



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

MEETING DATE: 12/16/2020

ITEM NO: 5

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**DATE:** December 8, 2020  
**TO:** Historic Preservation Committee  
**FROM:** Joel Paulson, Community Development Director  
**SUBJECT:** Requesting Approval for a Modification to an Existing Architecture and Site Application (S-13-090) and Subdivision Application (M-13-014) to Relocate an Identified Historic Residence, Including the Addition of Below Grade Square Footage and the Reduction of One Housing Unit on Property Zoned North Forty Specific Plan. APN 424-56-019. Property Owner: Yuki Family c/o Edward Morimoto. Applicant: Don Capobres. Project Planner: Jocelyn Shoopman

**RECOMMENDATION:**

Forward a recommendation to the Director on a request for relocation, construction of exterior alterations, and an addition to an identified historic residence on property zoned North Forty Specific Plan located at 15011 Los Gatos Boulevard.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1925 per the North Forty Specific Plan Historic Resources Technical Report
2. Town of Los Gatos Preliminary Rating: Appears Eligible for the National Register
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

**BACKGROUND:**

The Gianadrea home was identified and studied as part of the North Forty Specific Plan Historic Resources Technical Report prepared by historic preservation consultants Carey & Co., Inc. for the North Forty Specific Plan Environmental Impact Report (Attachment 3). The building was found eligible for listing in the National Register of Historic Places as a contributing structure to

**PREPARED BY:** JOCELYN SHOOPMAN  
Associate Planner

BACKGROUND (continued):

a potential historic district under Criterion A for association with events, but it was not found individually eligible under any criteria. Overriding considerations were made to allow for the proposed demolition of the identified historic residence as part of the North Forty Specific Plan.

The proposal includes relocating the residence currently located at 14919 Los Gatos Boulevard to a parcel in Phase I of the North Forty project area. The development plans for Phase I of the North Forty Specific Plan included the approval of a two-story mixed-use building located within the Transition District. The applicant has submitted an application for a modification to an Architecture and Site application and Subdivision application to relocate the residence from property in the Northern District of the North Forty Specific Plan area to a property in the approved Phase I of the North Forty Specific Plan. The relocated residence will also include exterior alterations, an addition, and additional below grade square footage.

DISCUSSION:

The applicant proposes to relocate the existing Gianadrea home located at 14919 Los Gatos Boulevard to a parcel located at 15011 Los Gatos Boulevard.

According to the Technical Report, "this house was part of the early development of the North Forty property when it was subdivided into smaller parcels that were developed into family orchards. The residence appears to have been constructed by early Italian farming family, yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region. Constructed in 1925, the house does not appear to be a significant example of an architectural type. The house represents an example of the Monterey style with characteristics such as the stucco cladding, the second-story balcony and gable roof. However, the building does not appear to be an outstanding example of its type, nor is it the work of a master. Lastly, the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation. The building retains a fair level of integrity, with a compatible addition having been constructed at the northern end and the installation of some aluminum awnings on the west side" (Attachment 3).

The applicant provided a supplemental report in response to the construction date of the home as identified in the North Forty Specific Plan Historic Resources Technical Report. The supplemental report identifies the construction date as 1943 based on aerial photographs taken between 1939 and 1948 and conversations with the current property owner (Attachment 4).

The applicant proposes to replace the approved two-story mixed-use building with the relocated existing single-family residence. As part of the relocation of the existing wood framed home, the existing masonry stair, masonry porch, and in-ground basement are not proposed to

DISCUSSION (continued):

be relocated. The applicant is proposing to convert the single-family residence into a mixed use building with an office use on the first floor, a residential use on the second floor, an addition of 147 square feet for an elevator and open-air courtyard, and an addition of 1,530 square feet for a new below grade space for a retail use (Attachment 1).

The question before the HPC is whether the proposed alterations are appropriate for the preservation of the exterior architectural features of the building. Proposed exterior alterations to the existing elevations (Sheet A4, Attachment 7) include:

- Proposed West Elevation – Turner Street (Sheet A5.1, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of the existing second floor wood balcony railing with new Building Code compliant wood railing with the decorative cut out shape of a bird mimicked;
  - Replacement of the existing masonry porch with a new front porch of wood or metal framing with a brick paver deck to keep the look and feel of the real brick veneer while using modern conventional building methodology; and
  - An addition of a 147-square foot elevator and open-air courtyard for the new below grade retail use.
  
- Proposed South Elevation – Curtis Street (Sheet A5.1, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of the existing second floor wood balcony railing with new Building Code compliant wood railing with the decorative cut out shape of a bird mimicked; and
  - Replacement of the existing brick veneer stair well with a new brick veneer stairwell and a precast concrete wall cap.
  
- Proposed East Elevation (Sheet A5.2, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows.
  
- Proposed North Elevation (Sheet A5.2, Attachment 7):
  - Replacement of all existing exterior steel windows with new fiberglass windows;
  - Replacement of an existing first floor window with a new entry door and elevator door; and
  - Replacement of an existing second floor window with a new smaller window.

DISCUSSION (continued):

The existing stucco and wood siding are proposed to remain and be replaced in kind where necessary as part of the relocation and addition (Sheet A5.1, Attachment 7). Lastly, the applicant is proposing to replace the existing composition shingle roof in kind with a new composition shingle roof (Sheet A4, Attachment 7).

CONCLUSION:

Should the Committee find merit in the request, it should make the following considerations and make a recommendation of approval to the Community Development Director.

A. Considerations

**Sec. 29.80.290. Standards for review.**

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:

For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

- B. North Forty Specific Plan – Policy DG7 of Section 3.1, Architectural and Site Character Goals and Policies offers recommendations for the Historic Preservation Committee to work with applicants on their individual applications to determine how the agrarian feel of the Specific Plan Area is integrated into the development (Attachment 5).

ATTACHMENTS:

1. Project Description
2. Letter of Justification
3. State of California DPR forms, North Forty Specific Plan EIR, dated November 21, 2011
4. Applicant Memorandum Responding to the Age of the Structure, dated December 9, 2019
5. Policy DG7 of Section 3.1, Architectural and Site Character Goals and Policies, North Forty Specific Plan
6. Approved Site Plan
7. Development Plans



## Gianandres House Move Project Description

The proposed project is to move an existing two-story single family residential building from its current location at 14919 Los Gatos Boulevard ("Gianandres House") to the southwest portion of APN 424-56-019 which is commonly referred to as Buildings A1 West/live-work in the approved first phase of development in the North 40 Specific Plan Area ("Relocation Site"). The existing location and Relocation Site are shown on an aerial map of the North 40 in [Exhibit A](#).

The Gianandres House was constructed by the Gianandres family sometime within a few years prior to the Yuki family acquiring land in 1945. It was never occupied until the Yuki's purchased it. While the individual building does not hold any official historical significance<sup>1</sup> and there are no specific requirements for it under the North 40 Specific Plan, the Yuki Family is interested in preserving it. Recent images of the House are included in [Exhibit B](#).

Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 and, working with the Yuki Family, identified and performed preliminary due diligence on the Relocation Site which is also owned by the Yuki Family. We believe relocating the Gianandres House to this location will: 1) help with the our efforts with place-making and creating an authentic feel for the new development; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District, and 3) celebrate the Family's multi-generational presence in Los Gatos.

The relocated house will be used as the office for Yuki family business on the ground floor and will remain as residential use on the second floor. This is consistent with the mixed-use nature of the buildings that were approved in Phase 1 for A1 West.

The impact of the project to the existing approved entitlements for the live/work units, is as follows:

- In addition to modern updates for efficiency and safety, the house's original 2,370 square feet will be updated to include 1,517 sf for the Yuki family's business office on the ground floor, and a 1,094 square foot second floor which will remain a residential apartment. At its existing location, the house features a 1,584 square foot basement that once housed a speakeasy bar. The ceiling heights of the basement will be raised in the new location to allow for a modern retail space offering 1,530 net leasable square feet—perhaps, a speakeasy bar will find its way back. In the new location, the total useable space will be 4,141 square feet for a net increase of 1,771 square feet;
- Eleven parking spaces would be lost in the Building A1 surface lot, but the overall project would still maintain excess parking spaces versus what is required;
- The building setback from Turner St. will need to be reduced from 12' to 10' with a 6" roof overhang. The North 40 Specific Plan requires a 10' setback;
- Total open space would increase by 626 square feet; and
- Building height would be lower. It is 33'-7" from finished grade in the approved plans. The Gianandres House is 26'-2" from finished grade (final height dependent upon final foundation design).

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<sup>1</sup> According to the North 40 Specific Plan Historic Resources Technical Report, by Carey & Co., Inc., dated November 12, 2013, the "building does not appear to be individually eligible under the NRHP/CRHR Criteria B/2, C3 or d/4" and "(c)onstructed c. 1925, the house does not appear to be a significant example of an architectural type."

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**EXHIBIT B – RECENT PHOTOGRAPHS OF GIANANDRES HOUSE**



*Figure 1 West Elevation*



*Figure 2 South Elevation*



Figure 3 - East Elevation



Figure 4 North Elevation



December 3, 2020

Ms. Jocelyn Shoopman  
Associate Planner  
Town of Los Gatos Planning Department  
110 E. Main St.  
Los Gatos, California 95031

Re: Letter of Justification – Move of Gianandrea House Relocation and Rehabilitation

Dear Ms. Shoopman:

We are pleased to submit our application for Review by the Historic Preservation Committee for the move of the Gianandrea House which is currently located at 14919 Los Gatos Boulevard. Harmonie Park Development is developing the retail portion of the approved first phase of the North 40 which we now call The Junction and, working with the Yuki Family, identified and performed due diligence on the site to which the Gianandrea House is proposed to be relocated. We believe relocating the Gianandrea House to this location will: 1) help with our efforts with place-making and creating an authentic feel for The Junction; 2) provide a nice transition from the residential Lark District to the mixed-use Transition District in the North 40 Specific Plan area, and 3) celebrate the Family's multi-generational presence in Los Gatos.

As summarized in our Project Description, the impacts of the relocation will include a loss of an estimated 11 parking spaces to the larger retail project and some minor reductions in building setbacks. We feel these changes are outweighed by the positive attributes of the project. These include preserving (without any legal requirement) a piece of the North 40 history; using an actual structure on the North 40 to create an authentic sense of place in an otherwise new development, and maintaining the Town's vision for a live-work use in the Transition District of the North 40.

We look forward to being able to move this project forward.

Sincerely,

A handwritten signature in blue ink that reads "A. Don Capobres".

A. Don Capobres

cc: Edward Morimoto, Yuki Family Farms

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State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 14919 Los Gatos Blvd.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Los Gatos Date: 2012 T 8 S ; R 1W ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 14919 Los Gatos Blvd. City: Los Gatos Zip: 95032

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APN 424-07-082 Elevation:

**\*P3a. Description:**

The single family residence at 14919 Los Gatos Blvd. (formerly known as 14919 South Bascom Ave.) stands centrally located within the northern section of a large walnut orchard. Two additional residences are located to west and another stands to the northwest. Several other agricultural and residential buildings are located nearby. The house stands on a flat site with a landscaped front (eastern) patio enclosed with a low brick wall.

The residence was most likely the original farmhouse on the orchard constructed c.1920 and appears to be in the Monterey, or vernacular Mission, architectural style. The two-story building is L-shaped in plan with a covered second story balcony featuring a wood railing on the east side. Textured stucco clads the building in conjunction with wide horizontal board at the gable eaves. An asphalt shingle clad gable roof covers the building and multi-lite steel casement windows in a variety of sizes punctuate the exterior walls. The main entrance at the southeast corner features a raised brick porch covered by an extensive shed roof. Two aluminum awnings cover both a window and a door at the ground floor of the rear, west façade. In 1973, a compatible 230 square-foot addition was constructed at the northern end of the building which features a brick wall and stair to a second story entry.

A two-car garage stands just to the southwest and is access by an asphalt drive that runs along the back of the house. The single-story building is clad in textured stucco and maintains a gable roof clad in asphalt shingle on the north and corrugated metal on the south. A flat roof open carport with a wood frame structure is attached to the south side of the garage. Finally, a modern roll-up garage door occupies the large opening in the north façade.

\*P3b. Resource Attributes: Single Family Property, HP2; Ancillary Building, HP4 (Garage)

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
 Looking northwest toward the southeast corner, January 24, 2013

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

c. 1920; Addition 1973

\*P7. Owner and Address:

Yuki Family

PO Box 567

Los Gatos, CA 95032

\*P8. Recorded by:

Kimberly Butt, AIA for

Carey & Co., Inc.

460 Bush St., San Francisco, 94801

\*P9. Date Recorded:

May 2012

\*P10. Survey Type: Intensive

\*P11. Report Citation: none

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 14919 Los Gatos Blvd.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single-family residence
- B4. Present Use: Single-family residence

\*B5. **Architectural Style:** Monterey

\*B6. **Construction History:**  
Constructed c.1920, with an addition in 1973

\*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

\*B8. **Related Features:** The residence stands within a walnut orchard and several other structures are located on the property including agricultural outbuildings and residences.

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** Santa Clara Valley Horticulture

**Area:** Northern Los Gatos

**Period of Significance:** 1910-1925

**Property Type:** Single-family residence

**Applicable Criteria:** A/1

The property on which the residence at 14919 Los Gatos Boulevard is located was once part of Mexican-era Rancho Rinconada de Los Gatos. The rancho was established by an 1840 grant made by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta. The 6,631-acre land grant included the present-day cities of Los Gatos, Monte Sereno, and portions of Campbell. Its major feature was Los Gatos Creek, which ran through the center of the property.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. **References:**

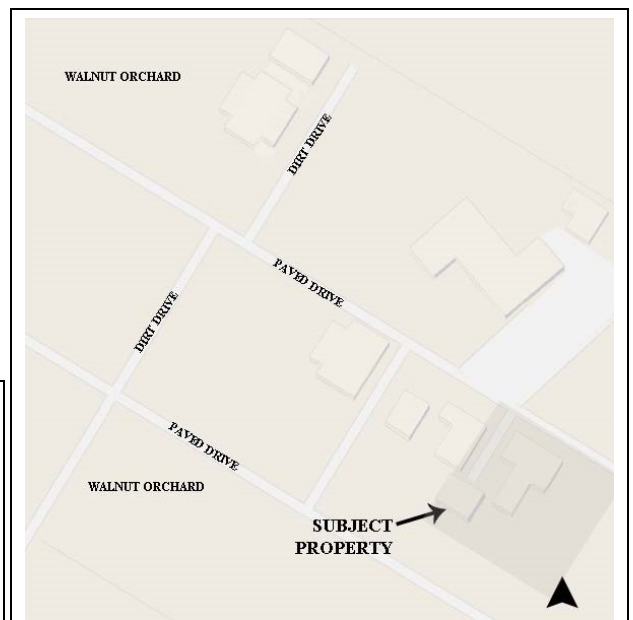
See continuation sheet

B13. Remarks:

\*B14. **Evaluator:** Kimberly Butt, AIA for Carey & Co., Inc.

\*Date of Evaluation: May 2013

(This space reserved for official comments.)



**B10. Significance: (Continued)**

By 1876, the land which included the subject property was listed as being owned by Robert Walker on a Thompson & West map. Robert Walker, a native of Canada, purchased property and moved to Los Gatos in 1871. Walker married Eliza Jane Parr, whose father owned 3,000 acres of land on both sides of the Los Gatos Creek. Robert and Eliza had three children, Leslie, Myrtle, and Vivian, between whom they subdivided much of their land holdings following Eliza's death in 1893. Leslie Walker's 54 acre parcel was located directly north of the Walker Tract Subdivision and south of Myrtle Walker Johnson's 55 acre parcel.<sup>1</sup> The subject parcel appears to have been within Leslie Walker's former land holdings along Los Gatos Boulevard.

Los Gatos Boulevard was known as San Jose-Los Gatos Road from the late 1880s through to around 1950. This name derived simply because the road connected San Jose to Los Gatos. Around 1950 the road name was changed to South Bascom Avenue. By the early 1970s the road name was changed again to Los Gatos Boulevard. As the road continues north into the San Jose city limits and past Highway 85 the name remains South Bascom Avenue.

Prior to World War II several families were listed as owning property that was formerly part of Leslie Walker's landholdings, also known as Lot D of the Walker Partition and many of those families were listed as living on or running farms in the 1930 and 1940 censuses. Post World War II, Takeo Yuki relocated his family from Salinas to Los Gatos and began purchasing properties within the Walker Tract and the Walker Partition.

The first recorded deed documenting the Yuki family's purchase of property in the Los Gatos area was in July 1945. Takeo Yuki purchased two parcels of land from Victor and Rose Gianandrea on San Jose-Los Gatos Road. In the 1940 census Victor Gianandrea is listed as an Italian living on and operating a farm. Over the next decade the Yuki family quickly purchased much of the surrounding property that had previously been part of the Walker Subdivision and Leslie Walker's land. The family also purchased a significant amount of property on the other side of Los Gatos Creek as well. Some of the family names they purchased land from between 1945 – 1963 included: Benzo, Stevens, Noddin, Libby, Fawkner, Sanfilippo, Pasetta, Perry, Scianna, Tracy, Volz, DeCarlo, Demevi, Greco, and Nigl.<sup>2</sup> Several of the listed property owners were Italian farmers, who likely were instrumental in developing the walnut orchard. Walnuts were not a common crop for Japanese farmers and had not been a crop in which Takeo Yuki had previously been engaged in growing.<sup>3</sup>

The Walker Partition remained in unincorporated Santa Clara County lands for most of the twentieth century, as the various parcels were not annexed into Los Gatos until the 1980s and 1990s. The County of Santa Clara did not begin keeping building records until the late 1940s and their early records are not comprehensive. No original construct permits were located for this building, but a county permit for the construction of a residential addition was issued to T. Yuki in 1973. Through property deed records it appears likely that the Gianandrea family, or one of the early Italian farming families, may have constructed the subject residence. Based on the building's appearance and communications with the Yuki family, the subject residence was already constructed when they purchased the property and the Yuki family did live in the house at one time.

