER LINE |
| | BUILDING SETBACK LINES |
| | EX. EASEMENT |
| | EX. DIRT ROAD |
| | EX. ROAD/PAVEMENT |
| | EX. CURB |
| | EX. CURB AND GUTTER |
| | EX. CONCRETE |
| | EX. CONTOUR MAJOR |
| | EX. CONTOUR MINOR |
| | EX. BLOCK RETAINING WALL |
| | EX. ROCK RETAINING WALL |
| | EX. DRIVEWAY |
| | EX. BUILDING |
| | EX. AC BERM |
| | EX. TOP OF BANK |
| | EX. TOE OF BANK |
| | EX. CREEK FLOWLINE |
| | EX. WIRE FENCE |
| | EX. CHAIN LINK FENCE |
| | EX. WOOD FENCE |
| | EX. SANITARY SEWER LINE |
| | EX. PERFORATED SEPTIC LINE |
| | EX. ELECTRIC LINE |
| | EX. GAS LINE |
| | EX. STORM DRAIN LINE |
| | EX. WATER LINE |
| | EX. OVERHEAD WIRE |
| | 30% SLOPE LINE |
| | LEAST RESTRICTED DEVELOPMENT AREA |

SEC. 29.40.250. - DENSITY FORMULAE

(A) THE MINIMUM LAND AREA REQUIRED FOR EACH DWELLING UNIT IN ANY SUBDIVISION IS DETERMINED BY THE FOLLOWING SLOPE DENSITY REGULATIONS:

(1) THE AVERAGE SLOPE OF LAND PROPOSED TO BE SUBDIVIDED IS DETERMINED ACCORDING TO THE FORMULA:

$$S = \frac{(0.0023)(I)(L)}{(A)}$$

WHERE:

S IS THE AVERAGE SLOPE IN PERCENT (FOR EXAMPLE, 40% IS WRITTEN 40.0).

I IS THE CONTOUR INTERVAL IN FEET.

L IS THE COMBINED LENGTH OF CONTOUR LINES IN FEET.

A IS THE GROSS AREA IN ACRES OF THE PARCEL, NOT INCLUDING THE RIGHT-OF-WAY OF EXISTING PUBLIC ROADS.

A TOPOGRAPHIC MAP SHALL BE USED WHICH MEETS THE REQUIREMENTS FOR OBTAINING APPROVAL OF TENTATIVE MAPS.

CONTOUR INTERVALS SHALL NOT EXCEED TEN (10) FEET. ELEVATION CONTOUR LENGTH

AVERAGE SLOPE

| ELEVATION | CONTOUR LENGTH |
|-----------|----------------|
| 480 | 19.0' |
| 490 | 54.4' |
| 500 | 51.2' |
| 510 | 51.2' |
| 520 | 51.2' |
| 530 | 51.2' |
| 540 | 0' |
| TOTAL | 278.2' |

$$S = \frac{(0.00229)(10)(278.2)}{0.274}$$

S = 23.2%

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EXISTING CONDITIONS PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

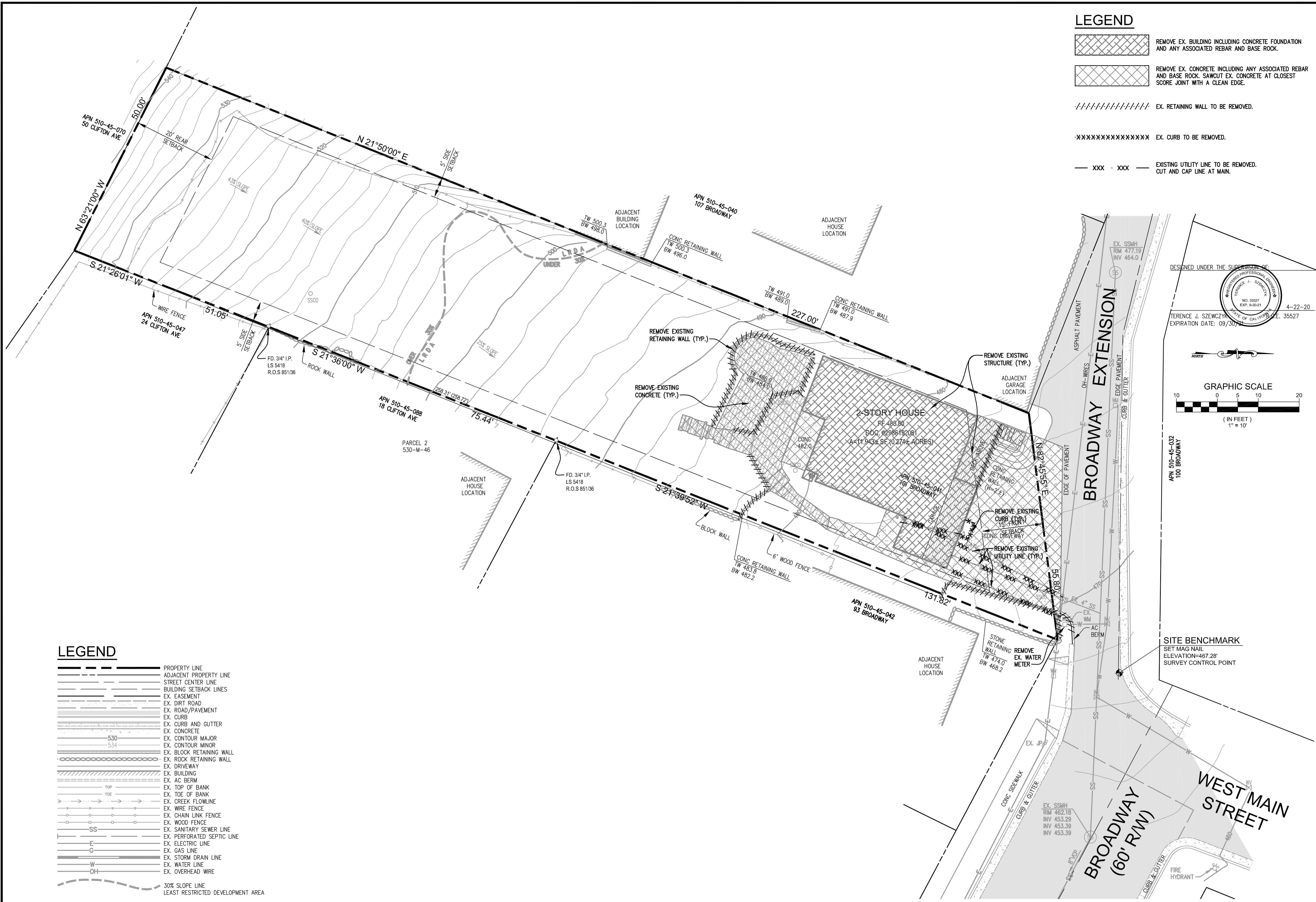
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|-----|------|----|-----------|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

