



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/02/2025

ITEM NO: 20

DATE: November 26, 2025
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff**

RECOMMENDATION: Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff.

FISCAL IMPACT:

This discussion has no fiscal impact.

STRATEGIC PRIORITY:

This discussion supports the Town's core goal of Community Character and the strategic priority to preserve the Town's small-town charm and provide a range of housing opportunities and historic neighborhoods, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

At its meeting on September 24, 2025, the Historic Preservation Committee (Committee) discussed several historic preservation topics at the request of the Committee Chair, with the goal of identifying potential items for inclusion in a letter to the Town Council regarding future work plan priorities. The Committee reached consensus on a number of topics to be included in the letter, and the Chair requested that a final draft be returned to the Committee for formal adoption.

On November 19, 2025, the Committee discussed the final draft of the letter to the Council and voted unanimously to adopt the letter.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

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SUBJECT: Discuss a Letter from the Historic Preservation Committee to the Town Council Regarding Future Historic Preservation Workplan Items and Provide Direction to Staff

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This letter is being presented to the Council for discussion and consideration at the request of the Mayor.

DISCUSSION:

The Historic Preservation Committee typically has not had a separate work plan as the Town Code prescribes an existing workload of items for their consideration. Per Section 29.80.227 of the Town Code, the powers and duties of the Committee include the following:

1. Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.
2. Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.
3. Review and make recommendations to the Planning Director concerning minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.
4. Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.
5. May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.
6. Review and make recommendations to the Planning Director on requests for removal of a pre-1941 property from the Historic Resources Inventory.

Town commissions, committees, and boards serve at the pleasure of the Council, and any work plans are established by Council direction. The Committee's letter outlines several potential work plan items for consideration (Attachment 1). The topics included in the proposed historic preservation workplan would require review and consideration by the Historic Preservation Committee, Planning Commission, and Town Council. It is not meant to be limited to the Historic Preservation Committee since it addresses the Town's approach and regulations of historic preservation in the Town.

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Staff seeks Council guidance on which items the Council is interested in exploring. Clear direction from the Council will help ensure alignment with Council priorities, efficient use of the Committee's time, adequate staff support, and appropriate consideration of budgetary impacts. As this is being agendized outside of the regular work plan cycle, staff has not yet had the opportunity to evaluate these items and the impacts may be broad reaching. Once Council provides guidance on items of interest, staff will evaluate the items for impacts for Council's further consideration, including staffing and budgetary resources.

CONCLUSION:

Staff looks forward to the Council's discussion on these topics. Additionally, staff will be prepared to discuss the next potential steps based on the Council's direction.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

ATTACHMENTS:

1. Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items

To: Mayor Hudes and Members of the Town Council
From: Historic Preservation Committee
Re: Proposed Historic Preservation Committee Work Program
Date: November 13, 2025

The Historic Preservation Committee is pleased to submit the proposed Work Program for your review and consideration. The attached document outlines the Committee's overarching goal, key objectives, and a series of recommended action items designed to support the Town's historic preservation priorities.

For clarity and ease of reference, the recommended action items are organized into five categories. During the Committee's Special Meeting on October 29, 2025, members acknowledged areas of overlap among these categories; however, the Committee unanimously agreed to retain them, as each reflects important intersections and gaps within existing guiding documents and policies.

While mindful of the Town's current budget and staffing constraints, the Committee believes this Work Program is well aligned with the Town's strategic objectives and will strengthen the preservation, understanding, and stewardship of Los Gatos' historic resources. We respectfully request the Council's consideration of the proposed action items.

Respectfully submitted,
Lee Quintana, Chair
Martha Queiroz, Vice Chair
Susan Burnett, Committee Member
Alan Feinberg, Committee Member
Emily Thomas, Committee Member

Historic Preservation Work Program

Goal of the Work Program

Enhance efficiency, transparency, and understanding of the entire historic resources review and approval process for the community members, committee members/commissioners, Town Council members, and staff.