**The Yuki Family**

Takeo (Tom) Yuki, the family patriarch was a second-generation Japanese Americans, or Nisei, hailing from the Salinas area in Monterey County. His parents, Tsurmstsu and Reva Yuki were originally from Hiroshima, Japan and immigrated to California circa 1899.<sup>4</sup> Takeo was raised in a rural area east of Salinas known as Alisal, where his father worked as a farm laborer. In 1931, two years after establishing his produce business, he married Miyoko Abe and the couple remained in the Salinas area. Miyoko, who was born in nearby Watsonville in 1913, was also a Nisei with her family originally coming from Kumamoto, Japan. She

<sup>1</sup> Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles, CA: Historic Record Company, 1922) 955 and 981; and *Map of the Walker Estate*, Surveyed H. B. Fischer on file in the County of Santa Clara Planning Department, Planning File 71M11.599.

<sup>2</sup> Santa Clara County Records Office, deed records for area properties.

<sup>3</sup> Personal communications with Jimi Yamaichi, Japanes American Museum of San Jose Director and Curator, March 14, 2013.

<sup>4</sup> US Census 1910, Soledad, Monterey, California.

and her siblings spent their childhood as migrant farm workers moving often and working jobs in lettuce, strawberries, and apricots.<sup>5</sup> The 1940 census lists the Takeo Yuki as owning his home and farm on Spring School Road in Alisal, which had previously been listed as Takeo and his family's place of residence in prior censuses. It is also noted that he worked as a lettuce grower and shipper.<sup>6</sup> Takeo built his business on growing and marketing iceberg lettuce, a relatively unfamiliar vegetable in the 1930s.<sup>7</sup> Soon he had developed what was to become the largest Japanese farm enterprise in the region.<sup>8</sup>

When Japanese Internment took effect the Yuki family, with three children at the time, went to the assembly point in Salinas in the spring of 1942, and was subsequently interned at a camp in Poston, Arizona near the city of Parker. The family spent three years in the camp, where Takeo, unable to farm became a cook.<sup>9</sup> Toward the end of the war in late 1945, the families were released from the camps. The Yuki family had been fortunate that Takeo's business partner Tom Bun was "an honest Caucasian" who had kept the business going during the war. The two had corresponded throughout the internment by mail.<sup>10</sup>

Postwar the Yuki family retained ownership of their land in Salinas, however the area was known to be hostile to Japanese Americans because many of the local residents had fought or died in battle in Japan during the war. Therefore, the Yuki family purchased property and settled in Los Gatos. The Los Gatos area was close enough for Takeo Yuki to travel frequently to his property in Salinas and in general the Santa Clara Valley was more welcoming to Japanese American families returning from the internment camps.<sup>11</sup>

The family's property in Los Gatos included what is known as the North 40 area, as well as farmland on the west side of Highway 17. In the early 1960s Takeo donated a portion of his land on Oka Road for the construction of Ralph O. Berry Elementary School. (The school remained part of the Los Gatos School District through 1980 and is currently home to the Yavneh Day School.) Over the years, "Yuki Farms" has primarily functioned as an orchard for growing apricots, prunes, almonds and mostly walnuts. In 2007, it was noted to be the last orchard of any significant size in Los Gatos.<sup>12</sup>

The orchard in Los Gatos was the family home, but not the main family enterprise. Takeo Yuki was primarily involved in the produce business, in particular iceberg lettuce. In Salinas he was co-owner of the Salinas Valley Vegetable Exchange. While he owned a lot of land in Los Gatos, which served primarily as a walnut orchard, this property was not where his significant wealth came from. Takeo Yuki owned farm land in Salinas, Imperial Valley and near Phoenix, Arizona.<sup>13</sup> He was instrumental in developing technology to preserve and ship lettuces. When he died in a car accident in 1967, Takeo Yuki was thought to have been one of the ten wealthiest men in Santa Clara County.<sup>14</sup> In addition to his agricultural activities he helped found the San Jose Savings and Loan Association and was a member of the Buddhist Temple of San Jose and the Japanese-American Citizens League.<sup>15</sup> Miyoko Yuki passed away in 2009. Their children have continued to run the Yuki family enterprises and still own much land in Los Gatos.

<sup>5</sup> Obituary: Miyoko Yuki, *San Jose Mercury News*, 21 May 2009.

<sup>6</sup> US Census, 1940 Salinas, California.

<sup>7</sup> Emie Yuki Yamate, "A Mountain Woman Remembers a Painful Past," *Mountain Network News*, (December 2012):6.

<sup>8</sup> Frank J. Taylor, "The People Nobody Wants," *The Saturday Evening Post* (May 9, 1942): 24.

<sup>9</sup> Yamate, 7.

<sup>10</sup> Ibid.; and Taylor.

<sup>11</sup> Yamaichi and Timothy J. Lukes and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, CA: California History Center, 1985): 123.

<sup>12</sup> "5-Story hotel proposed at Lark/Hwy 17," *Los Gatos Observer* (June 13, 2007.)

<sup>13</sup> "Tom Yuki Dies of Injuries" *Los Gatos Saratoga Time Observer*, (November 24, 1967): 1.

<sup>14</sup> Yamaichi

<sup>15</sup> "Tom Yuki"



### Horticulture in the Santa Clara Valley

After first being a Spanish colony and then a Mexican territory, the region was officially acquired by the United States in 1848 following the war with Mexico. Shortly after, in 1850, California achieved statehood, Santa Clara was established as a county, and the largest development within Santa Clara County, San Jose, was named the state capital. The region began developing rapidly both as a political and commercial center, after the discovery of gold in California in 1849. Santa Clara County offered the last urban area on the route to the southern Mother Lode.

Prior to the California Gold Rush of 1849 the sparsely settled Santa Clara Valley landscape was one of the Mexican-era land grant system with missions and ranchos. The vastly undeveloped land was used primarily to graze cattle, and the only farms of note were small subsistence gardens kept by residents or missionaries. Organized farming in the area began as Americans took control of the land and realized its commercial potential.<sup>16</sup> Further, with the discovery of gold at Sutter's Mill many local settlers first left for the mountains to mine, and then soon realized they could additionally profit from feeding the masses of miners. Property owners began raising grains and quickly discovered the rich quality of soil available to them within the Santa Clara Valley. Over the next two decades the land was subdivided from the large family-held tracts into smaller parcels for individual settlements and farms. At the end of the 19<sup>th</sup> century the number of small farms in Santa Clara County exploded from approximately 700 in 1880 to over 3,000 by 1900.<sup>17</sup>

Grains, namely wheat, barley, and oats, were the primary investment crop during the valley's first agricultural phase. Wheat was very easy to cultivate with little capital investment due to the high fertility of the soil in the valley. By 1854, Santa Clara County was producing thirty percent of California's total wheat crop.<sup>18</sup>

In the subsequent decades several factors led to the transition from grains to fruit. First, through various farmers experimenting in growing fruit trees, it became increasingly evident that the soil and climate were favorable to producing these more delicate and profitable crops. Second, the development of the railroad in the 1860s allowed for the shipping of produce to distant markets. Third, the establishment of canning methods and canneries allowed for the product to be preserved. Finally, the abundant and accessible water supply throughout the valley was fundamental in growth of orchards. By the beginning of the Twentieth Century, fruit farming had replaced the majority of grain farms in Santa Clara County.<sup>19</sup>

Fruit farming in the Santa Clara Valley was an enormous success. The area became known as the "Valley of Heart's Delight" and reached its agricultural peak in the late 1920s. During this period the number of fruit orchards rapidly increased. Large farms that evolved in the nineteenth century out of the ranchos were no longer necessary with the increased ratio to crop value to land unit. Large farmlands were subdivided into highly specialized farms that were significantly smaller in scale than the previous ranches and grain fields. The typical fruit farm ranged from just three to fifty acres, thereby affording the opportunity to farm to a greater population.<sup>20</sup>

Interest in fruit farming, and agriculture in general, in the area began to decline in the 1930s.<sup>21</sup> The trend away from agriculture came in part from Great Depression and in part from rise in new high-technology research in the region that would escalate through World War II and the home front mobilization effort. The business community began actively campaigning to attract new non-agricultural related industries, and soon numerous industries established plants within the County. The establishment of these companies necessitated new residential and commercial construction. Suburban growth quickly took over the agricultural

<sup>16</sup> Clyde Arbuckle, *History of San Jose* (San Jose, CA: South & McKay Printing Co., 1986): 153.

<sup>17</sup> Timothy J. Lukes and Gary Y. Okihiro, *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, CA: California History Center, 1985): 15.

<sup>18</sup> County of Santa Clara Historic Context Statement, 38.

<sup>19</sup> *Ibid.*, 15-16.

<sup>20</sup> County of Santa Clara Historic Context Statement, 59.

<sup>21</sup> Arbuckle, 163.

lands. The focus on high-technology, electronics, and industry has continued through to today and Santa Clara County is now known worldwide as "Silicon Valley" for its significant technological advancements.

#### Horticulture and the North 40

Following the historical trend of the rest of the Santa Clara Valley, the North 40 area was transformed into a thriving orchard by the Walker family in the late 1800s. The use of the land for orchards continued after the land was subdivided into smaller parcels in the 1910s and 1920s. During the 1920s the Valley's fruit production peaked and it appears that the orchards at the North 40 were also successful prior to the onset of the depression. Unlike the rest of the Valley, the postwar suburban growth of the North 40 site did not completely engulf the existing orchards. While a small portion of area was developed for single-family homes, the majority of the area remained orchards for the rest of the twentieth century, due to the Yuki family's stewardship. Several notable developments have encroached on the site including the construction of the Highway 17, State Route 85 and numerous commercial projects along Los Gatos Boulevard. Nonetheless, the majority of the North 40 site maintains one of the last vestiges of the heyday of the "Valley of Heart's Delight." Remaining resources from the era include the orchard which covers a majority of the site and approximately ten buildings which appear to date to the sites prewar era.

#### Findings

The subject building appears to be eligible for listing in the NRHP or the CRHR under Criterion A/1 as a contributing structure to a potentially eligible historic district. The property maintains a strong association with Santa Clara Valley's peak era of horticultural production from 1910-1929. This house was part of the early development of the North Forty property when it was subdivided into smaller parcels that were developed into family orchards.

The building does not appear to be individually eligible under NRHP/CRHR Criteria B/2, C/3, or D/4. The residence appears to have been constructed by early Italian farming family. Yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region. Takeo Yuki does appear to have been a significant Japanese American farmer within the Santa Clara Valley; however his primary contributions were not to the Los Gatos region. Constructed c.1925, the house does not appear to be a significant example of an architectural type. The house represents an example of the Monterey style with characteristics such as the stucco cladding, the second-story balcony and gable roof. However, the building does not appear to be an outstanding example of its type, nor is it the work of a master. Lastly, the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation.

The building retains a fair level of integrity, with a compatible addition having been constructed at the northern end and the installation of some aluminum awnings on the west side.

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Families: Yuki Family.

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1900. California, Redwood Township.

1910. California, Redwood Township.

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#### Personal Communications:

Joel Paulson, Principal Planner City of Los Gatos.

Priya Cherukuru, Historical Heritage Coordinator, County of Santa Clara

Vera Symmons, Property Manager for Yuki Farms, Los Gatos.

Jimi Yamaichi, Japanes American Museum of San Jose Director and Curator

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**MEMORANDUM**

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**TO:** DON CAPOBRES AND WENDI BAKER

**FROM:** KATHARINE HARDT-MASON, ESQ.

**SUBJECT:** ADOBE HOUSE

**DATE:** DECEMBER 9, 2019

**CC:** EDWARD MORIMOTO

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Per your request, I looked at some of the earlier reports and correspondence regarding the Adobe House located at 14919 Los Gatos Blvd. As you know, there was a lot of discussion regarding this residence, as well as several other residences, the Red Barn, the orchards, and miscellaneous other structures located on what is known as the North 40. The Adobe House in particular became an issue because of some conflicting information regarding the Adobe House in the reports prepared by Carey & Company. As more and more information became available, however, it became evident that the Adobe House was built sometime around 1943 and it is not a historical structure according to the Resources Agency of the State of California.

Information that might be helpful to the Conceptual Development Advisory Committee in reviewing your request to relocate the Adobe House includes:

- The Historic Resources Evaluation Report, dated November 21, 2011, which identifies the Adobe House as having been built around 1940, with a compatible addition having been added in 1973. See page 15 of the Survey Matrix attached hereto.
- The North 40 Specific Plan Historic Resources Technical Report, dated November 12, 2013, attaches the Resources Agency of the State of California Primary Record for each property identified in the Technical Report, which states in part “The building does not appear to be individually eligible under NRHP/CRHR Criteria B/2, C/3, or D/4. The residence appears to have been constructed by an early Italian farming family. Yet none of the family names determined to be related to the property appear to be significant within the Los Gatos region... the house does not appear to be a significant example of an architectural type... the residence does not appear to possess the potential to yield information important to the prehistory or history of the local area, state, or the nation.” See the Primary Record for 14919 Los Gatos Blvd. attached hereto.
- My letter to the Town Council Members dated February 2, 2015, wherein I address the question of when the Adobe House was built. According to Mr. Yuki, the Yuki family moved into the house around 1945, which was two to three years after it had been built by the Gianandres family who never lived in the house. See page 2 of the letter attached hereto.
- The aerial photographs of the property from 1939 and 1948 on pages 2 and 3 of this Memorandum, which show that in 1939 the Red Barn was located on the property, but to the east of the Red Barn there is a large grove of trees which in the 1948 photograph have been removed in part where the Adobe House was built.

In summary, despite supposition in some of the Reports prepared in connection with the North 40 Specific Plan that the Adobe House might have been built during the Valley of Hearts Delight, there is clear support for Mr. Yuki's memory of the Adobe House having not been built until a few years before the Yuki Family acquiring the property around 1945 and its use as the family homestead after the era of the Valley of Hearts Delight.



Aerial Photograph: 1939-F Santa Clara County Flight CIV 285-092, University of Santa Cruz Digital Collections, <http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p16019coll5/id/1843/rec/1>

The Red Barn is visible to the west of the large grove of trees near the entrance to 14919 Los Gatos Blvd.



Aerial Photograph: 1948 U.S. Forest Service Flight CDF-5 3-1, University of Santa Cruz Digital Collections, <http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p16019coll5/id/283/rec/1>

Adobe House can be seen easterly of the Red Barn in what previously was a grove of trees.

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## 3. DESIGN GUIDELINES

This section outlines design guidelines for future development that is reflective of the North 40 Vision Statement and Guiding Principles. Mandatory regulations are denoted by the use of the word “shall.” A guideline, which is denoted by the use of the word “should,” is not mandatory, but is encouraged with some discretion by staff, the Planning Commission, and the Town Council. Guidelines include:

- Commercial Design Guidelines
- Residential Design Guidelines
- Neighborhood Identity
- Signage Design Guidelines

In an effort to build upon the Towns existing guidelines, relevant portions of the Town Commercial Design Guidelines and the Affordable Housing Overlay Zone Design Guidelines (AHOZDG) documents have been replicated within this Specific Plan. It is the intention that the Specific Plan goals, policies and guidelines supersede the existing Town documents, but that their intent and applicable concepts not be lost.

### 3.1 ARCHITECTURAL AND SITE CHARACTER GOALS AND POLICIES

***Goal:*** *To continue the small town character of Los Gatos while enhancing its sense of place and community identity within the Specific Plan Area.*

#### **Policy DG1: Neighborhood Design**

Promote a healthy, safe, and secure walkable neighborhood environment.

#### **Policy DG2: Neighborhood Identity**

Create a new neighborhood that has its own identity yet complements the existing character of Los Gatos.

#### **Policy DG3: Mixed-Use Projects**

Design mixed-use projects to create a pedestrian-scale environment through appropriate street and sidewalk widths, block lengths, relationships of buildings to streets, and use of public spaces.

#### **Policy DG4: Adjacent Neighborhoods**

Consider impacts of non-residential development adjacent to residential neighborhoods through screening, buffering, circulation, lighting and placement of utility elements.

#### **Policy DG5: Residential Siting**

Locate residential development to minimize traffic, noise, and air quality impacts and encourage walkability to neighborhood serving uses.

#### **Policy DG6: Architecture**

Produce high quality, authentic design, and 360 degree architecture consistent with the architectural design guidelines contained within this Specific Plan.

#### **Policy DG7: Historic Character**

Design the architecture and landscape to reflect the historic and agricultural heritage of the site and the Town of Los Gatos. The HPC should work with applicants on their individual applications to determine how the agrarian feel of the Specific Plan Area is integrated into the development. The existing red barn should be retained as much as salvageable.

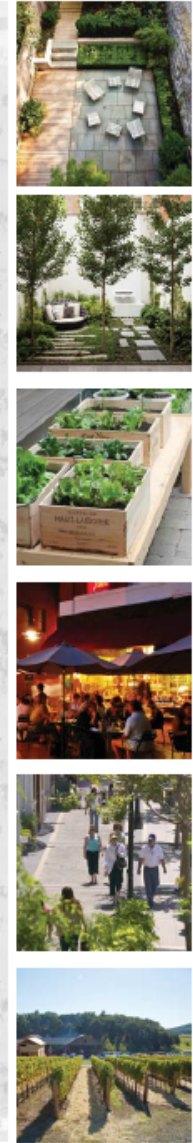
#### **Policy DG8: Wayfinding**

Provide a wayfinding signage program for the Specific Plan Area that includes an information kiosk on the area’s history and Downtown businesses and events.