DATE: 4-22-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY: XXX
 PROJ ENGR: TJS
 CHECK BY: TJS

SHEET NO. **C1**
 OF 5 SHEETS
 JOB NO. 19-246

04/22/2020 5:51pm - N:\2019 JOBS\19-246\DWG\19-246 C1 EXISTING CONDITIONS.dwg - C1

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LEGEND

- REMOVE EX. BUILDING INCLUDING CONCRETE FOUNDATION AND ANY ASSOCIATED REBAR AND BASE ROCK.
- REMOVE EX. CONCRETE INCLUDING ANY ASSOCIATED REBAR AND BASE ROCK. SAWCUT EX. CONCRETE AT CLOSEST SCORE JOINT WITH A CLEAN EDGE.
- EX. RETAINING WALL TO BE REMOVED.
- EX. CURB TO BE REMOVED.
- EXISTING UTILITY LINE TO BE REMOVED. CUT AND CAP LINE AT MAIN.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- BUILDING SETBACK LINES
- EX. EASEMENT
- EX. DIRT ROAD
- EX. ROAD/PAVEMENT
- EX. CURB
- EX. CURB AND GUTTER
- EX. CONCRETE
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. BLOCK RETAINING WALL
- EX. ROCK RETAINING WALL
- EX. DRIVEWAY
- EX. BUILDING
- EX. AC BERM
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. CREEK FLOWLINE
- EX. WIRE FENCE
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- EX. SANITARY SEWER LINE
- EX. PERFORATED SEPTIC LINE
- EX. ELECTRIC LINE
- EX. GAS LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. OVERHEAD WIRE
- 30% SLOPE LINE
- LEAST RESTRICTED DEVELOPMENT AREA

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWczyk
 EXPIRATION DATE: 09/30/24

4-22-20

GRAPHIC SCALE
 (IN FEET)
 1" = 10'

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DEMOLITION PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

DATE: 4-22-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

SHEET NO. **C2**
 OF 5 SHEETS
 JOB NO. 19-246

04/22/2020 5:50pm - N:\2019 JOBS\19-246\DWG\19-246 C2 DEMOLITION PLAN.dwg - C2

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| EARTHWORK SUMMARY | | | | |
|-------------------|----------|-----------|-----------|-----------|
| | CUT (CY) | MAX DEPTH | FILL (CY) | MAX DEPTH |
| DRIVEWAY | 10 | 0.5' | 0 | - |
| RESIDENCE | 74 | 8' | 22 | - |
| BASEMENT | 69 | 7' | 0 | - |
| GARAGE | 16 | 1' | 0 | - |
| REAR YARD | 55 | 4' | 12 | 2' |
| TOTAL | 224 | | 34 | |

