



**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
MARCH 25, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM**

*Emily Thomas, Chair
Martha Queiroz, Vice Chair
Susan Burnett, Planning Commissioner
Alan Feinberg, Committee Member
Lee Quintana, Committee Member*

IMPORTANT NOTICE

This meeting will be held in person at the location listed above. Members of the public may provide written or oral comments on agenda items by following the instructions listed at the end of the agenda.

CALL MEETING TO ORDER

ROLL CALL

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Committee may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. Each speaker is limited to three minutes or such time as authorized by the Chair. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Draft Minutes of the January 28, 2026, Historic Preservation Committee Meeting
2. Draft Minutes of the February 25, 2026, Historic Preservation Committee Meeting

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Historic Preservation Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. During special meetings, members of the public are welcome to address the Committee only on items listed on the agenda. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants.*

Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)

3. Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 241 Los Gatos Boulevard.** APN 529-24-025. Request for Review PHST-26-009. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.
4. Consider a Request for Approval for a Revision to the Approved Exterior Materials (Siding) on a Pre-1941 Residence on Property Zoned R-1:8. **Located at 445 Los Gatos Boulevard.** APN 529-20-006. Request for Review Application PHST-26-010. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: Nam Nguyen. Project Planner: Sean Mullin.
5. Consider a Request for a Determination Regarding the Contributing Status and to Demolish an Existing Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. **Located at 313 University Avenue.** APN 529-04-063. Request for Review Application PHST-26-006. Exempt Pursuant to CEQA Section 15269 (c): Emergency Projects. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

OTHER BUSINESS *(Each speaker is limited to three minutes or such time as authorized by the Chair.)*

6. Consider a Request for Preliminary Review to Construct a One-Story Addition and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 150 Tait Avenue.** APN 510-18-026. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-004. Property Owner: Taraneah Moayed. Applicant: Su-Ling Cheah. Project Planner: Erin Walters.
7. Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 25 Hernandez Avenue.** APN: 510-42-071. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-007. Property Owner: Chiara Zuniga and Karl Petre. Applicant: Davide Giannella. Project Planner: Erin Walters.
8. Consider a Request for Preliminary Review to Demolish an Existing Attached Garage and Construct a New Deck and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at **312 W. Main Street.** APN 510-44-012. Request for Review Application PHST-26-008. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Applicant: Chelsea Bedard. Project Planner: Erin Walters.

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

COMMITTEE MATTERS

ADJOURNMENT

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Committee after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos, and on the Town's website at www.losgatosca.gov. Town Committee agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

HOW TO PARTICIPATE

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

Deadlines to Submit Written Comments:

If you are unable to participate in person, you may email planning@losgatosca.gov with the subject line "Public Comment Item #_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Commission must provide the comments as follows:

For inclusion in an addendum: by 3:00 a.m. on the day before the Committee meeting.
For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.