#### **Policy DG9: Project Identification Signage**

Design Specific Plan Area signs and gateway elements to reflect the Town’s character and to be consistent with Signage Guidelines in this Specific Plan.

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NORTH FORTY

LOS GATOS, CA

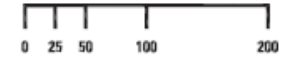
Phase I  
Illustrative Site Plan



SWA San Francisco

GVES301

03.18.16



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ATTACHMENT 6

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ABBREVIATIONS

* AT	ANCHOR BOLT	LF	LINEAL FOOT
A.B.	ASPHALTIC CONCRETE	LG. L	LONG LOCKER
ACQ	ACOUSTICAL	LKR	LIGHT
ADD	ADDENDUM	LT	LIGHT
ADJ	ADJUSTABLE	MAX	MAXIMUM
AGGR	AGGREGATE	M.B.	MACHINE BOLT
A.H.J.	AUTHORITIES HAVING JURISDICTION	M.C.	MEDICINE CABINET
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
APPROX	APPROXIMATELY	MET	METAL
ARCH	ARCHITECT	MFG	MANUFACTURE(R)
∠	ANGLE	M.H.	MANNHOLE
BD	BOARD	M.I.	MALLEABLE IRON
BLDG	BUILDING	MIN	MINIMUM
BLK(G)	BLOCKING	MIR	MIRROR
BM	BEAM	MISC	MISCELLANEOUS
BOT	BOTTOM	M.O.	MASONRY OPENING
BOW	BACK OF WALK	MTD	MOUNTED
B.S.L.	BUILDING SETBACK LINE	MUL	MULLION
B.SPL.	BACKSPASH	N	NORTH
BTW	BETWEEN	(N)	NEW
BUR.	BUILT-UP ROOFING	N.E.C.	NATIONAL ELECTRIC CODE
B.W.	BOTH WAYS	N.C.	NOT IN CONTRACT
CAB	CABINET	NO.	NUMBER
C.A.H.	CLEAR ALL HEART	NO1	NOMINAL
C.B.	CATCH BASIN, CORNER BEAD	N.T.S.	NOT TO SCALE
C.B.C.	CALIFORNIA BUILDING CODE	O/	OVER
C.C.R.	CENTER TO CENTER	O.A.	OVERALL
C.C.R.	CALIFORNIA CODE OF REGULATION	OB	OBSCURE
CEM	CEMENT	OC	ON CENTER
CI	CAST IRON	OD.	OUTSIDE DIMENSION (DIA.)
C.J.	COLD JOINT, CONTROL JOINT	OFF	OFFICE
CLG	CEILING	OH	OVERHEAD, OVERHANG
CLG	CEILING	OPG	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	OZ	OUNCE
C.M.C.	CALIFORNIA MECHANICAL CODE	P.C.	PLUMBING CONTRACTOR
C.M.F.	CORRUGATED METAL PIPE	P.F.B.	PLASTIC FINISH BOARD
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PLATE, PROPERTY LINE
COL	COLUMN	PLAS	PLASTER
CONC	CONCRETE	PLW	PLYWOOD
CONN	CONNECTION	PL	POLISHED
CONSTR	CONSTRUCTION	FR	FAIR
CONT	CONTINUOUS	FRCAST	PRECAST
C.O.N.C.	CALIFORNIA OFFICE OF NOISE CONTROL	FT	FOOT
C.O.T.G.	CLEANOUT TO GRADE	P.T.D.	PAPER TOWEL DISPENSER
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D.P.	PRESSURE TREATED DOUGLAS FIR
C.P.T.	CARPET	P.T.D.R.	COMBINATION P.T.D. & P.T.R.
C.T.	CERAMIC TILE	PTN	PARTITION
C.T.C.	CENTER TO CENTER	P.T.R.	PAPER TOWEL RECEPTACLE
C.TSK	COUNTERSINK	P.U.E.	PUBLIC UTILITY EASEMENT
CU	CONDENSING UNIT	Q.T.	QUARRY TILE
¢	CENTERLINE	R	RISER
D	DRYER	R.A.	RETURN AIR
DBL	DOUBLE	RAD	RADIUS
DET	DETAIL	R.A.G.	RETURN AIR GRILLE
D.F.	DOUGLAS FIR	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DRINKING FOUNTAIN	R.D.	REFERENCE
DIA.	DIAMETER	REF	REFERENCE
DIAG	DIAGONAL	REIN	REINFORCED(ING)
DIM	DIMENSION	RES	RESINOUS FLOORING
DISP	DISPENSER, DISPOSER	RET	RETAINING
DN	DOWN	REQ	REQUIRED
DO	DITTO	REGL	REBILIENT
DOOR	DOOR	REG	REFRIGERATOR
D.S.	DOWN SPOUT	REGTR	REGISTER
DW	DISHWASHER	RM	ROOM
DUG	DRAINAGE	RO	ROUGH
DUR	DURABLE	R.O.	ROUGH OPENING
E	EAST	RS	RESAUN
E.A.	EACH	RUL	RAINWATER LEADER
E.J.	EXPANSION JOINT	RWD	REDWOOD
ELEC	ELECTRICAL	RAW	RIGHT OF WAY
EL	ELEVATION	S	SOUTH
ELEV	ELEVATOR	SAD	SEE ARCHITECTURAL DWGS.
EMER	EMERGENCY	SBD	SEE STRUCTURAL DRAWINGS
EN	EDGE NAILING	S.A.R.	SUPPLY AIR REGISTER
ENCL	ENCLOSURE	SASM	SELF-ADHERED SHEET MEMBRANE
EQ	EQUAL	SC	SOLID CORE
EOP	EQUIPMENT	S.C.D.	SEAT COVER DISPENSER
E.W.C.	ELECTRIC WATER COOLER	S.D.	SOAP DISPENSER
E.W.	EACH WAY	SECT	SECTION
(E)EXIST	EXISTING	SF	SQUARE FEET
EXP	EXPANSION	SH	SHOWER
EXPO	EXPOSED	SHR	SHOWER
EXT	EXTERIOR, EXTENSION	SHT	SHEET
F.A.	FIRE ALARM	SHTG	SHEATHING
FAU	FORCED AIR UNIT	SIM	SIMILAR
FB	FLAT BAR	S.M.S.	SHEETMETAL SCREWS
F.C.	FRAMING CLIP	S.N.R.	SANITARY NAPKIN DISPENSER
F.C.O.	FLOOR CLEANOUT	S.O.V.	SANITARY NAPKIN RECEPTACLE
F.D.	FLOOR DRAIN	S.P.	SHUT-OFF VALVE
FDC	FIRE DEPT. CONNECTION	S 4 P	S 4 P
FDN	FOUNDATION	SQ	SQUARE
FE	FIRE EXTINGUISHER	S.S.	SELECT STRUCTURAL
FF.	FACE OF FRAME, FACEFRAME	S.S.	STAINLESS STEEL
FF.A.	FREE FLOW AREA	S.S.K	SERVICE SINK
FG	FINISH GRADE	ST	STREET
FGI	FIXED GLASS	STA	STATION
FIN	FINISH	STD	STANDARD
FL	FLOOR	STL	STEEL
FLASH	FLASHING	STO	STORAGE
FLUOR	FLUORESCENT	STR	STRUCTURAL
F.O.C.	FACE OF CONCRETE	STR	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP	SUSPENDED
F.O.M.	FACE OF MASONRY	S.V.F.	SHEAR VINYL FLOORING
F.O.S.	FACE OF STUD	SW	SHEAR WALL
F.O.	FINISHED OPENING	SYM	SYMMETRICAL
FR	FIRE RATED	T	TEMPERED
FR.F.	FIRE RESISTANT TREATED	T.B.	TOWEL BAR
FR	FIRE RATED(ING)	T 4 B	TOP 4 BOTTOM
FTG.	FOOTING	T.C.	TOP OF CURB
FTI	FOOT	TEL	TELEPHONE
FUR	FURRING	TER	TERRAZZO
FUT	FUTURE	T 4 G	TONGUE & GROOVE
GA	GAUGE	TH	THRESHOLD
GAL	GALLON	THK	THICKNESS
GALV	GALVANIZED	TOP	TOP OF FLATE
GB	GRAB BAR	TP	TOP OF PAVEMENT
GLB	GULFAM BEAM	TPD	TOILET PAPER DISPENSER
G.I.	GALVANIZED IRON	TRO	TREAD
GL	GLASS	T.S.	TUBULAR STEEL
GND	GROUND	T.S.B.	TOP-SET BASE
GR	GRADE	T.V.	TELEVISION
GSM	GALVANIZED SHEET METAL	T.W.	TOP OF WALL
GU.B.	GYPSPUM WALLBOARD	TYF	TYPICAL
GYP	GYPSPUM	UNF	UNFINISHED
H.B.	HOSE BIBBS	UNL	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UR	URINAL
HD	HOLDDOWN	V.C.P.	VITRIOUS CLAY PIPE
HDWR	HARDWARE	V.C.T.	VINYL COMPOSITION TILE
HOLD	HARDWOOD	VERT	VERTICAL
HDR	HEADER	VEST	VESTIBULE
HGT	HEIGHT	V.G.	VERTICAL GRAIN
H.M.	HOLLOW METAL	V.F.	VERIFY IN FIELD
HORIZ	HORIZONTAL	V.T.R.	VENT THROUGH ROOF
H.R.	HANDRAIL	V.W.C.	VINYL WALL COVERING
HR	HOUR	W	WEST
HDG	HOT DIPPED GALVANIZED	W	WEST WASHER
HWH	HOT WATER HEATER	W	WEST
I.A.U.	IN ACCORDANCE WITH	W.C.	WATER CLOSET
INS	INSIDE DIMENSION	W.D.	WINDOW DIMENSION
INSUL	INSULATION	W.I.	WROUGHT IRON
INT	INTERIOR	W.M.F.	WOVEN WIRE FABRIC
INV	INVERT	W.W.	WOUND WIRE
ISA	INTERNATIONAL SYMBOL	W.U.P.	WATERPROOF
LB.	POUNDS	W.S.	WOOD SCREWS
JAN	JANITOR	W.SCT	WOOD SCREWS
JST	JOIST	W.T.	WEIGHT
JT	JOINT	W.W.M.	WOVEN WIRE MESH
KIT	KITCHEN	W.R.C.	WESTERN RED CEDAR
LAB	LABORATORY		
LAM	LAMINATED		
LAV	LAVATORY		
L.B.	POUNDS		

# ARCH & SITE APPLICATION

## GIANANDREA HOUSE

### RELOCATION AND RESTORATION



FAMILY SKETCH FROM 1951

#### GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS OR PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

#### PROJECT INFORMATION

BUILDING USE	USE	SIZE HABITABLE	EXTERIOR UNCONDITIONED
BASEMENT	A/B OCCUPANCY	1,530 CONDITIONED	113 SF. PATIO 255 SF. STAIR/UTIL
FLOOR 1	OFFICE B OCCUPANCY	1,511 SF.	233 SF. PORCH.
FLOOR 2	SINGLE RESIDENTIAL UNIT R-3	1,034 SF.	256 SF.
TOTAL		4141 SF.	911 SF.

ACCESSOR'S PARCEL NUMBER: 424-071-082  
ZONING: NORTH 40 SPECIFIC PLAN V-B  
TYPE OF CONSTRUCTION: FIRE SPRINKLERED  
APPLICABLE CODES: 2020 CBC  
2020 CEC  
2020 CMC  
2020 CPC  
2020 CALGREEN  
2020 CALIFORNIA FIRE CODE 2010  
2020 CALIFORNIA ENERGY CODE

DESCRIPTION OF WORK:  
THIS PROJECT PROPOSES TO RELOCATE THE EXISTING GIANANDREA HOUSE TO A LOCATION APPROXIMATELY 1/2 MILE SOUTH OF ITS EXISTING LOCATION. THE WOOD FRAMED HOUSE WILL BE RELOCATED. THE MASONRY STAIR, THE MASONRY PORCH AND THE IN-GROUND BASEMENT WILL NOT BE RELOCATED. THE BUILDING WILL BE REMODELED INTO A MIXED USE BUILDING. A NEW BASEMENT WILL BE CONSTRUCTED, THE FIRST FLOOR WILL BE CONVERTED TO OFFICES AND THE SECOND FLOOR WILL REMAIN A RESIDENCE. AN ELEVATOR AND AN OPEN-AIR COURTYARD WILL BE ADDED TO ACCESS THE BASEMENT LEVEL. AS A PART OF THIS RENOVATION, NEW INTERIOR FINISHES AND FIXTURES AND FITTINGS WILL BE REPLACED. EXTERIOR STEEL WINDOWS WILL BE REPLACED WITH NEW FIBERGLASS WINDOWS. THE BALCONY RAIL WILL BE REPLACED WITH A CODE COMPLIANT HEIGHT GUARD OF SIMILAR STYLE. THE ROOF WILL BE REPLACED WITH NEW COMPOSITION SHINGLES. THE EXTERIOR WOOD SIDING AND STUCCO FINISHES WILL REMAIN AS MUCH AS POSSIBLE.

#### LOCATION MAP



#### INDEX OF DRAWINGS

SHEET	SEQUENCE	DESCRIPTION
G0	1	COVER SHEET
G3	2	SITE DETAILS
<b>CIVIL</b>		
C1		SITE PLAN
C2		PARCEL LAYOUT
C3		PRELIMINARY GRADING PLAN
<b>LANDSCAPE</b>		
L1		LANDSCAPE PLAN
<b>ARCHITECTURAL</b>		
A1		EXISTING FLOOR PLANS
A2.1		FLOOR PLAN BASEMENT AND FLOOR 1
A2.2		FLOOR 2 PLAN AND ROOF PLAN
A4		EXISTING EXTERIOR ELEVATIONS
A5.1		WEST AND SOUTH EXTERIOR ELEVATIONS
A5.2		EAST AND NORTH EXTERIOR ELEVATIONS

#### CONSULTANTS

**CIVIL ENGINEERING:**  
JACQUELYN BAYS  
MACKAY & SOMPS CIVIL ENGINEERS, INC.  
5142 FRANKLIN DRIVE, SUITE B,  
PLEASANTON, CA 94588  
TEL: 925-225-0690  
EMAIL: JBAYS@MCSB.COM

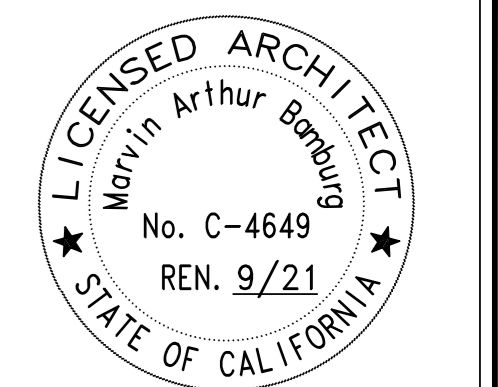
**LANDSCAPE ARCHITECTURE:**  
MELISSA WILLMANN, RLA  
SENIOR ASSOCIATE  
VAN DORN ABED, LANDSCAPE ARCHITECTS, INC.  
8114TH STREET, SF, CA 94103  
TEL: 415-254-8650  
EMAIL: MELISSA@VALANCO.COM

JOB No. 2008  
DATE 21 SEPT 2020

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA



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SHEET TITLE  
**COVER**

SCALE  
CAD DRAWN BY

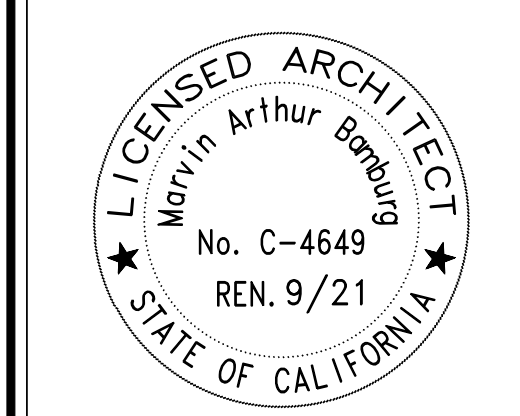
SHEET  
**G0**  
OF SHEETS

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
**MBA**  
 MARVIN BARBUR ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384