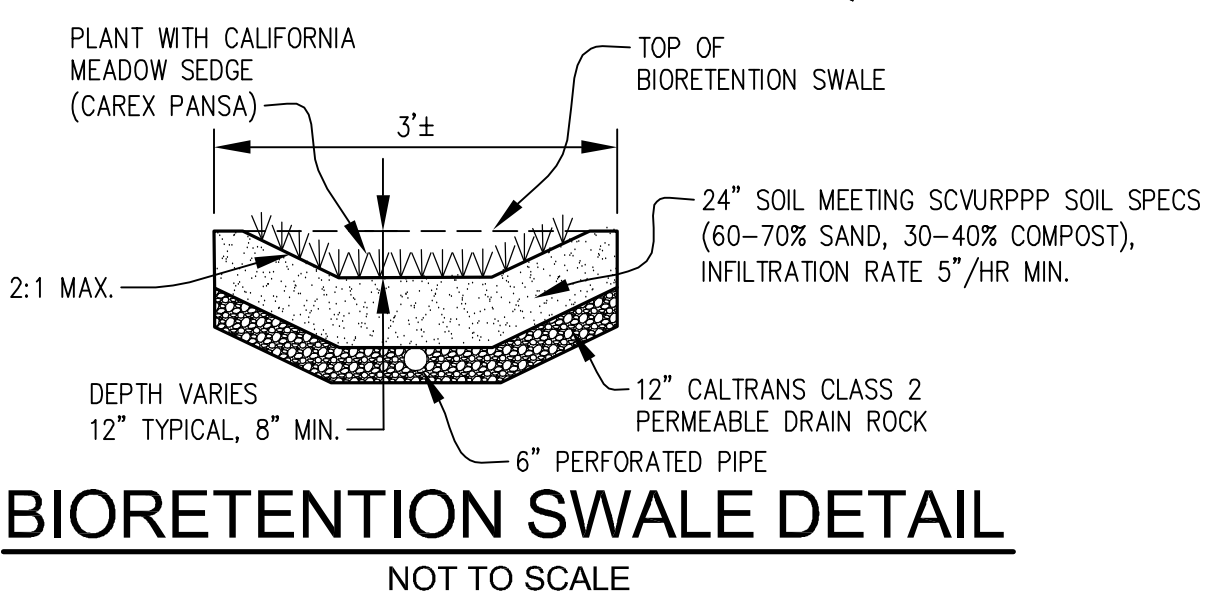
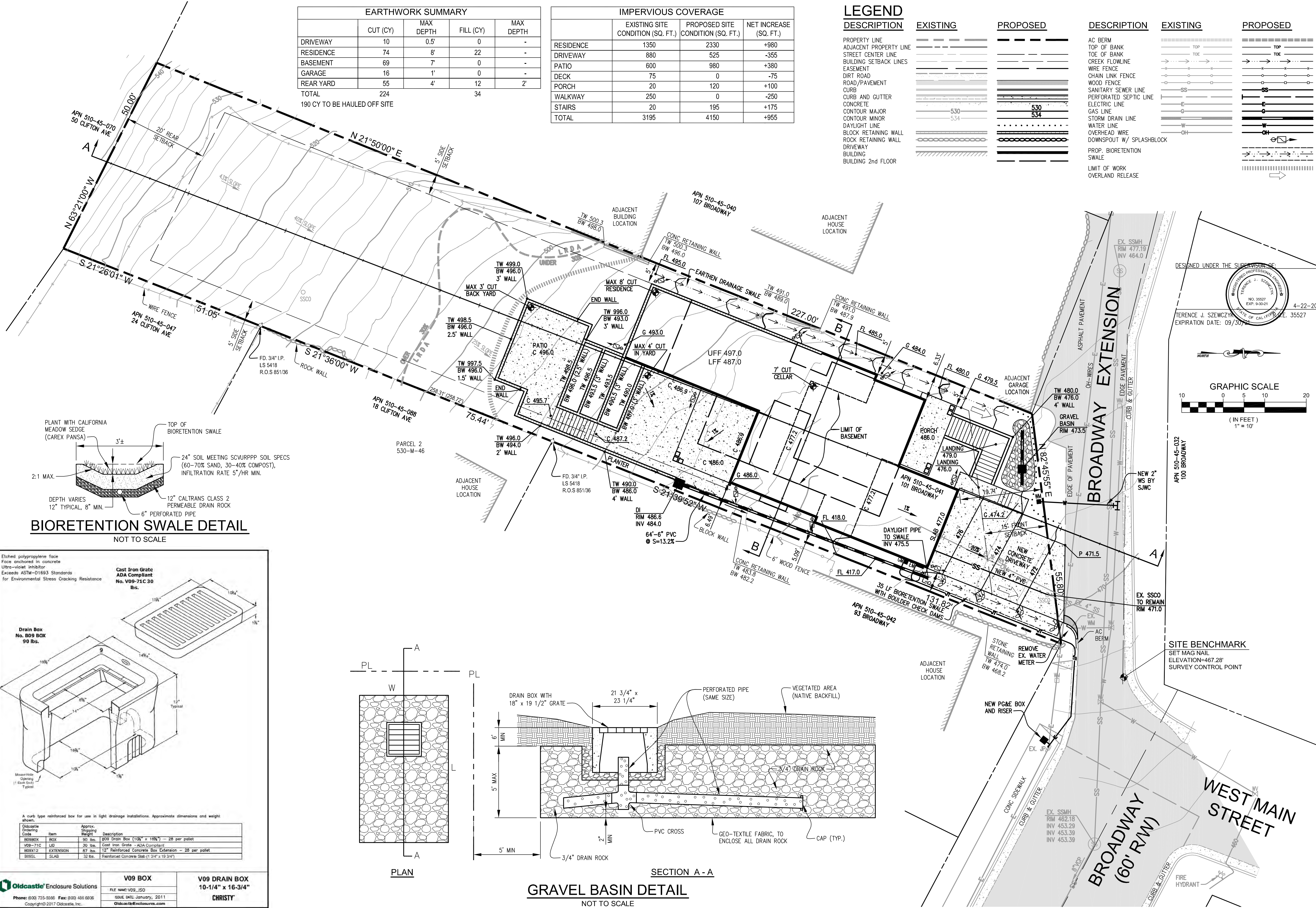
190 CY TO BE HAULED OFF SITE

| IMPERVIOUS COVERAGE | | | |
|---------------------|-----------------------------------|-----------------------------------|------------------------|
| | EXISTING SITE CONDITION (SQ. FT.) | PROPOSED SITE CONDITION (SQ. FT.) | NET INCREASE (SQ. FT.) |
| RESIDENCE | 1350 | 2330 | +980 |
| DRIVEWAY | 880 | 525 | -355 |
| PATIO | 600 | 980 | +380 |
| DECK | 75 | 0 | -75 |
| PORCH | 20 | 120 | +100 |
| WALKWAY | 250 | 0 | -250 |
| STAIRS | 20 | 195 | +175 |
| TOTAL | 3195 | 4150 | +955 |

LEGEND

| DESCRIPTION | EXISTING | PROPOSED |
|------------------------|----------|----------|
| PROPERTY LINE | --- | --- |
| ADJACENT PROPERTY LINE | --- | --- |
| STREET CENTER LINE | --- | --- |
| BUILDING SETBACK LINES | --- | --- |
| EASEMENT | --- | --- |
| DIRT ROAD | --- | --- |
| ROAD/PAVEMENT | --- | --- |
| CURB | --- | --- |
| CURB AND GUTTER | --- | --- |
| CONCRETE | --- | --- |
| CONTOUR MAJOR | --- | --- |
| CONTOUR MINOR | --- | --- |
| DAYLIGHT LINE | --- | --- |
| BLOCK RETAINING WALL | --- | --- |
| ROCK RETAINING WALL | --- | --- |
| DRIVEWAY | --- | --- |
| BUILDING | --- | --- |
| BUILDING 2nd FLOOR | --- | --- |

| DESCRIPTION | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| AC BERM | --- | --- |
| TOP OF BANK | --- | --- |
| TOE OF BANK | --- | --- |
| CREEK FLOWLINE | --- | --- |
| WIRE FENCE | --- | --- |
| CHAIN LINK FENCE | --- | --- |
| WOOD FENCE | --- | --- |
| SANITARY SEWER LINE | --- | --- |
| PERFORATED SEPTIC LINE | --- | --- |
| ELECTRIC LINE | --- | --- |
| GAS LINE | --- | --- |
| STORM DRAIN LINE | --- | --- |
| WATER LINE | --- | --- |
| OVERHEAD WIRE | --- | --- |
| DOWNSPOUT W/ SPLASHBLOCK | --- | --- |
| PROP. BIORETENTION SWALE | --- | --- |
| SWALE | --- | --- |
| LIMIT OF WORK | --- | --- |
| OVERLAND RELEASE | --- | --- |



