



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

MEETING DATE: 03/27/2024

ITEM: 1

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING  
MARCH 13, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 13, 2024 at 4:00 p.m.

**MEETING CALLED TO ORDER AT 4:00 PM**

**ROLL CALL**

Present: Chair Susan Burnett, Vice Chair Lee Quintana, Planning Commissioner Adam Mayer, and Committee Member Martha Queiroz (arrived at 4:10 p.m.).

Absent: Committee Member Barry Cheskin

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 137 and 139 N. Santa Cruz Avenue  
Request for Review Application PHST-24-004

Requesting Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities.

Property Owner: Casey Connelly, Seecon Partners

Applicant: Hannah Micallef

Project Planner: Maria Chavarin

**Committee Member Queiroz recused themselves from Item 1, as their property is located within 1,000 feet of the subject property.**

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Hannah Micallef, Applicant, Studio KDA

- Scope of work is to expand a restaurant at 137 into the adjacent space at 139. The goal is to unify the two storefronts. They'll be replacing the door at 139 with a window and adding an awning as well as two sconces. They brought samples of the tile to show the finish and size. They chose the darker black tile to recede and not compete with the existing green tile. The tile trim will be a subtle gold tile as a reference to the art deco style of the building.

Closed Public Comment.

Committee members discussed the matter.

- The proposal is an improvement.
- Material palette suites the building. Owners are investing in the downtown by using high quality materials.
- Prefer to see a continuity of the awning style and position.
- Consider update to signage and lighting.
- Consider making windows operable.

**MOTION:**                    **Motion by Chair Burnett** to Recommend Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. **Seconded by Commissioner Mayer.**

**VOTE:**                    **Motion passed unanimously. Committee Member Queiroz was recused.**

**Appeal rights were read.**

2. 50 Hernandez Avenue  
Request for Review Application PHST-24-002

Requesting Approval for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-20-003. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Richard Archuleta and Chrissy Klander

Applicant: Jay Plett, Architect

Project Planner: Sean Mullin

**Chair Burnett recused themselves from Item 2, as their property is located within 1,000 feet of the subject property. Committee Member Queiroz has joined. Vice Chair Quintana chosen at random to meet quorum.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect

- Proposal is to enlarge a small window to match another window in the entry space. The materials will match. The original house had a door and a large window which was remodeled in 1951 into a smaller window.

Closed Public Comment.

Committee members discussed the matter.

- The change is an improvement.
- Would prefer if the window was centered.

**MOTION:**                    **Motion by Committee Member Queiroz to Recommend Approval to the Director for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-20-003. Request for Review Application PHST-24-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded by Commissioner Mayer.****

**VOTE: Motion passed unanimously. Chair Burnett was recused.**

3. 323 Pennsylvania Avenue  
Architecture and Site Application S-23-018.

Requesting Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.  
Property Owner: Megan Jellinek  
Applicant: Gary Kohlsaas, Kohlsaas & Associates, Inc.  
Project Planner: Sean Mullin

**Commissioner Mayer recused themselves from Item 3, as their property is located within 1,000 feet of the subject property. Vice Chair Quintana chosen at random to meet quorum.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Gary Kohlsaat, Applicant

- Costs have escalated over the past year, so they scaled back the project by foregoing the second story. The front elevation stays the same. The rear still has the loggia, but with a little more glass. On the driveway side on the east, they brought back the bay window. They have added an arched window, which matches the arched window the front, in the second gable. They are using the same details and materials. Owner successfully purchased 100-year-old tile from Sacramento.

Closed Public Comment.

Committee members discussed the matter.

- Like the suggestion to install stucco corbel shapes on each side of the garage door to add character and not compromise the function of the door.
- Like the suggestion to add Ironwork about the window on the garage to add character.
- Like the approach of the stairs into the basement lightwell.
- The rear is very modern with lots of glazing.

**MOTION:**                    **Motion by Committee Member Queiroz to Forward a Recommendation of Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded by Chair Burnett.** With additional conditions to add corbels to the garage door frame, add ironwork over the front facing garage window, and consider reducing the expanse of glass in the rear of the house.**

**VOTE:**                    **Motion passed unanimously. Commissioner Mayer was recused.**

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

None.

**ADJOURNMENT**

The meeting adjourned at 4:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 13, 2024 meeting as approved by the Historic Preservation Committee.

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Jennifer Armer, AICP, Planning Manager

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