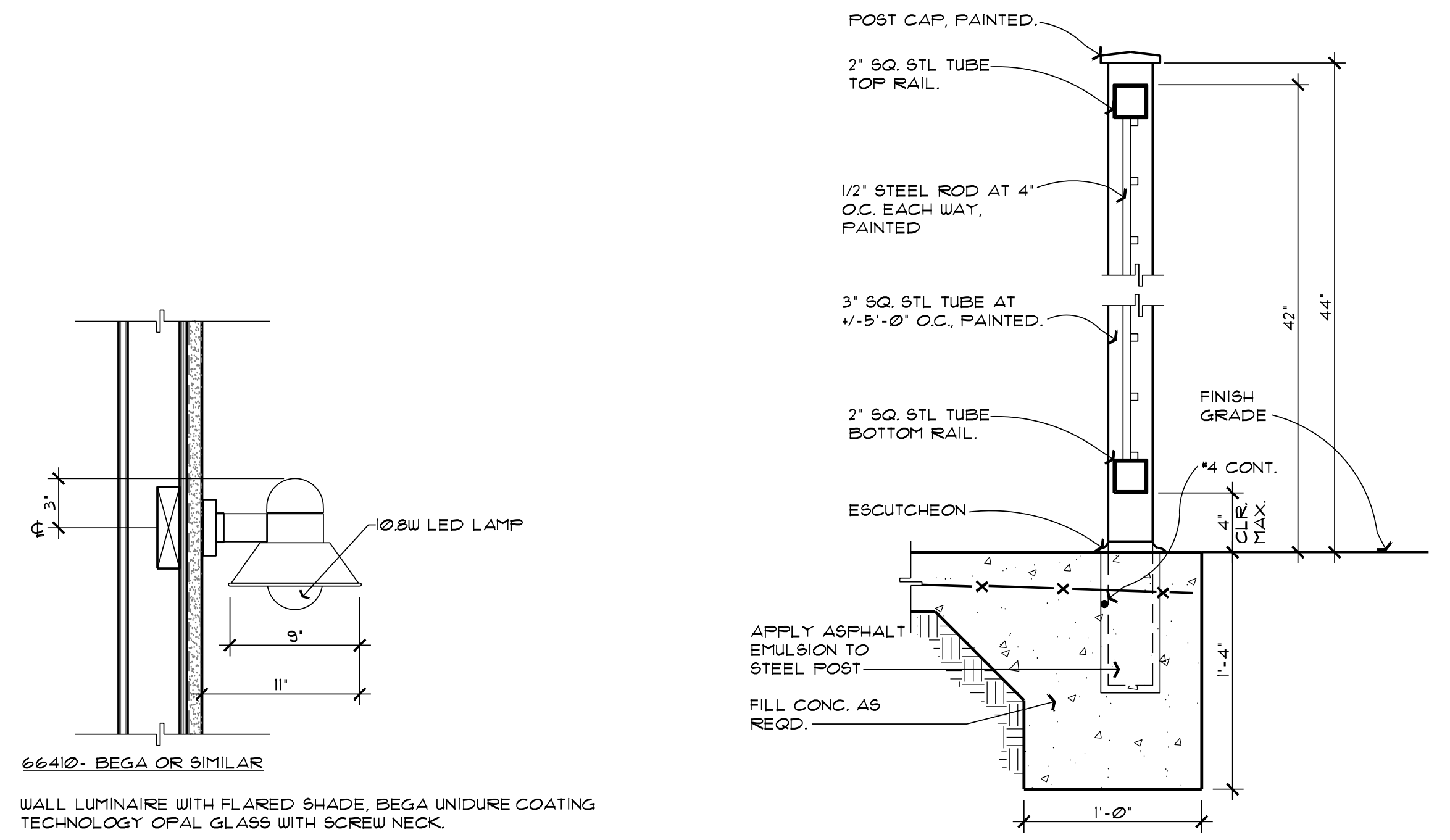
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SHEET TITLE  
**SITE DETAILS**

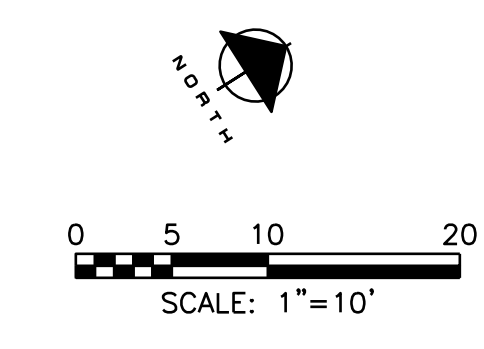
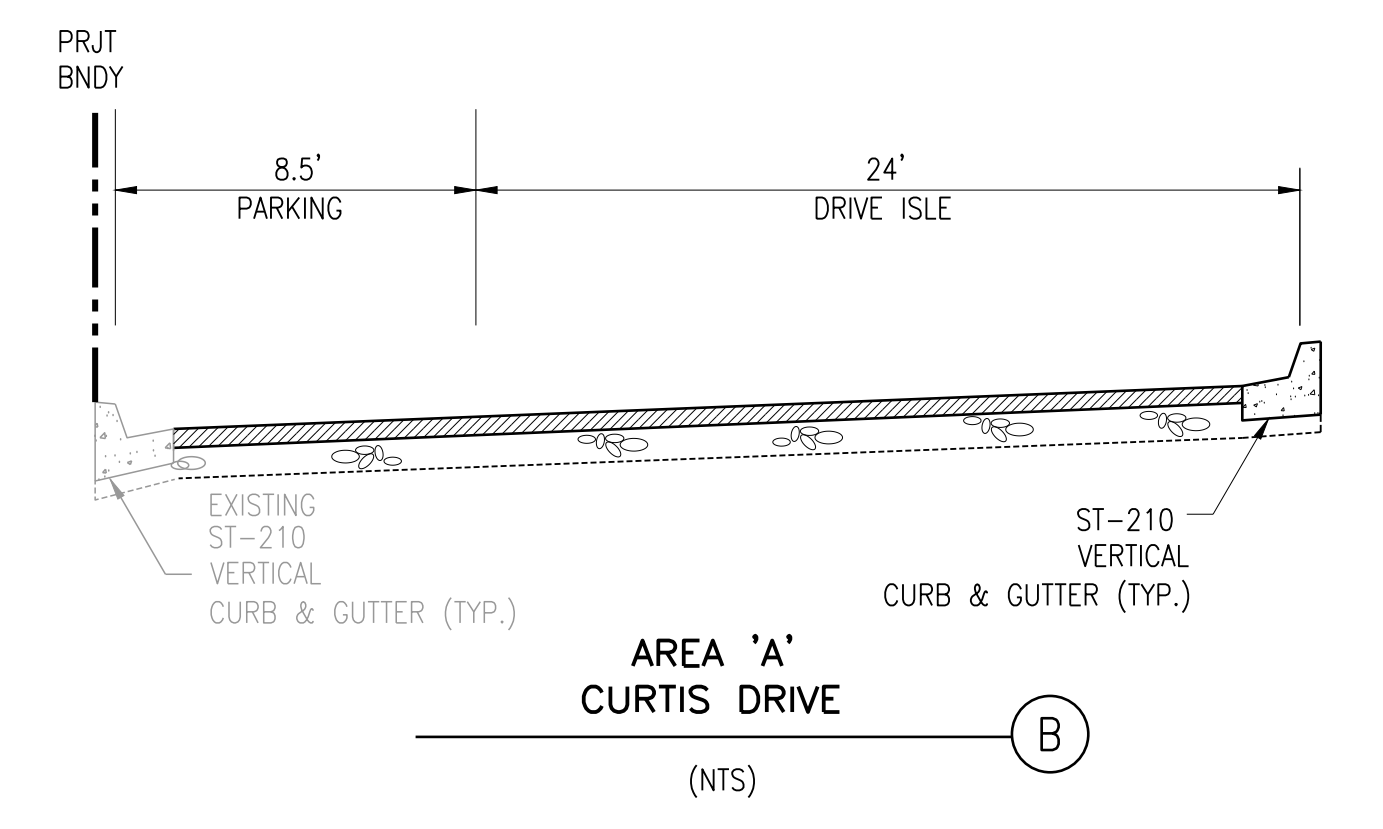
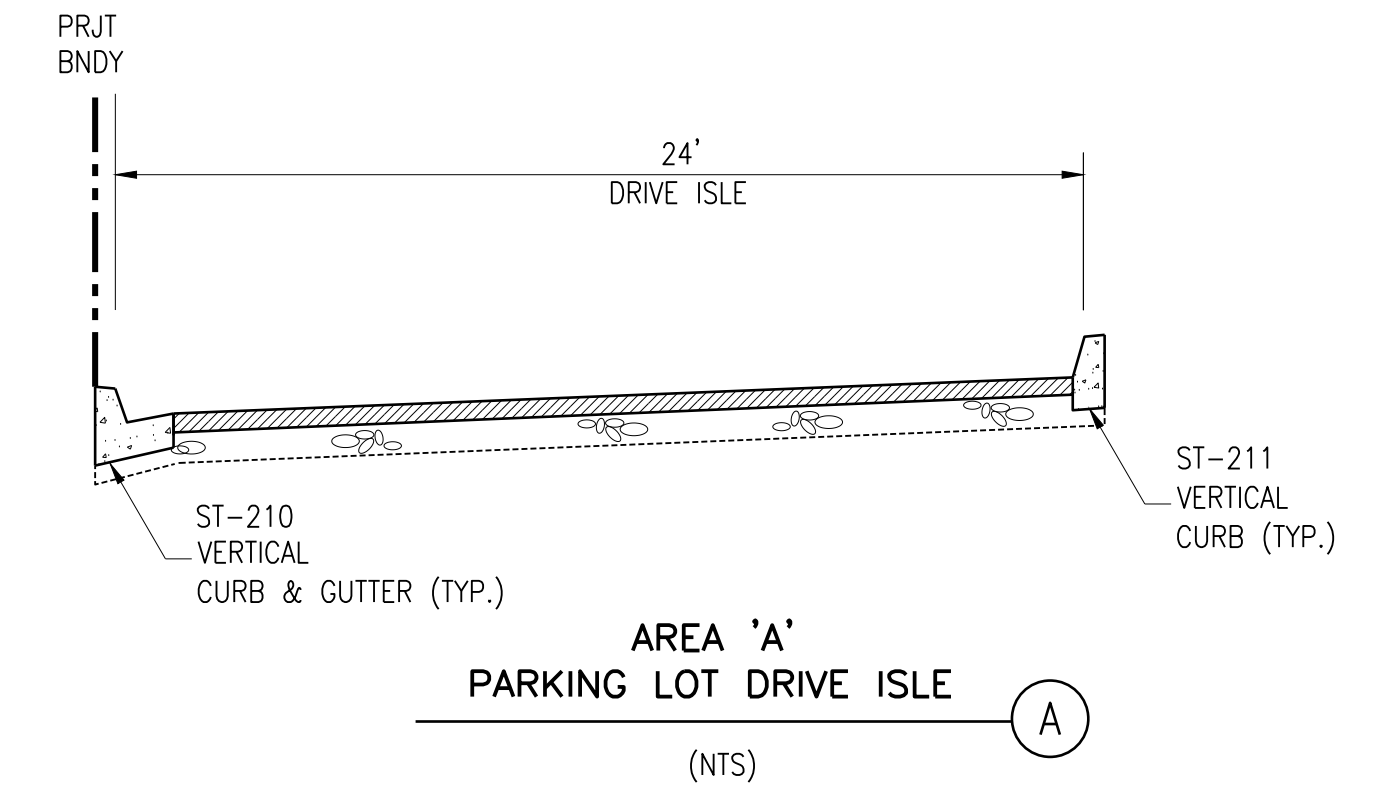
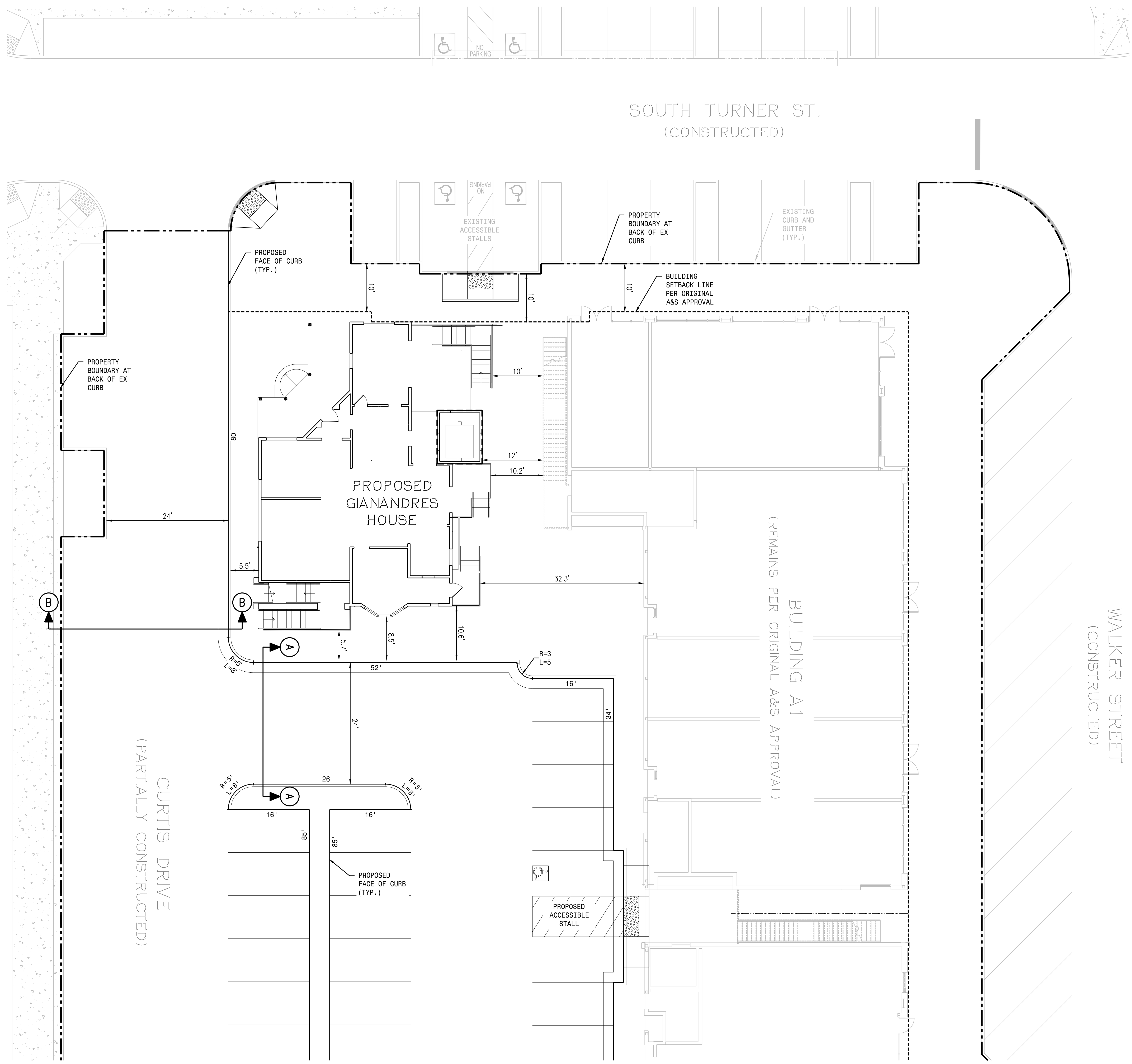
SCALE 1/4" = 1'-0"  
 CAD FILE 2008-PF-G3  
 DRAWN BY

SHEET  
**G3**  
 OF SHEETS



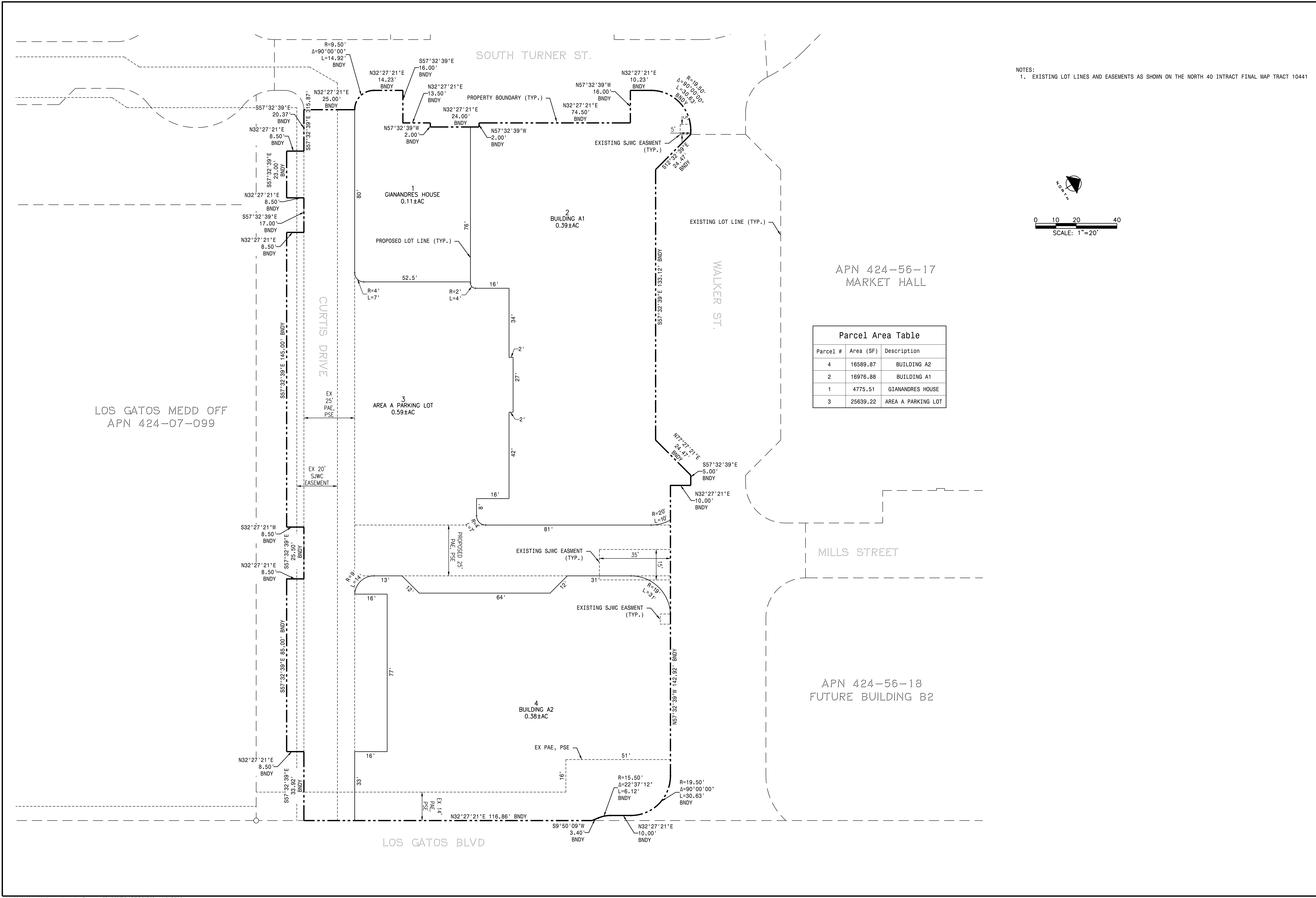
1 EXTERIOR LIGHT SCALE: 1/2" = 1'-0"

2 GUARDRAIL SCALE: 1/2" = 1'-0"

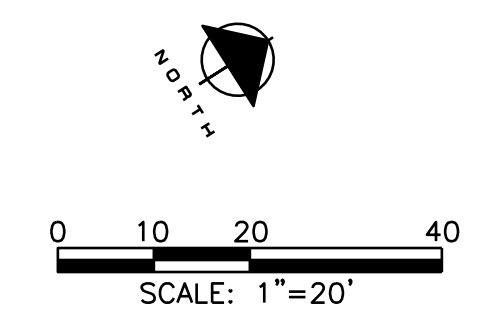


NOTES:  
1. ROADWAY SECTIONS AND BUILDING SETBACKS REMAIN AS APPROVED IN ORIGINAL A&S PACKAGE.