Objectives of the Work Program

- **Objective A:** Update and clarify the definitions and required findings for determining historic resource status in Town code
- **Objective B:** Provide consistency and alignment across Town documents, procedures, and code sections related to historic preservation and resources
- **Objective C:** Improve the consistency and predictability of decisions by clarifying the criteria and standards used in evaluating historic resources
- **Objective D:** Improve shared understanding of the purpose and value of historic resources through clearer documentation, communication, and education
- **Objective E:** Improve efficiency of the Historic Preservation review and approval process
- **Objective F:** Enhance historic preservation policies and procedures that support Housing Element goals
- **Objective G:** Update existing historic districts and evaluate potential districts, heritage areas, and special recognition area

Recommended Action Items

Area	Action Item	Justification	Objective
<p>Chapter 29 Article I Division 1. - Miscellaneous</p> <p>Sec. 29.10.09030. - Demolitions</p>	<p>1. Clarify demolition of historic structures (c)</p>	<p>Article I Division 1 Sec. 29.10.09030. Demolitions and Article VIII Division 3 Sec. 29.80.310 are not consistent with each other or the Residential Design Guidelines.</p> <p>Sec. 29.10.09030. (c) cites criteria for permit approval for demolition of a historic structure although the requirements are not identified as findings. It is not clear how these requirements differ or relate to findings listed in Sec. 29.10.09030.(e)(2).</p>	<p><input type="checkbox"/> A</p> <p><input checked="" type="checkbox"/> B</p> <p><input checked="" type="checkbox"/> C</p> <p><input checked="" type="checkbox"/> D</p> <p><input checked="" type="checkbox"/> E</p> <p><input type="checkbox"/> F</p> <p><input type="checkbox"/> G</p>
	<p>2. Clarify definition of "contributor to a potential historic district"</p>	<p>Sec. 29.10.09030. (c) term "contributor to a potential historic district" is not defined and only used in the Bloomfield Survey.</p>	
	<p>3. Clarify the reason for and criteria of the "report"</p>	<p>In Sec. 29.10.09030.(c) the required "report" is vague and its intent is not clear; it doesn't state if/when the report is used to determine historic resource status or other decision making.</p>	
	<p>4. Clarify preservation of historically or architecturally significant buildings or structures (e)(2)</p>	<p>Sec. 29.10.09030.(e) is not clear with regards to the difference between findings for historic and non-historic structures and its relevance to granting architecture and site applications.</p>	
<p>Chapter 29 Article VIII</p> <p>Division 3 - Historic Preservation and LHP Landmark and Historic Preservation Overlay Zone</p>	<p>5. Add definitions of the Town's historic resources</p>	<p>The code does not currently include definitions of historic resources or findings in Chapter 29 Article VIII Division 3. The difference between "pre-1941", "Historic Status Code", and "contributor" are not defined but used to make decisions.</p>	<p><input checked="" type="checkbox"/> A</p> <p><input checked="" type="checkbox"/> B</p> <p><input checked="" type="checkbox"/> C</p> <p><input checked="" type="checkbox"/> D</p> <p><input checked="" type="checkbox"/> E</p> <p><input type="checkbox"/> F</p> <p><input type="checkbox"/> G</p>
	<p>6. Add findings for different types of historic resources</p>	<p>Findings are only required with regards to status in the historic inventory. Considerations for all other situations are not clear.</p>	
	<p>7. Clarify the differences between the Federal/State findings and the Town's findings for integrity</p>		
	<p>8. Clarify the difference between findings and considerations and when they are applied</p>		