GRAVEL BASIN DETAIL

NOT TO SCALE

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21

4-22-20

GRAPHIC SCALE
 1" = 10'

TS CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
 FAX: 408.837.7550

PH: 408.452.9300

TS CIVIL ENGINEERING

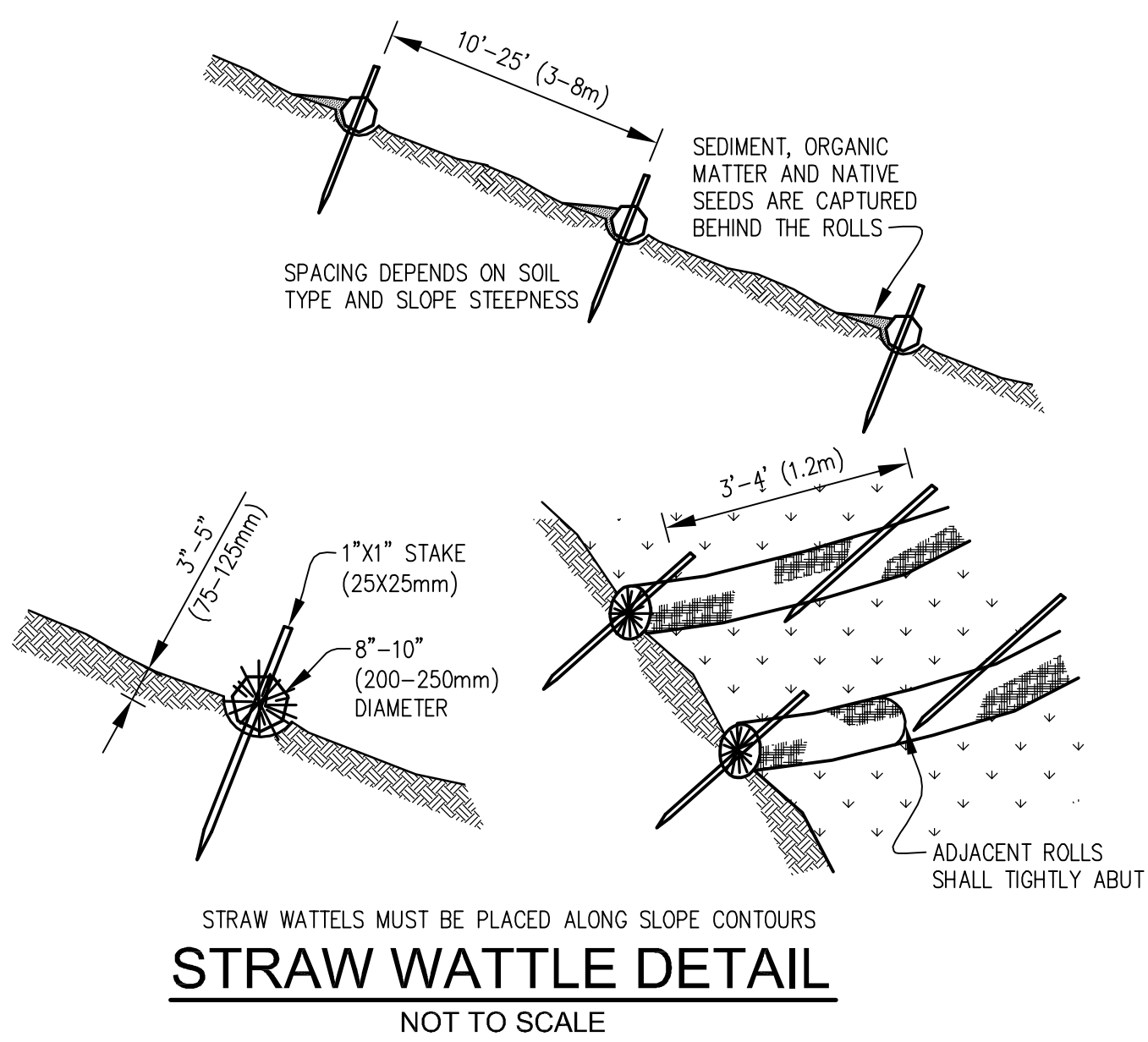
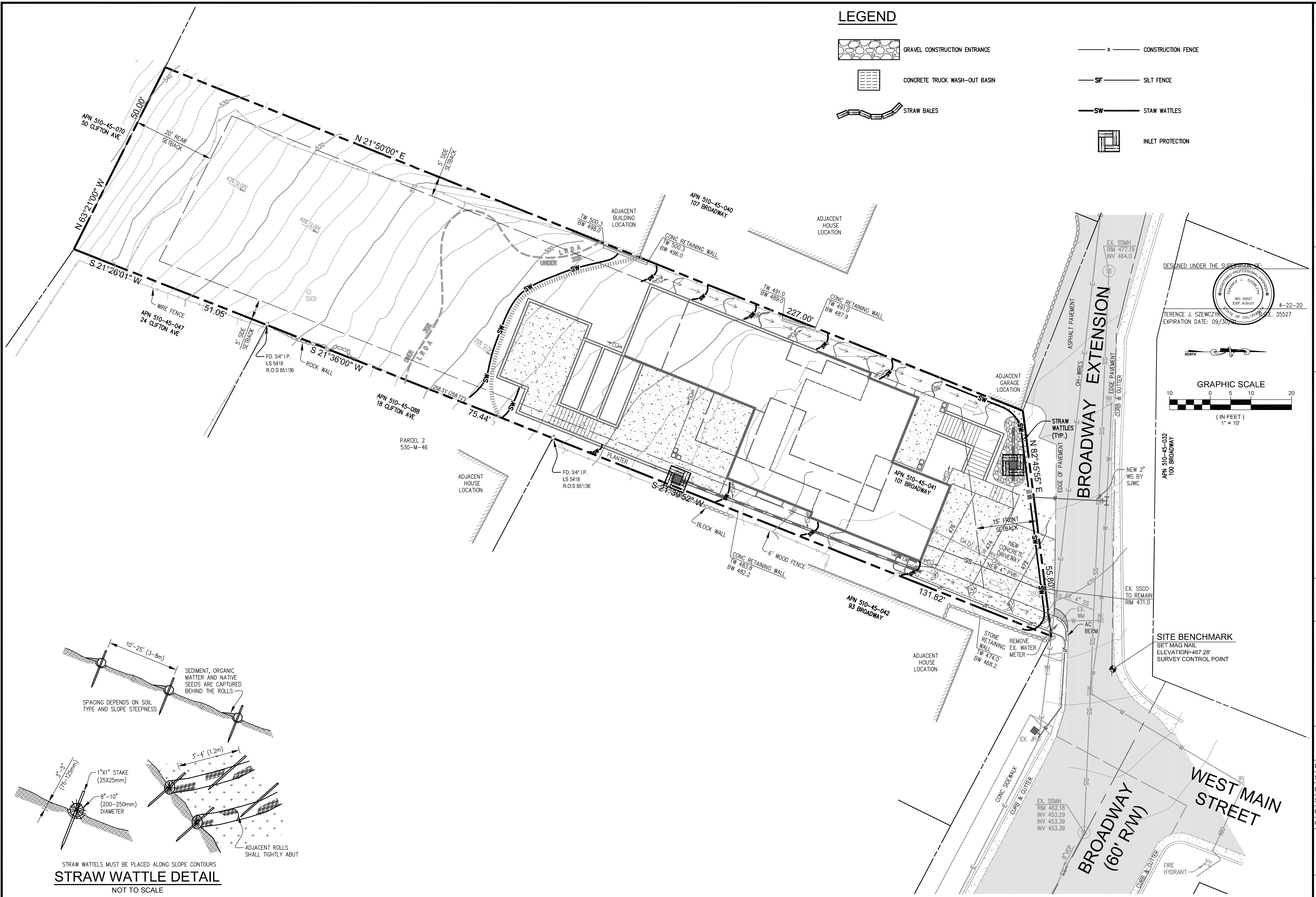
SITE, GRADING AND DRAINAGE PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