DATE: 09-23-2020	SCALE: AS SHOWN	DESIGNED BY: JCB	CHECKED BY: CTR	NO.	REVISION	DATE
<b>MACKAY &amp; SOMPS</b>						
<small>MACKAY &amp; SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION IN THIS DOCUMENT THAT WAS OBTAINED FROM ANY SOURCE OTHER THAN THAT INDICATED HEREIN.</small>						
<b>harmonie</b> P A R K						
<b>NORTH 40 - GIANANDRES HOUSE</b> ARCH & SITE APPLICATION SITE PLAN						
CALIFORNIA TOWN OF LOS GATOS						
PROJECT NO. 19890.OHH.P.HP						
SHT <b>C1</b> OF 3						



NOTES:  
 1. EXISTING LOT LINES AND EASEMENTS AS SHOWN ON THE NORTH 40 INTRACT FINAL MAP TRACT 10441



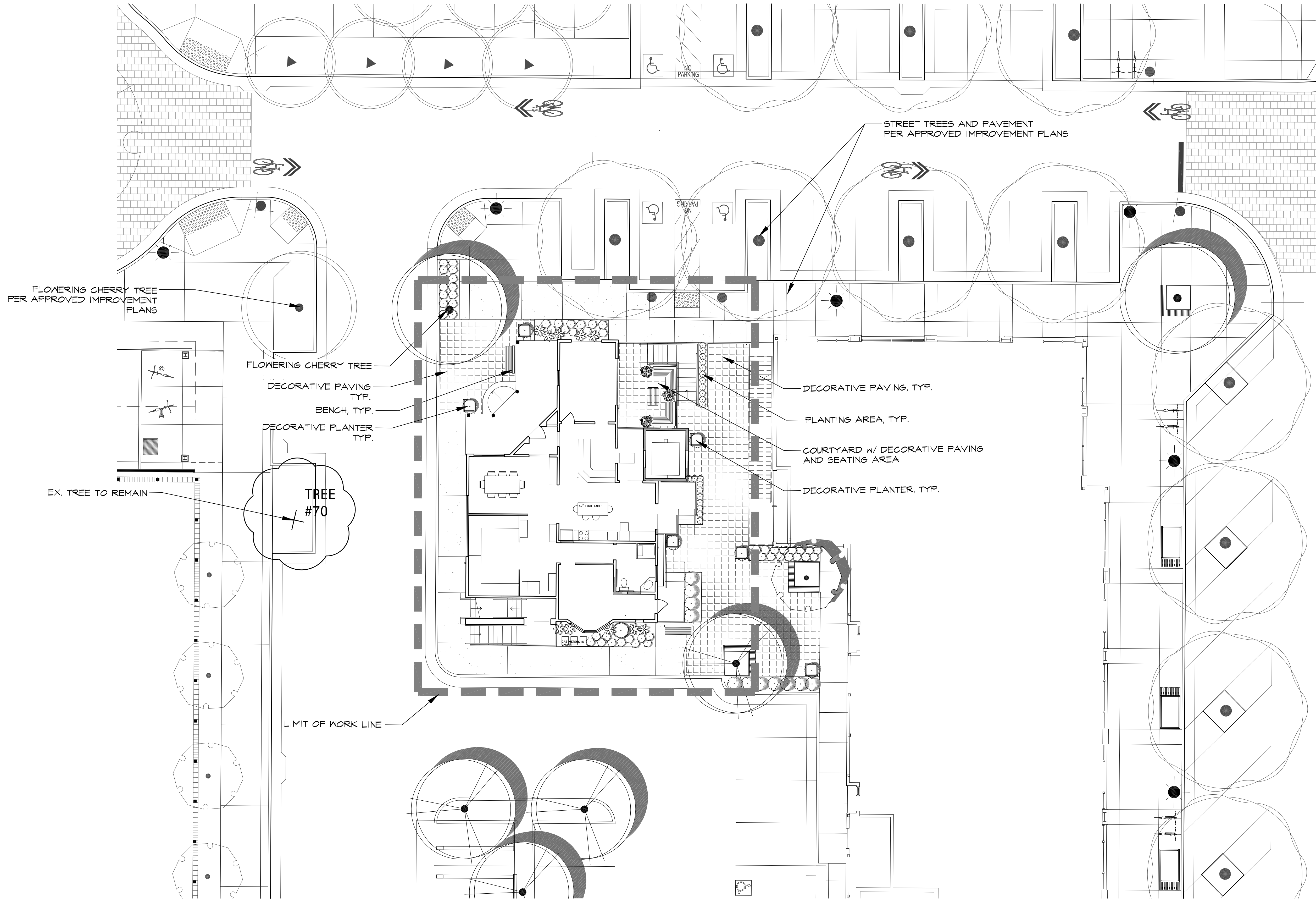
Parcel Area Table		
Parcel #	Area (SF)	Description
4	16589.87	BUILDING A2
2	16976.88	BUILDING A1
1	4775.51	GIANANDRES HOUSE
3	25639.22	AREA A PARKING LOT

LOS GATOS MEDD OFF  
 APN 424-07-099

<b>MACKAY &amp; SOMPS</b> <small>ARCHITECTS</small> <small>11000 WILSON BLVD., SUITE 100, LOS GATOS, CA 95030</small> <small>TEL: (925) 251-1000</small>	<b>harmonie</b> <small>P A R K</small>
DATE: 09-23-2020 SCALE: AS SHOWN DRAWN BY: JCB DESIGNED BY: JCB CHECKED BY: CTR	<b>NORTH 40 - GIANANDRES HOUSE</b> ARCH & SITE APPLICATION PARCEL LAYOUT <small>TOWN OF LOS GATOS CALIFORNIA</small>
PROJECT NO. 19890.OHH.P.HP	
SHT <b>C2</b> OF 3	







**GENERAL NOTES**

1 □ NOTE NUMBER  
 1 □ SHEET NUMBER

NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.

1 EXISTING EXTERIOR DOORS AND WINDOWS WILL BE REPLACED AS A PART OF THIS PROJECT.

2 BRICK MASONRY STAIRS, PORCH AND CAST IN PLACE CONCRETE BASEMENT WALL WILL NOT BE RELOCATED, THESE ITEMS WILL BE RECONSTRUCTED AS A PART OF THIS PROJECT.

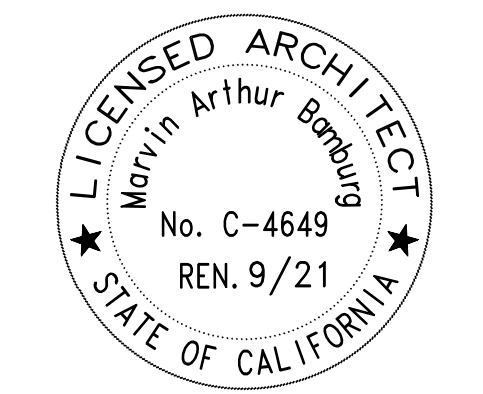
JOB No. **2008**  
 DATE 19 AUG 2020

DESCRIPTION	DATE	REV.

**harmonie**  
 PARK

RELOCATE AND REMODEL EXISTING BUILDING  
**GIANANDREA HOUSE**  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
**MBA**  
 MARVIN BARBER ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0289 X13 FAX 408.937.0384



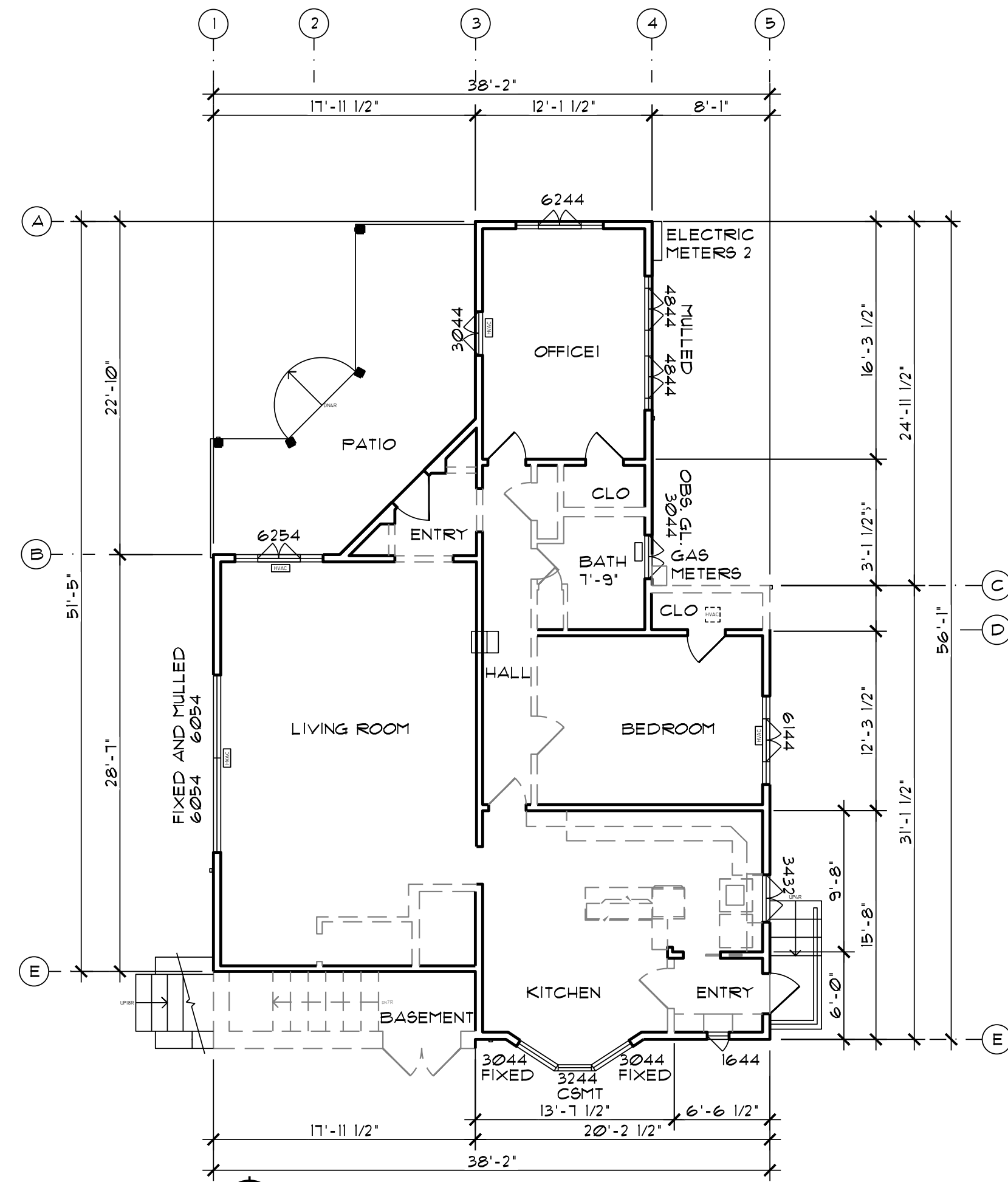
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SHEET TITLE  
**EXISTING FLOOR PLANS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FF-A1  
 DRAWN BY