Recommended Action Items

	<p>9. Change title of Sec. 29.80.290 Standards for Review from “Standards” to “Considerations”</p> <p>10. Move Sec. 29.80.290 Standards for Review to follow definitions</p>	<p>Considerations are currently described in the code as standards.</p> <p>Sec. 29.80.290 outlines the review process but is currently “hidden” after less used code.</p>	
<p>1991 Historical Resources Survey Project (Bloomfield Survey and Historic Inventory)</p>	<p>11. Update, conduct a new survey, or use the current survey for reference only</p>	<p>The Bloomfield Survey was a “windshield” survey conducted 30 years ago, therefore, not all pre-1941 structures in Town were evaluated and some structures included in the survey do not meet criteria for a historic resource.</p>	<p><input type="checkbox"/> A</p> <p><input checked="" type="checkbox"/> B</p> <p><input checked="" type="checkbox"/> C</p> <p><input checked="" type="checkbox"/> D</p> <p><input checked="" type="checkbox"/> E</p> <p><input checked="" type="checkbox"/> F</p> <p><input checked="" type="checkbox"/> G</p>
	<p>12. Add a description of the Bloomfield Survey including its purpose, study area, methodology, and final recommendations to the Residential Design Guidelines</p>	<p>The Bloomfield Survey is central to the review, analysis, and decision making process and its intended use is currently absent from the Residential Design Guidelines. A description of the survey will increase the understanding of the Town’s historic preservation review process.</p>	
	<p>13. Consider revising the 1941 construction date for historic resources</p>	<p>This date was chosen because it was the first year the County has comprehensive tax records for the Town. The Bloomfield Survey recommended changing the 1941 date.</p>	
	<p>14. Protect historic resources not currently covered under the LHP Overlay by:</p> <ul style="list-style-type: none"> a. Designating additional historic districts and/or updating current historic districts as recommended by the Bloomfield Survey, starting with Glenridge b. Establishing a Heritage Area based on the Bloomfield Survey area c. Establishing special recognition areas or sites to acknowledge architectural, cultural, or aesthetic resources that are newer than 1941 	<p>There are districts in Town with a high concentration of pre-1941 structures that have been identified in the Bloomfield Survey as “potential contributors to historic districts”. The Survey suggested the addition of Historic Districts, specifically Glenridge.</p> <p>A Heritage Area could protect structures identified as “potential contributors to a historic district” by the Bloomfield Survey.</p> <p>There are areas of Town outside of current Historic Districts that have architectural, cultural, and aesthetic significance that do not qualify as a historic resource under the current 1941 standard. For example, the mosaics depicting early California life at Riviera Drive.</p>	

Recommended Action Items

	15. Separate the Town’s Inventory of Historic Resources from the Bloomfield Survey and publish the Inventory	Not all pre-1941 structures listed in the Survey meet the criteria for a Los Gatos Historic Resource. Publishing the Historic Inventory and list of the Survey would allow better public access and transparency.	
Residential Design Guidelines Chapter 4 Historic Resources	16. Revise and update acceptable substitute materials including window replacements and siding materials	There are many new materials available that are of high quality, integrity, and indistinguishable from traditional materials. In addition, these materials may be required by fire code and/or insurance companies for fire safety.	<input type="checkbox"/> A
	17. Add specific guidelines for additions and accessory structures for historic resources and historic districts	The Guidelines currently focus on the immediate neighborhood for compatibility, which is appropriate for new construction, but not for additions or accessory structures for historic resources or districts. Specific guidance for additions and accessory structures for historic resources and districts with consideration of the architecture and character defining features of the existing structure rather than immediate neighborhood would be more appropriate.	<input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> F
	18. Clarify Section 4.5 Demolitions and definitions in the sidebar on page 42; cite findings required to demolish a historic resource	The process is unclear and does not align with Sec. 29.10.09030 Demolition Code.	<input type="checkbox"/> G
Other	19. Add a Flow Chart or Table of the various types referrals to the HPC	It is not clear how projects move through historic review in Town. Adding a flow chart, a table, and/or graphics would demystify the process for the various types of applications and projects that are referred to the HPC.	<input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C
	20. Sec. 29.40.075. - Floor area ratio Consider adjusting the garage square footage included FAR calculations for historic properties and/or historic districts zoned R-1D and R-D	Historic properties and lots in historic districts typically have smaller detached garages located at the rear of the property. Garages that are detached from historic structures minimize the mass of additions to existing structures. Changing the FAR calculation to incentivise detached garages would keep the historic pattern of neighborhoods. Alternatively, extending the 400 square foot limit to lots greater than 5,000 square feet could achieve a similar outcome.	<input checked="" type="checkbox"/> D <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G