DATE: 4-22-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C3**
 OF 5 SHEETS
 JOB NO. 19-246

04/22/2020 5:51pm - N:\2019 JOBS\19-246\DWG\19-246 C3 SITE GRADING AND DRAINAGE.dwg - C3

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LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASH-OUT BASIN
- STRAW BALES
- CONSTRUCTION FENCE
- SILT FENCE
- STRAW WATTLES
- INLET PROTECTION

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21

4-22-20

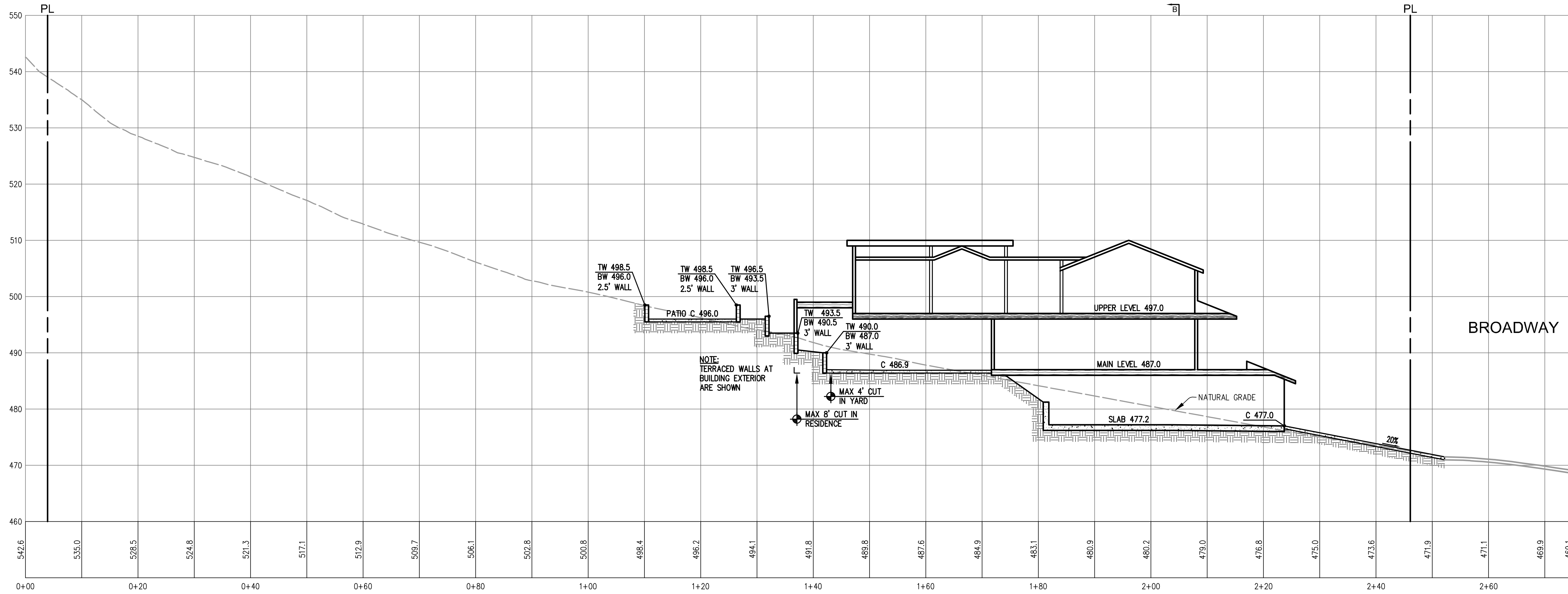
GRAPHIC SCALE
 (IN FEET)
 1" = 10'