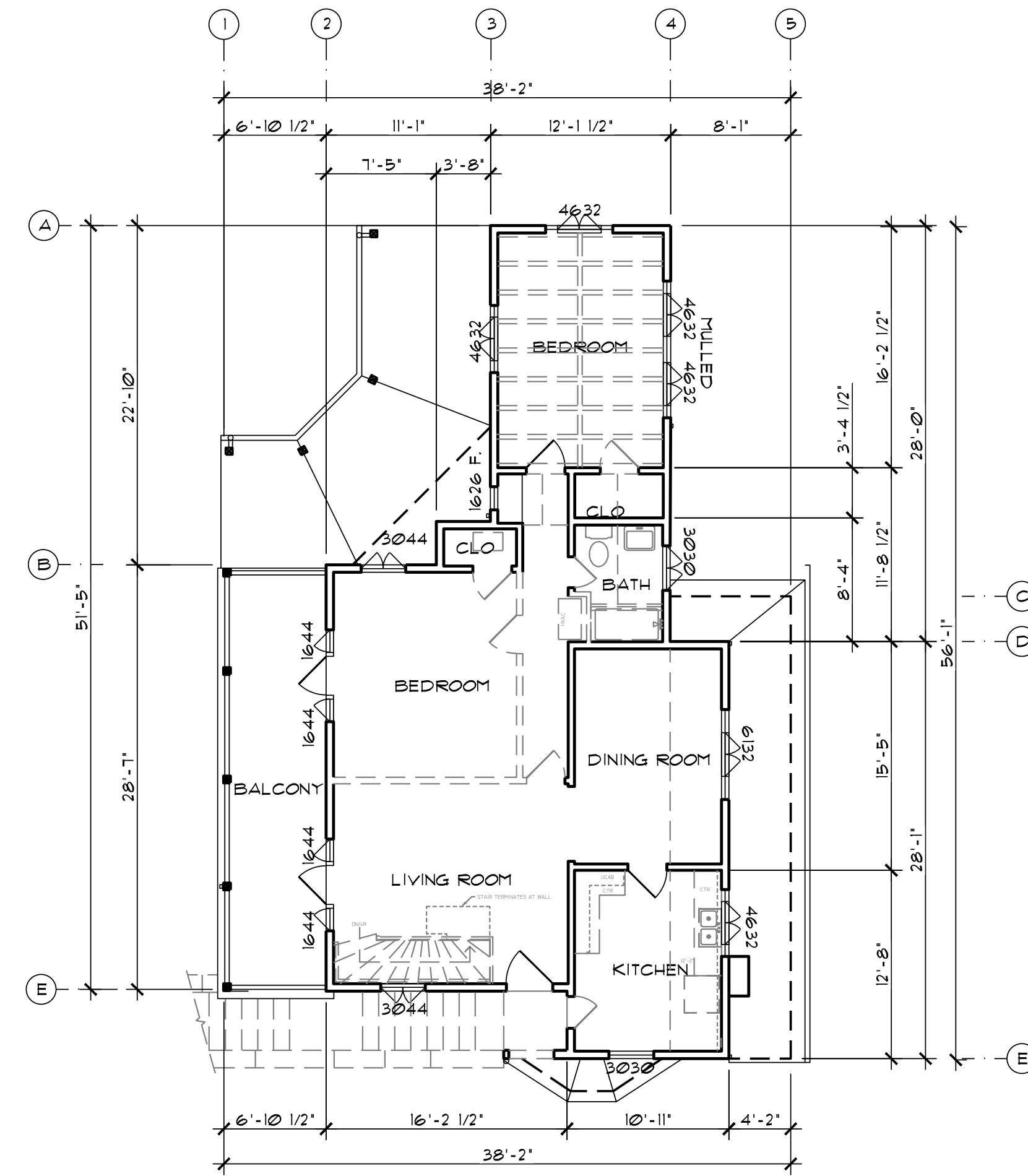
SHEET **A1**  
 OF SHEETS



**EXISTING FLOOR 1**

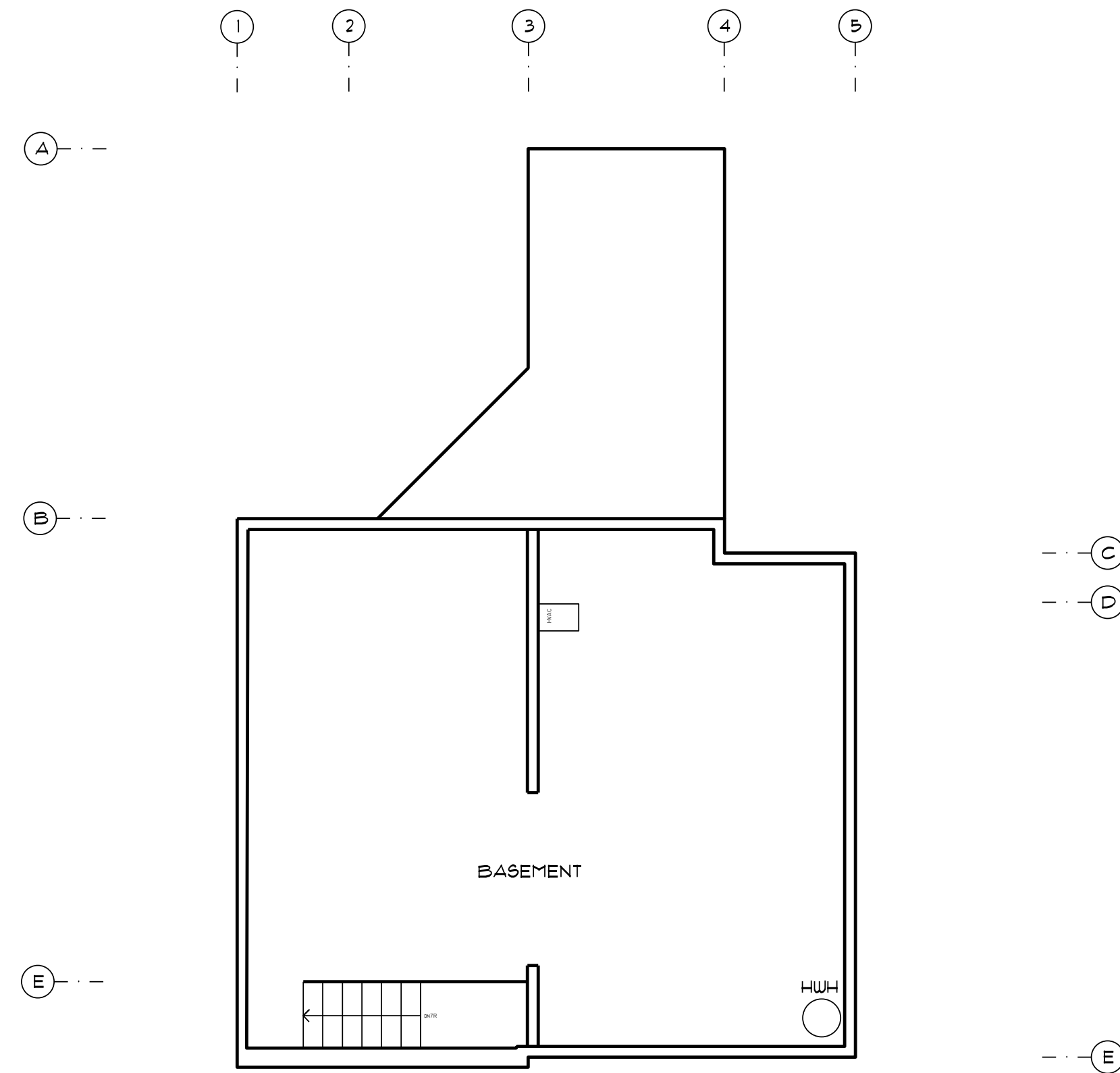
1511 SF  
 STAIR NOT INCLUDED  
 PORCH AREA: 232.5 SF

0 12 4 8 16 32  
 SCALE: 1/8" = 1'-0"



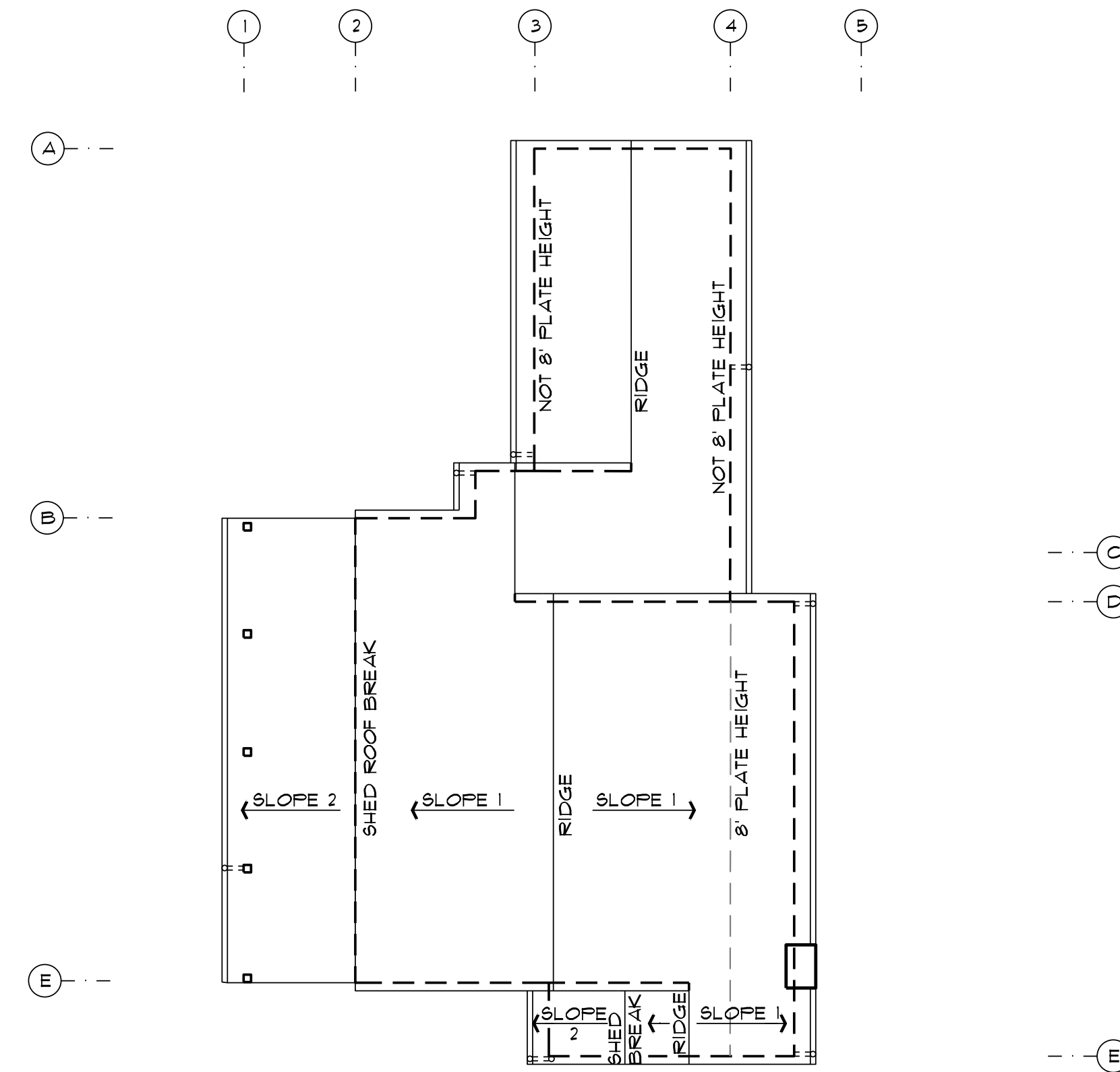
**EXISTING FLOOR 2**

SCALE: 1/8" = 1'-0"  
 1094 SF  
 ENTRY SOUTH = 19 SF  
 BALCONY: 196 SF



**EXISTING BASEMENT**

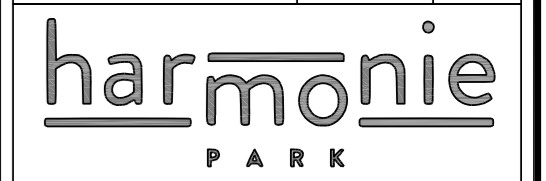
SCALE: 1/8" = 1'-0"  
 1262 SF  
 STAIR NOT INCLUDED



**EXISTING ROOF PLAN**

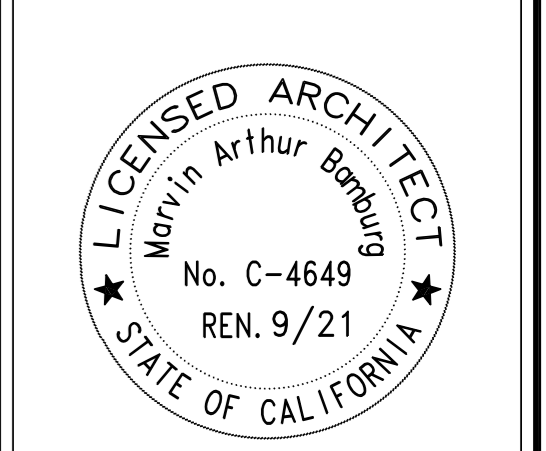
SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
GIANANDREA HOUSE  
15011 LOS GATOS BLVD.  
LOS GATOS, CA

ARCHITECTS  
MBA ARCHITECTS  
1176 LINCOLN AVENUE SAN JOSE CA 95125  
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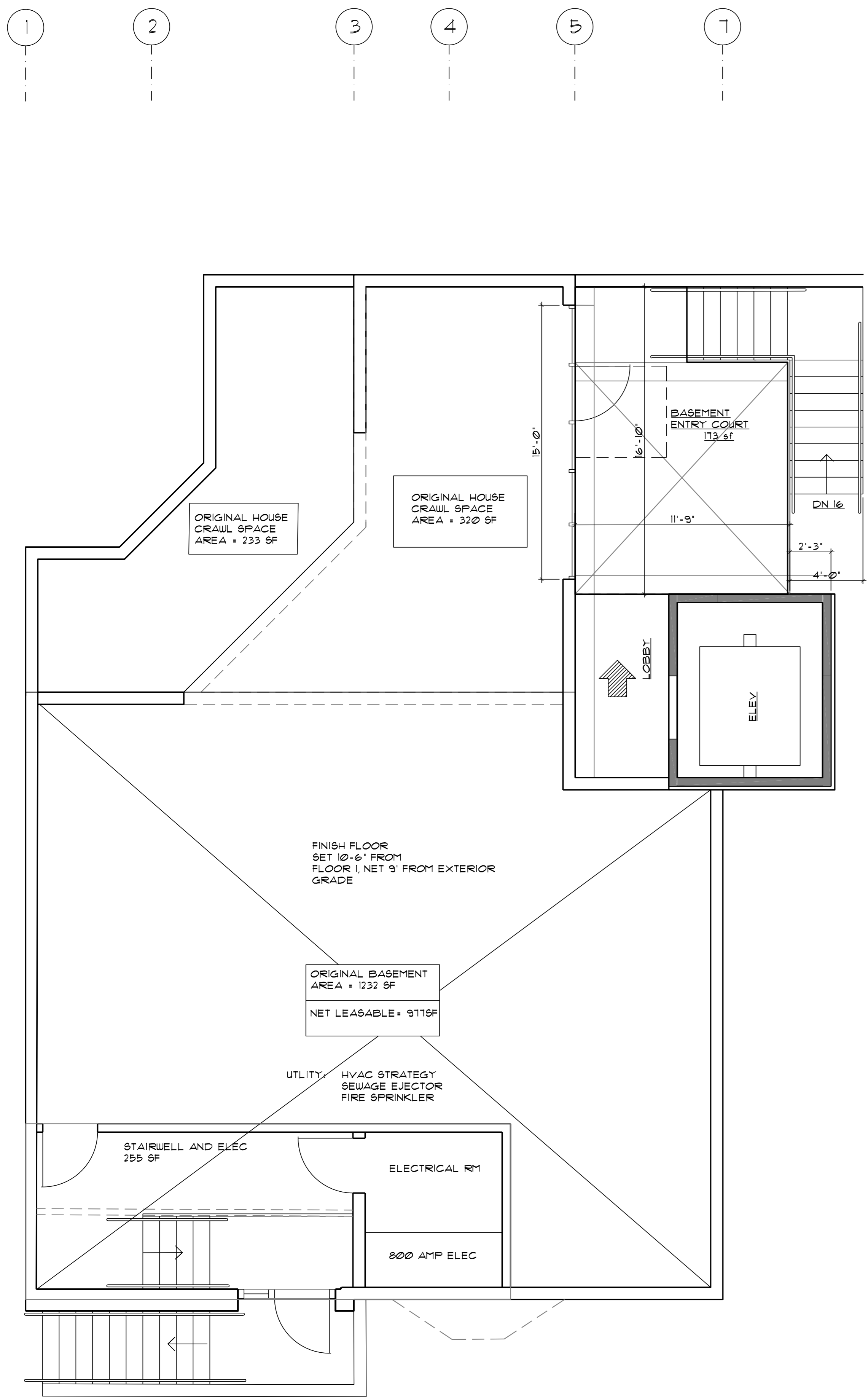


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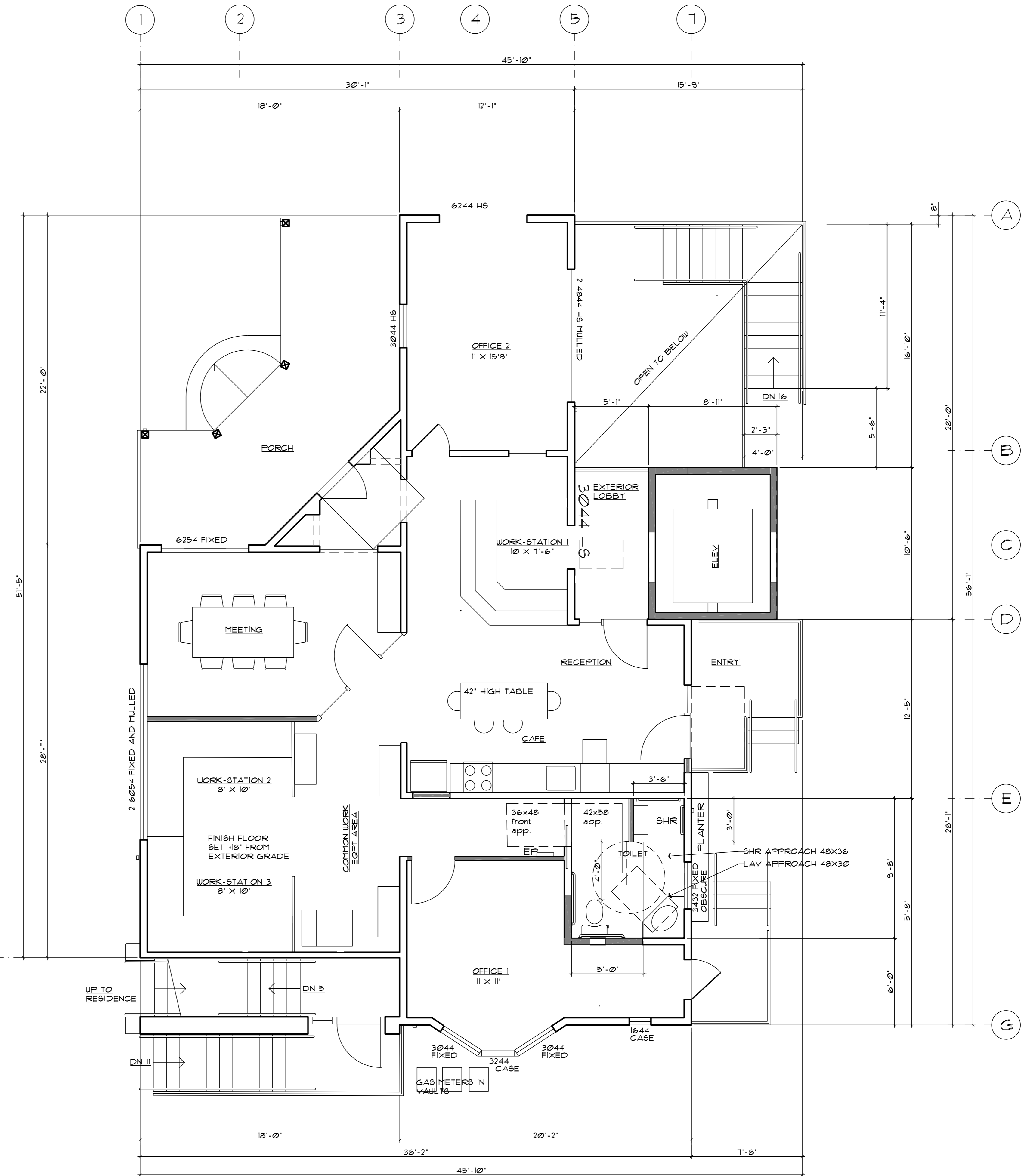
SHEET TITLE  
**FLOOR PLANS  
BASEMENT  
FLOOR I**

SCALE 1/4" = 1'-0"  
CAD FILE 208-FF-A2  
DRAWN BY

SHEET  
**A2.1**  
OF SHEETS



BASEMENT LEVEL - COMMERCIAL SHELL  
1785 GROSS SF / NET LEASABLE 1530 SF  
ELEVATOR AND EXTERIOR STAIRWELL NOT INCLUDED



COMMERCIAL LEVEL I  
1511 SF/100 OLF = 16 OCCUPANTS TOTAL  
ELEVATOR AND STAIR NOT INCLUDED  
PORCH AREA: 232.5 SF

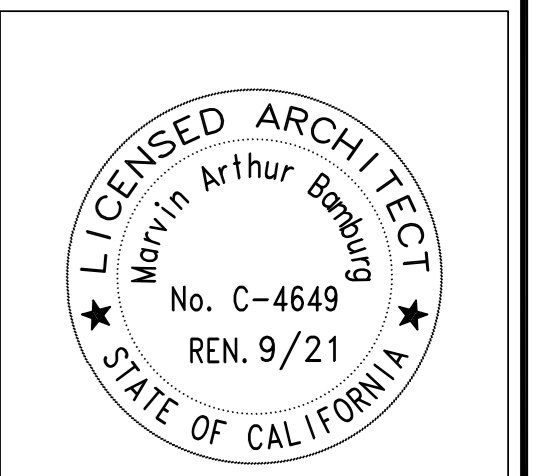
UTILITY: HVAC STRATEGY  
FIRE SPRINKLER

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
 GIANANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