EROSION CONTROL PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

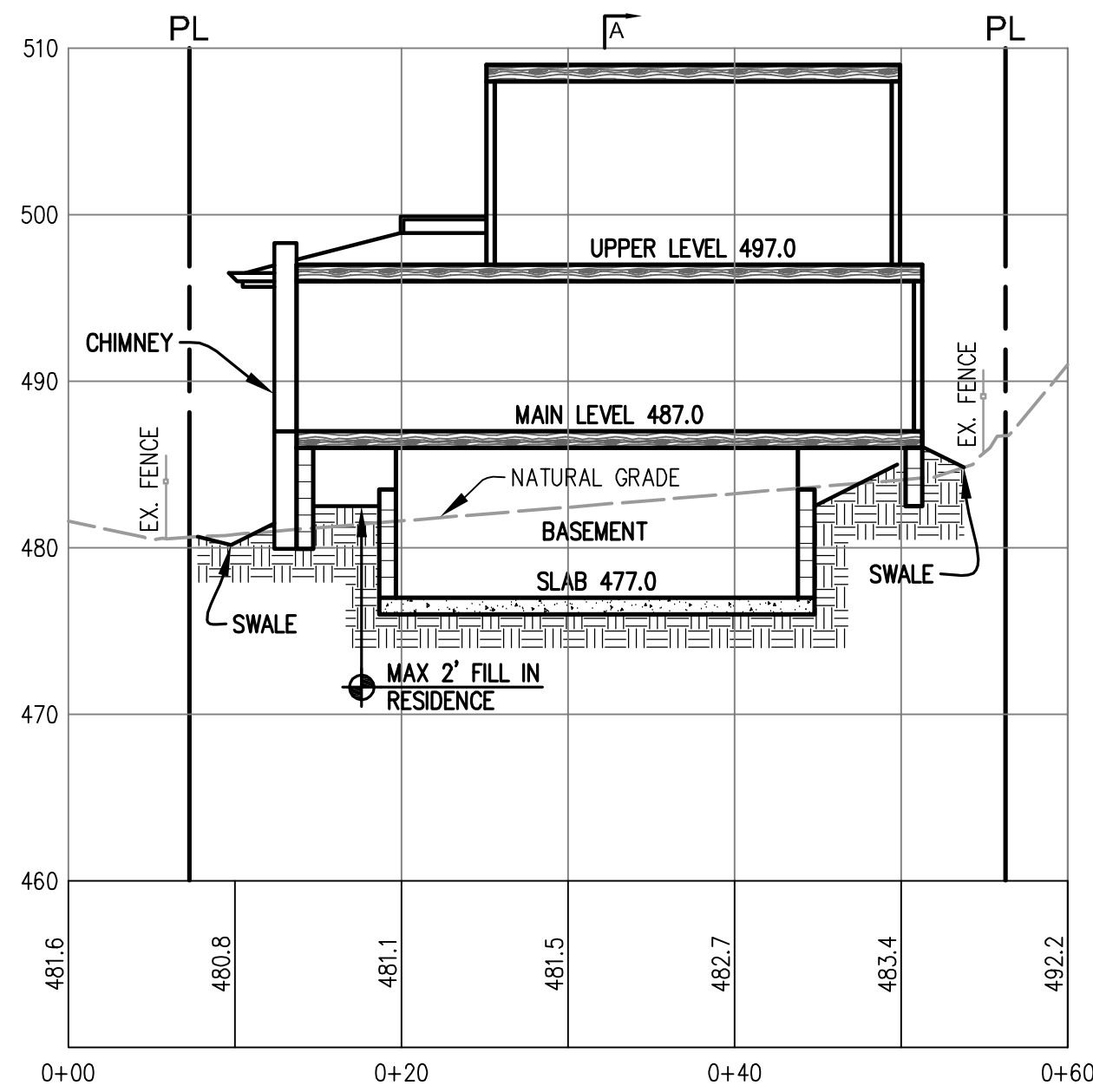
| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

DATE: 4-22-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C4**
 OF 5 SHEETS
 JOB NO. 19-246

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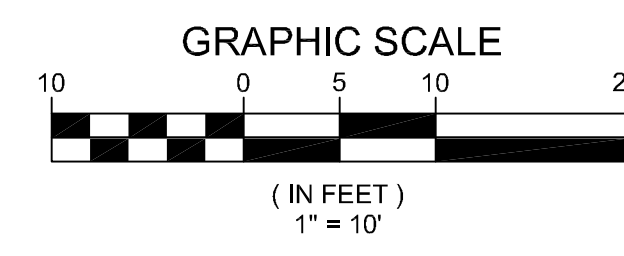
SECTION A-A
1"=10'



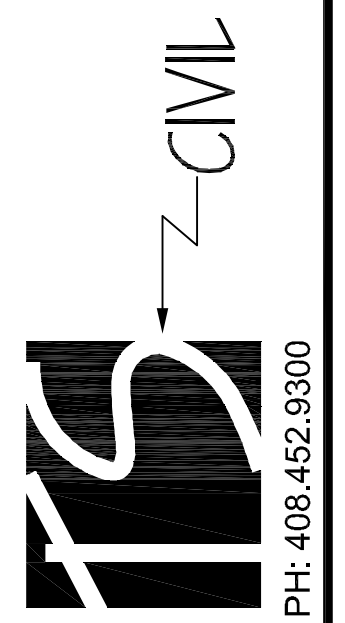
SECTION B-B
1"=10'

DESIGNED UNDER THE SUPERVISION OF:

 TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21



TS CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110



SITE CROSS SECTIONS
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

DATE: 4-22-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO.
C5
 OF 5 SHEETS
 JOB NO.
 19-246



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

MEETING DATE: 05/27/2020

ITEM NO: 5

DESK ITEM

DATE: May 27, 2020
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Director on a Request for Demolition of an Existing Non-Contributing Multi-family Residence and Construction of a New Single-family Residence in the Broadway Historic District on Property Zoned R-1D:LHP Located at 101 Broadway. APN 510-45-041. Architecture and Site Application S-20-003. Property Owner: Mark DeMattei. Applicant: Jay Plett. Project Planner: Sean Mullin.