**ARCHITECTS**  
 MBAArchitects Inc.  
 WWW.MBAArchitects.com  
 1176 LINCOLN AVENUE SAN JOSE CA 95128  
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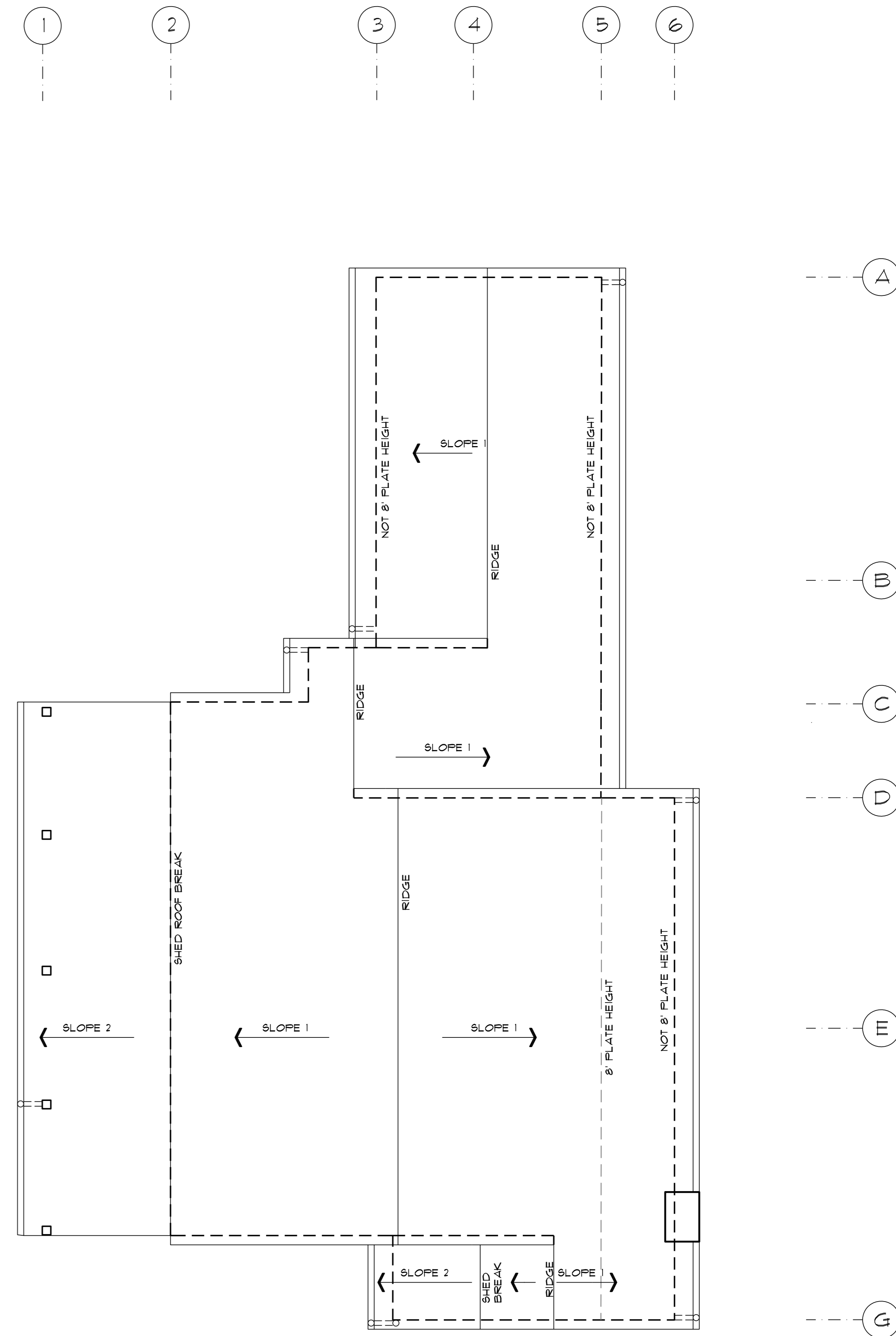
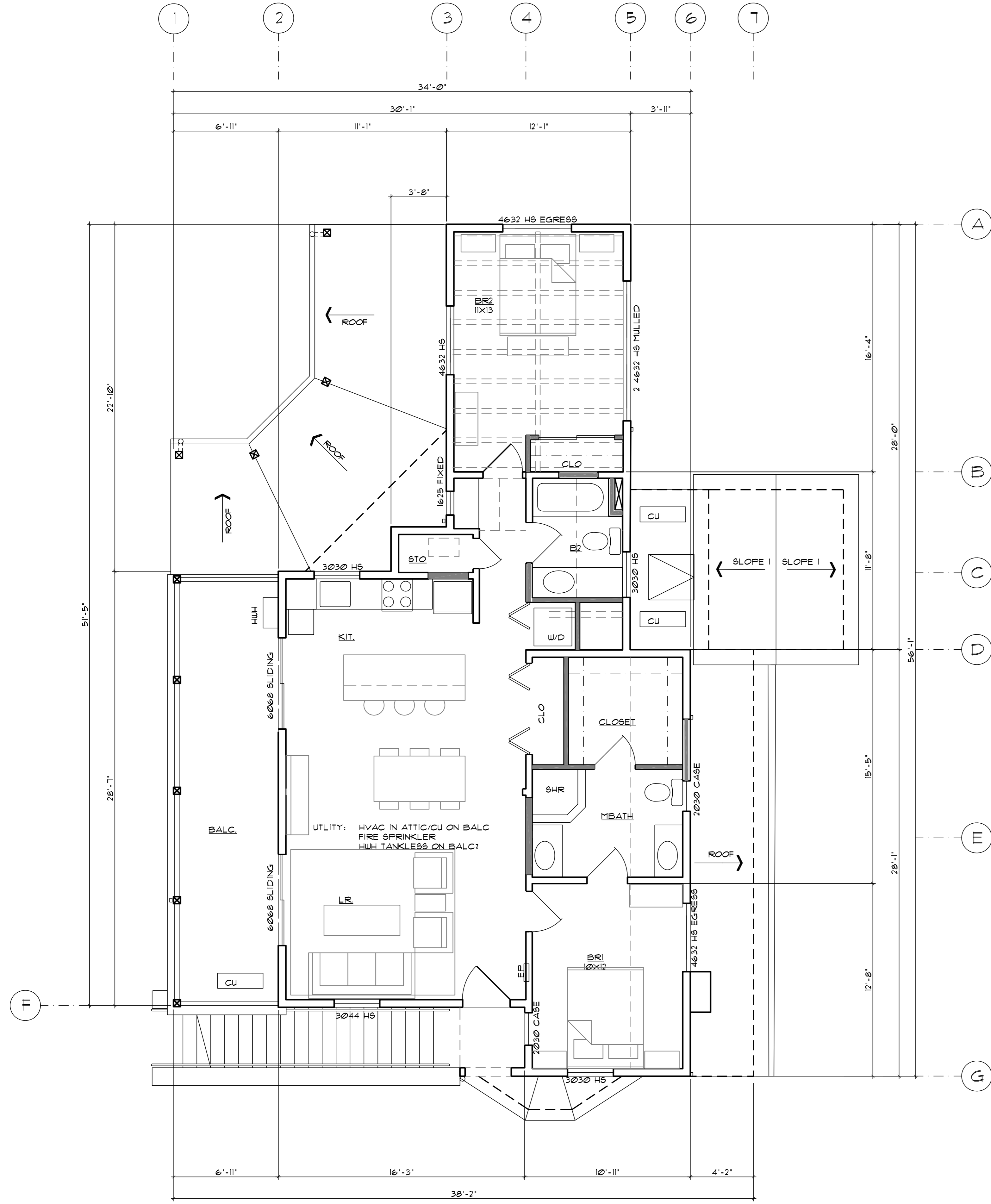


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SHEET TITLE  
**FLOOR 2  
 PLAN  
 AND  
 ROOF PLAN**

SCALE 1/4" = 1'-0"  
 CAD FILE 2008-FL-A2  
 DRAWN BY

SHEET  
**A2.2**  
 OF SHEETS

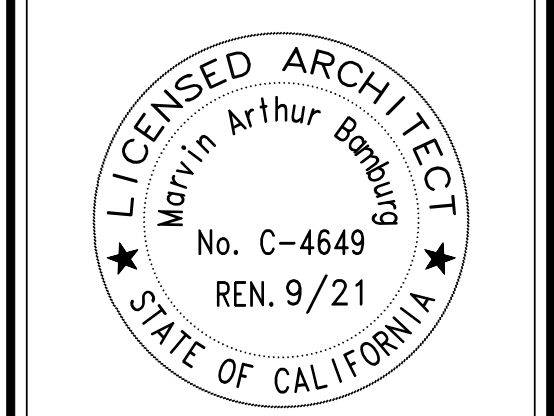


DESCRIPTION	DATE	REV.

**harmonie**  
 PARK

RELOCATE AND REMODEL EXISTING BUILDING  
 GIANDREA HOUSE  
 15011 LOS GATOS BLVD.  
 LOS GATOS, CA

ARCHITECTS  
**MBA**  
 MARVIN BARBURG ASSOCIATES INC.  
 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288X13 FAX 408.937.0384

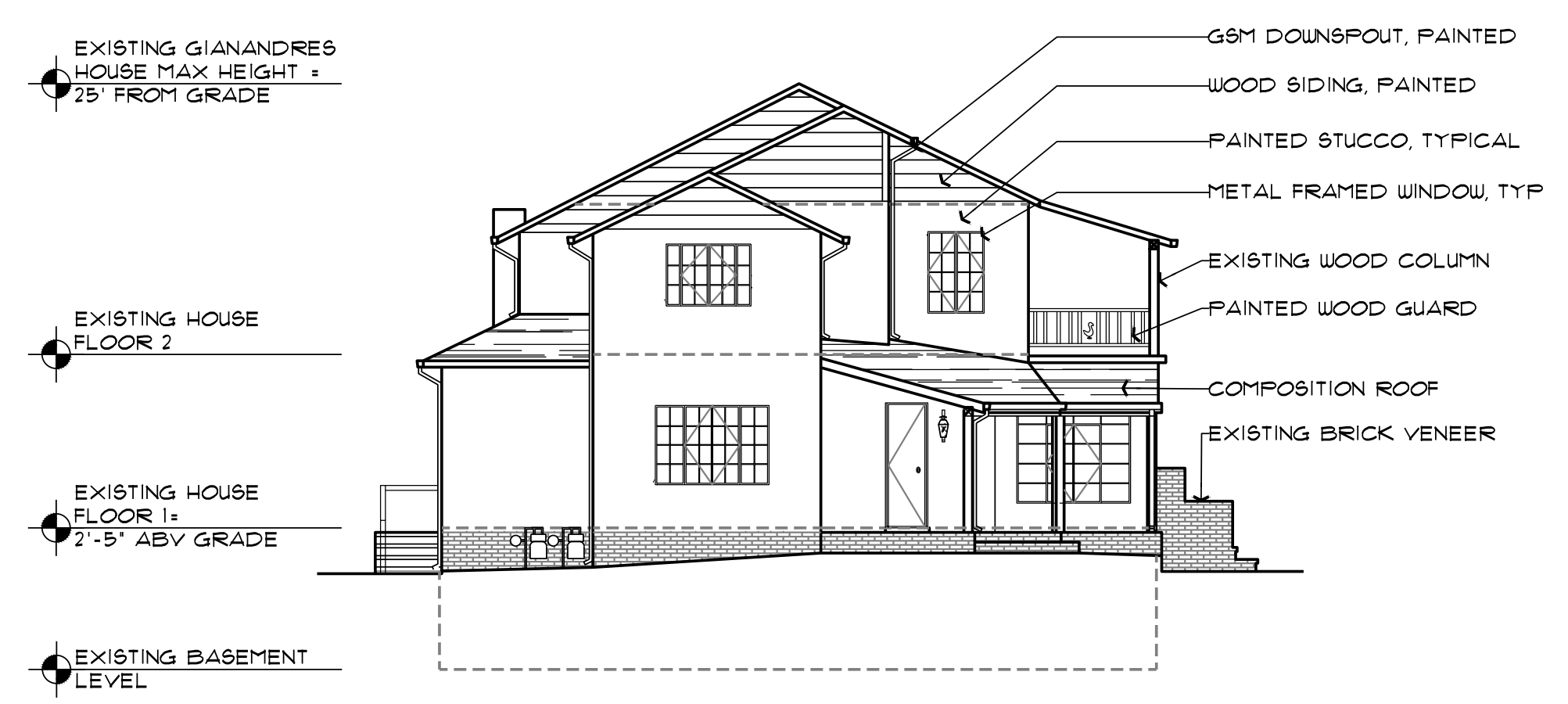


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SHEET TITLE  
**EXISTING EXTERIOR ELEVATIONS**

SCALE 1/4" = 1'-0"  
 CAD FILE 2020-PF-A4  
 DRAWN BY

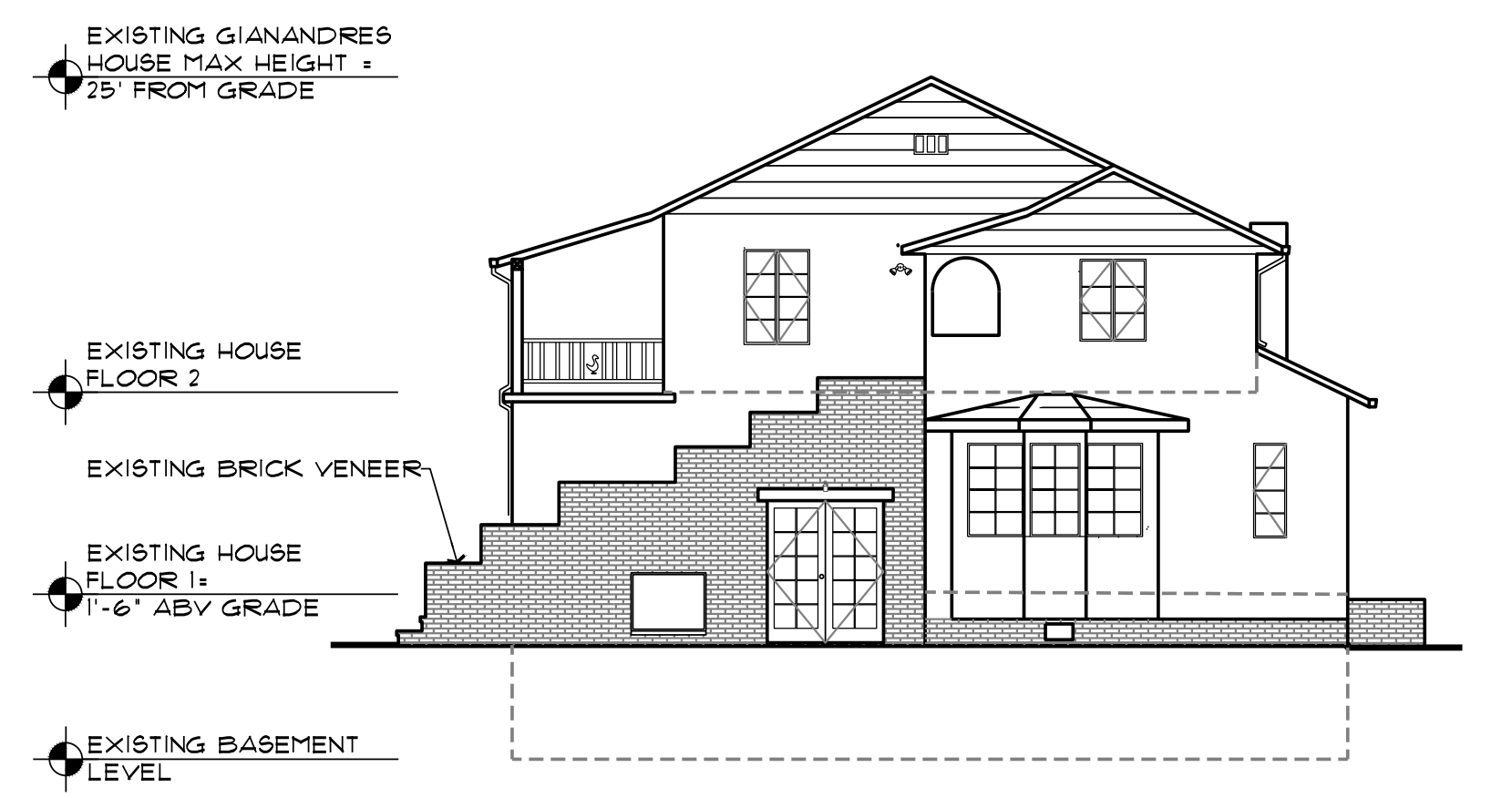
SHEET  
**A4**  
 OF SHEETS



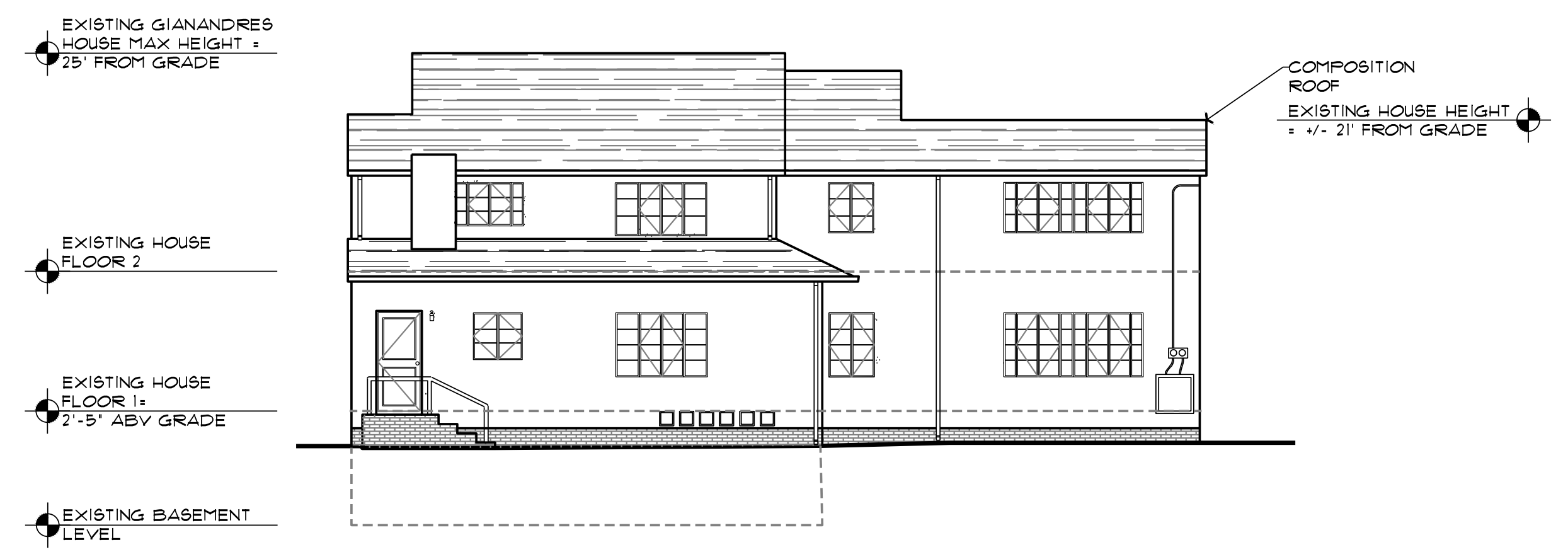
**EXISTING EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