REMARKS:

Attachment 2 is an updated Shadow Study. Attachment 3 includes public comments received between 11:01 a.m., Friday, May 22, 2020 and 11:00 a.m., Wednesday, May 27, 2020.

ATTACHMENTS:

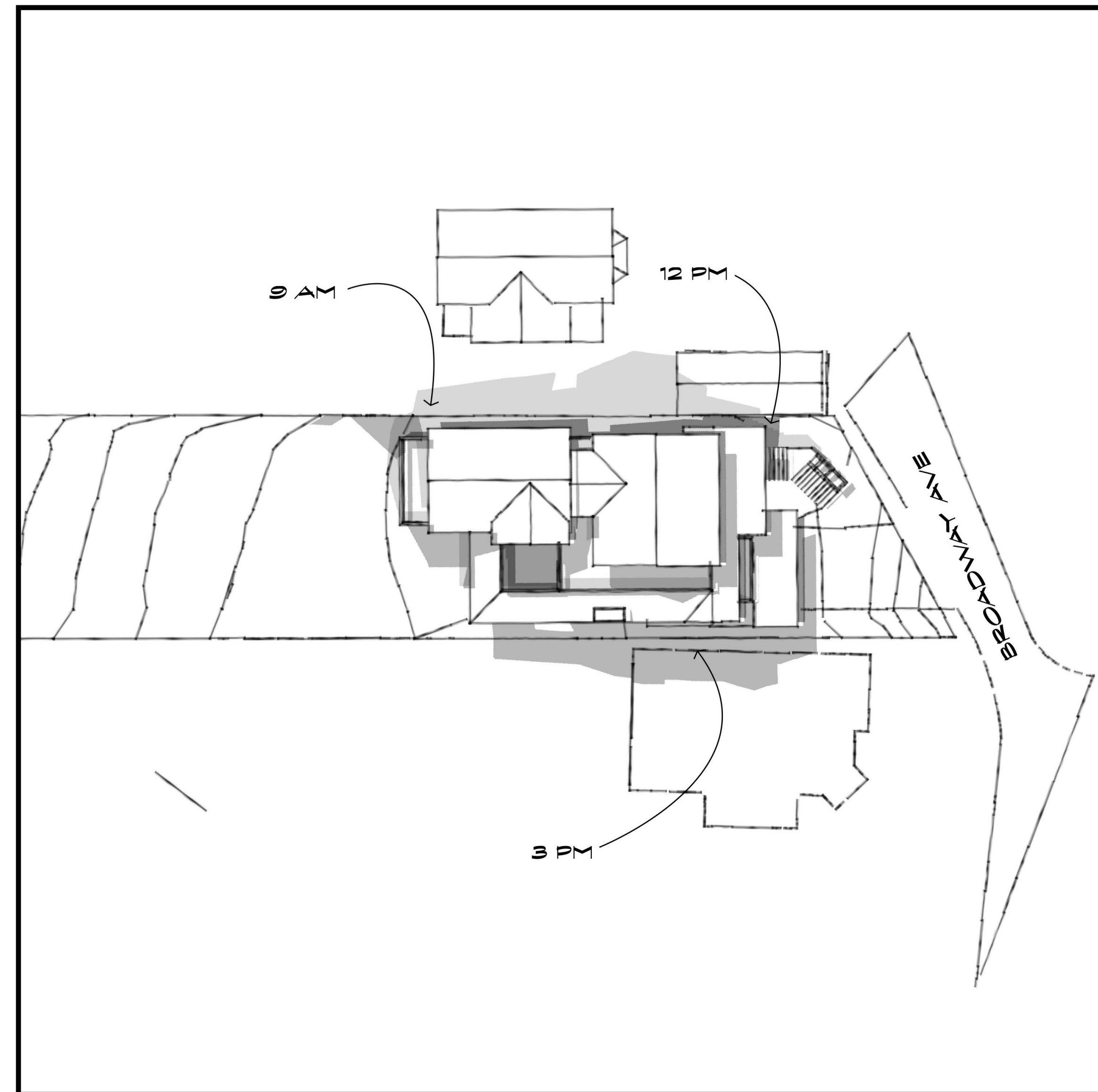
Previously received with the May 27, 2020 report:

1. Development Plans

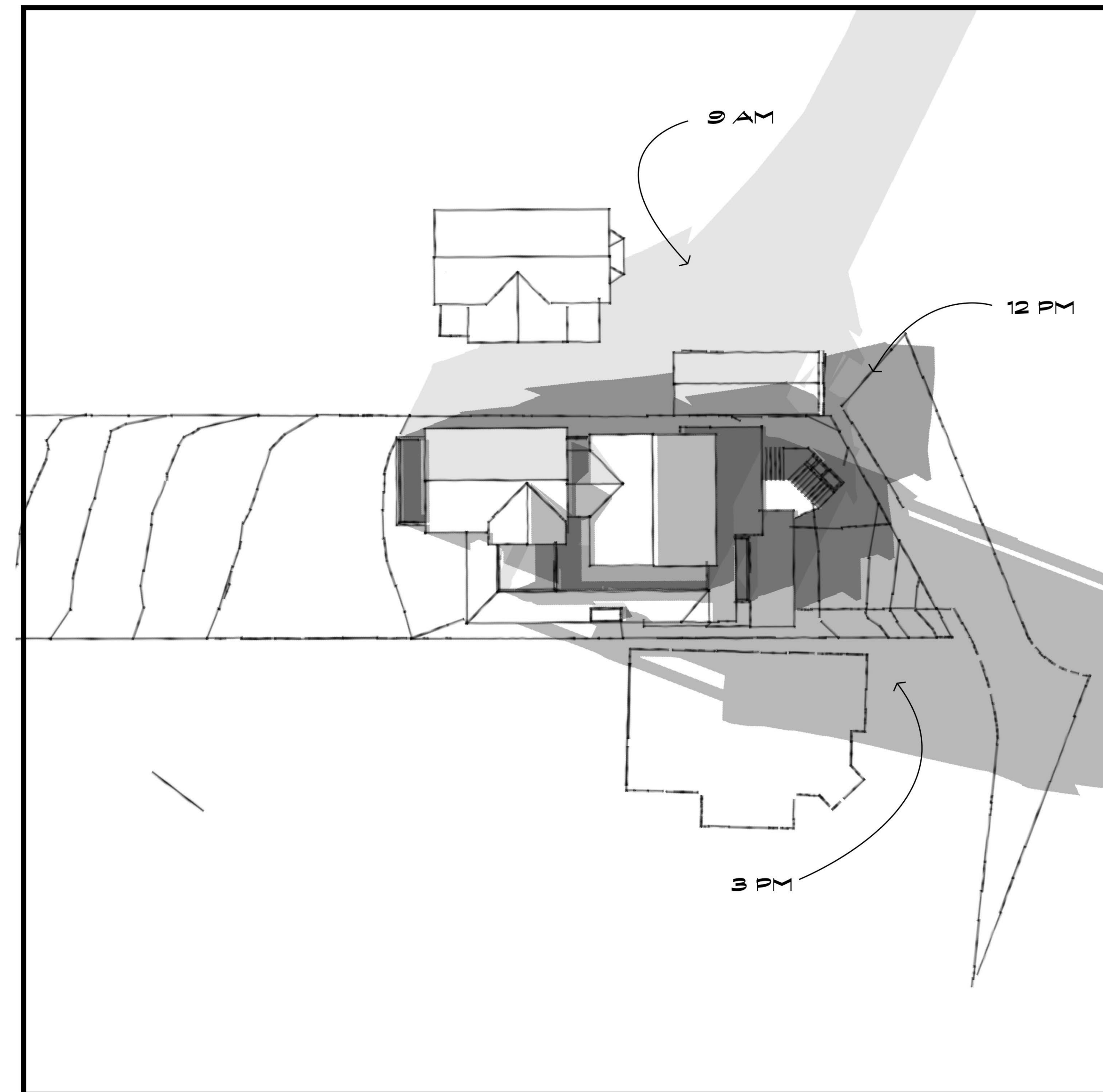
Received with this Desk Item Report:

2. Updated Shadow Study
3. Public comments received between 11:01 a.m., Friday, May 22, 2020 and 11:00 a.m., Wednesday, May 27, 2020

PREPARED BY: SEAN MULLIN, AICP
Associate Planner



SHADOW STUDIES JUNE 21



SHADOW STUDIES DECEMBER 21

Print date :

1/7/20
 JAY PLETT
 ARCHITECT

408.354.4551
 jay@plett-arc.com
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 Los Gatos, CA 95030

THE DE MATTEI RES
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 LOS GATOS CA

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Revisions :

PRELIM/HPC X
 PLAN CK
 PRICING SET
 CONST. SET

Scale :

Date :
 Sheet

SDW-1

From: Karen Kurtz <kurtzk@comcast.net>
Sent: Tuesday, May 26, 2020 9:49 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public comment item # 5

Regarding 101 Broadway.

My name is Karen Kurtz

I have been a resident of Los Gatos since 1967 and residing at my present home at 107 Broadway since 1988. My home was built approximately 132 years ago.

I agree that 101 Broadway should be demolished soon. It is presently a fire & safety hazard as well as a health issue for our neighborhood. While I am happy to know a new home will be built on the property, I am saddened to see the present home plans which I do not believe blend in with our historic neighborhood or with the Victorian style homes on either side of it and throughout the neighborhood. I do not believe 101 Broadway should be 3 levels in the front or have flat or straight roof lines as again there are no other homes in the immediate area with that kind of architecture. I realize that the current trend is contemporary but our neighborhood is not contemporary.

I also am very concerned about the impact on my views which have been available & enjoyed at this property for over 100 years. Those views were certainly a consideration when I purchased this property and have added value on appraisals that I have had throughout the years. It will also block the light from the east except for maybe the 3 months when the sun is at its highest. The east is my only source of sun light because of the mountains & trees to the south and west. Except for those few longer days I need to turn on my lights in the house around 1:30 PM and all day in some rooms of my home on the lower level. Taking away my light and views will devalue my property. This is my retirement nest egg that I have fought to create and save for the last 32 years. Since I am in my 80's this is a major concern for me now as I have no other way to make up that lost value. I never considered or imagined that I would lose those views and light source.

I really want to work with the owner of 101 Broadway to create something that can satisfy both of our needs which I believe is possible. We have long but narrow lots so the height issue along with window placement becomes more prominent when we are so close to one another. I am concerned about the neighbor on the other side at 98 Broadway whose owner passed away suddenly a few months ago. I'm not sure anyone is around to speak up about the privacy that they will lose with all the windows that will look into that backyard & their skylights.

My wish is to create a pleasant living experience for all. Yes, demo the present home but may we work together on the plans for the new replacement home so that they are more compatible for all regarding our privacy, views and natural light. I request that anyone who has a part in making the decision about the new house plans visit my property to see for themselves the negative impact the present plans will have on my property and the neighbor on the other side at 98 Broadway.

Thank you for your consideration and time,

Karen Kurtz
107 Broadway Ext

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