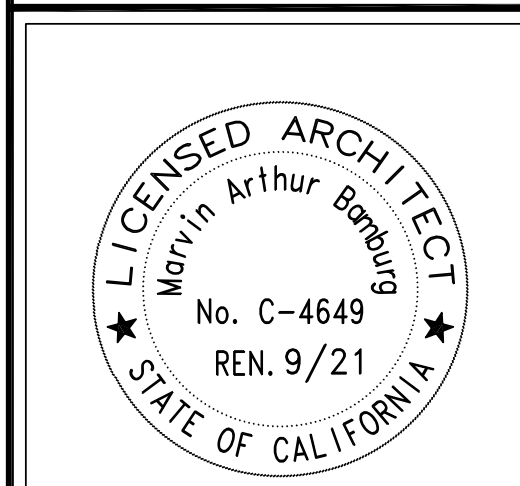
**EXISTING NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE	REV.



RELOCATE AND REMODEL EXISTING BUILDING  
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 LOS GATOS, CA

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**MBA**  
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 PH 408.297.0288 X13 FAX 408.297.0384

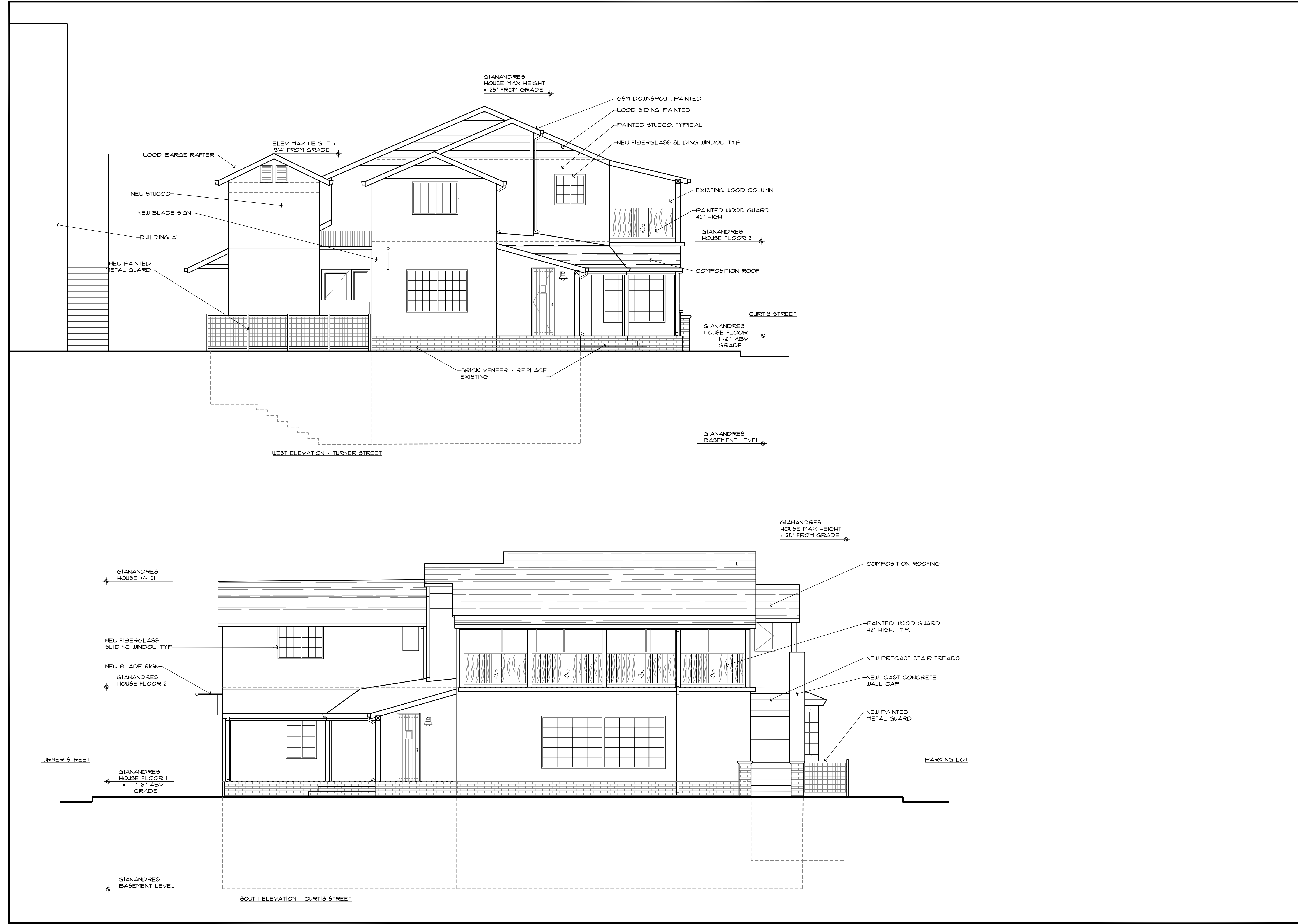


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SHEET TITLE  
**WEST & SOUTH EXTERIOR ELEVATIONS**

SCALE 1/4"=1'-0"  
 CAD FILE 2008-FF-A5  
 DRAWN BY

SHEET  
**A5.1**  
 OF SHEETS

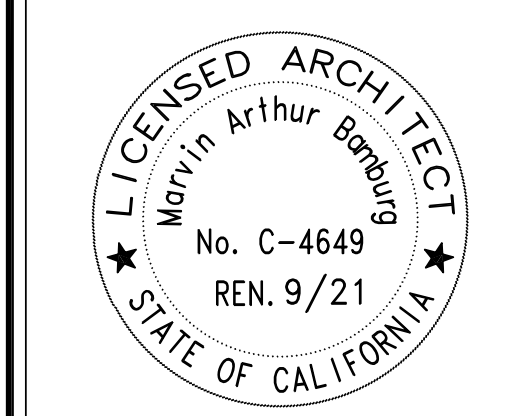


DESCRIPTION	DATE	REV.

**harmonie**  
PARK

RELOCATE AND REMODEL EXISTING BUILDING  
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 LOS GATOS, CA

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 1176 LINCOLN AVENUE SAN JOSE CA 95125  
 PH 408.297.0288 X13 FAX 408.297.0384

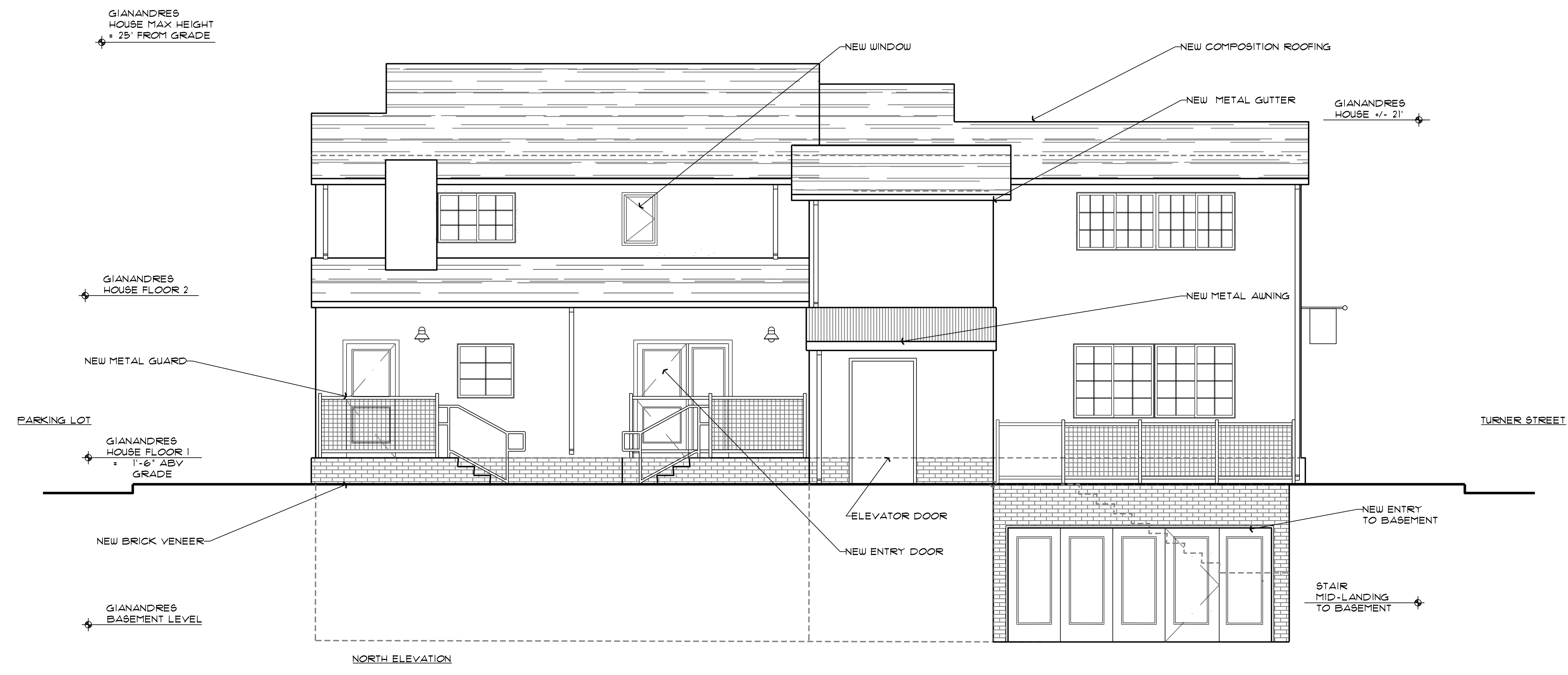
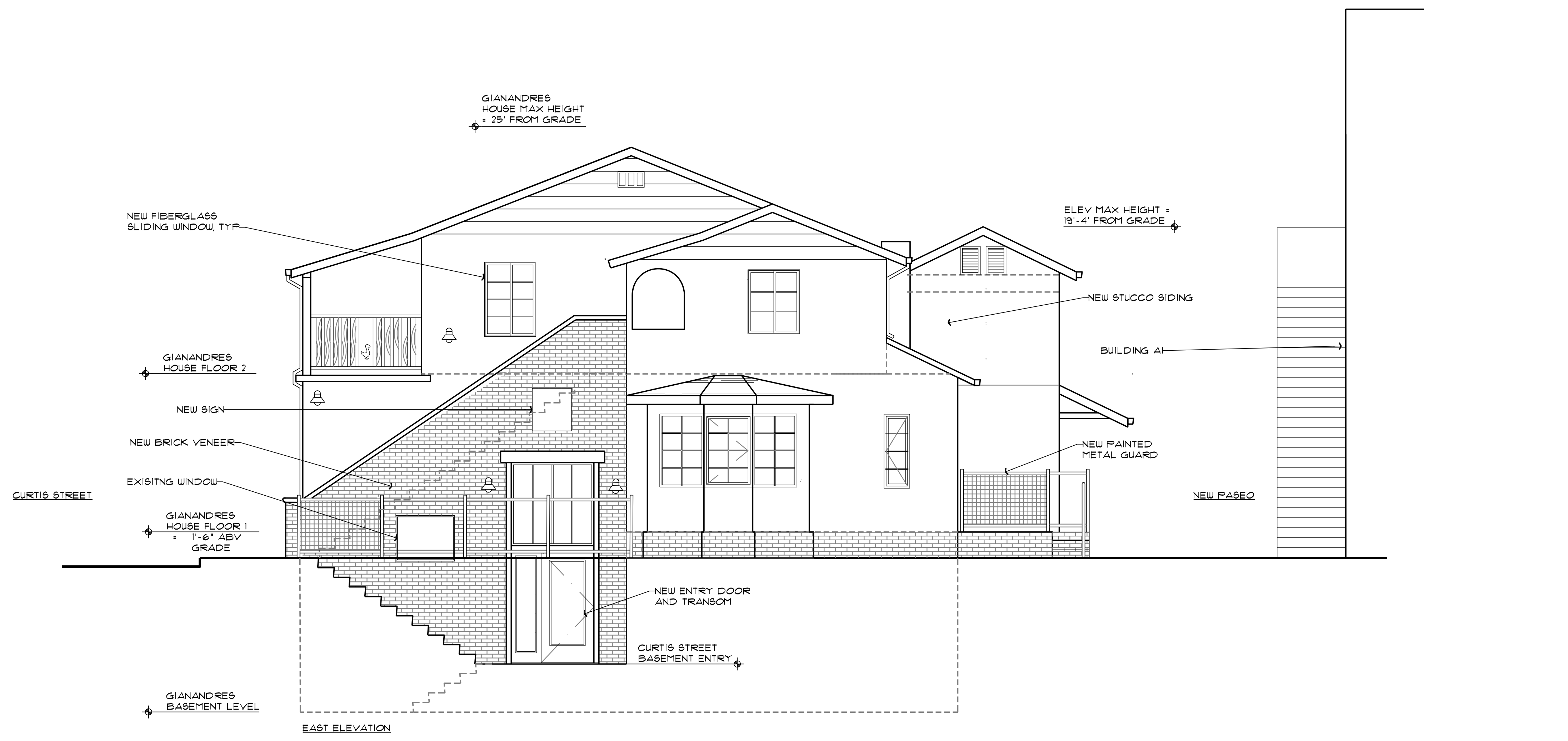


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SHEET TITLE  
**EAST & NORTH EXTERIOR ELEVATIONS**

SCALE 1/4"=1'-0"  
 CAD FILE 2008-FL-A5  
 DRAWN BY

SHEET  
**A5.2**  
 OF SHEETS







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

---

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING  
DECEMBER 16, 2020**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on December 16, 2020 at 3:00 p.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.**

**MEETING CALLED TO ORDER AT 3:01 PM**

**ROLL CALL**

Present: Vice Chair Steve Raspe, Planning Commissioner Kendra Burch, Planning Commissioner Kathryn Janoff, Committee Member Nancy Derham

Absent: None.

**VERBAL COMMUNICATIONS**

None.

Vice Chair Raspe thanked HPC Member Derham for her service on behalf of the Committee.

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

1. Approval of Minutes – November 18, 2020

3. 15 Chestnut Avenue

Minor Residential Application MR-20-012

Requesting Approval for Construction of an Addition greater than 100 square feet to an existing Second Story of a Historic Residence (Pre-1941) located on Property Zoned R-1:8. APN 510-40-155.

PROPERTY OWNER: Mahtab Fatemi and Ben Verwer

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Diego Mora

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Vice Chair Steve Raspe** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded by Planning Commissioner Kathryn Janoff.**

**VOTE:**                   **Motion passed unanimously, 3-0. Planning Commissioner Kendra Burch** abstained.

5. 15011 Los Gatos Boulevard

Architecture and Site Application S-20-035  
Subdivision Application M-20-013

Requesting Approval for a Modification to an Existing Architecture and Site Application (S-13-090) and Subdivision Application (M-13-014) to Relocate a Historic Residence, Including the Addition of Below Grade Square Footage and the Reduction of One Housing Unit on Property Zoned North Forty Specific Plan. APN 424-56-019.

PROPERTY OWNER: Yuki Family c/o Edward Morimoto

APPLICANT: Don Capobres

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment

Applicant presented the project.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                   **Motion by Planning Commissioner Kathryn Janoff** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded by Planning Commissioner Kendra Burch.**

**VOTE:**                   **Motion passed unanimously, 4-0.**