



TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING DECEMBER 17, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on December 17, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, Planning Commissioner Emily Thomas and Committee Member Alan Feinberg.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Draft Minutes of the November 19, 2025, Historic Preservation Committee Meeting

MOTION: **Motion by Vice Chair Queiroz to approve the Consent Calendar.
Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously, (5-0)**

PUBLIC HEARINGS

2. 310 Tait Avenue
Minor Residential Development Application MR-25-016

Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Santiago Allende. Project Planner: Erin Walters.

Erin Walters, Senior Planner, presented the staff report.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 17, 2025

Opened Public Comment.

Committee members asked questions of Staff.

Applicant presented the project.

Donna Chivers, Applicant

- The redesigned home now meets all zoning requirements for lot setbacks, height, and FAR. The lower-level massing was decreased by 46 square feet. The side entrance stairs were moved towards the back to minimize visibility. The size of the main house is 1,033 square feet, and 1,401 square feet when including the ADU. Two upper-level bedrooms have been added. They are expanding the main structure by five feet. The existing materials will remain intact. Any new material will match. The new aluminum-clad windows and painted wood trim will match. The chimney will remain and any new brick will match. The height, gable pitch, and façade are consistent with the neighborhood.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Burnett** to Recommend Approval to the Community Development Director to Construct a New Second-Story Addition to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. With the Condition to Change the Sliders at the Rear Elevation to French Doors and to Work with Staff to Consider the Window Materials Supported by the Committee. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

3. 249 Los Gatos Boulevard
Request for Review Application PHST-25-027.

Consider a Request for Approval to Construct an Addition and Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Gorini. Applicant: Michael Dern. Project Planner: Ryan Safty.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 17, 2025

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Michael Dern, Architect

- The ADU is attached from the second story to the main building on the first floor. There is a deck in the back. The enclosed stairs will use materials that match the roof, walls, windows, and style of the main house. There is a drive aisle on the side where you will see a small portion of the enclosed stairwell. They are adding twenty square feet. They designed the back roof area to be less visible.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Queiroz to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously, (5-0)**

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

4. 313 University Avenue
Request for Review Application PHST-25-026

Consider a Request for Preliminary Review to Demolish an Existing Contributing Single-Family Residence and Construct a New Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. APN 529-04-063. CEQA Review is Pending. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 17, 2025

Jake Gabeau, Applicant

- It was red tagged in 2018. It has vinyl windows and a hodge podge of materials. It is in imminent danger of collapse. They plan to rebuild it to a livable unit. They want to keep it the same but better.

Committee members asked questions of the applicant.

Chris Riley, Resident

- They live down the street. On Roberts Road there was a similar house that now has four townhouses. You don't know what is original and historic. It goes back to a fence and a parking lot. It's a real mish mosh. It is not worth saving.

Closed Public Comment.

Committee members discussed the matter and provided feedback.

- Return for another preliminary review.
- Salvage as much material as you can.
- Consider a detached garage.
- Provide a historic report.
- Staff can give guidance to the applicant.

5. 318 Los Gatos Boulevard

Request for Review Application PHST-25-028.

Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 532-36-032. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robert Sohigian. Applicant: Tom Krulevitch, Krulevitch Architecture, P.C. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Tom Krulevitch, Architect

- The Dutch colonial revival was built in 1931. The head height of the basement was raised. Front porch that will match the style with a wing on either side. Adding a rear balcony. They want to integrate the balcony and balustrade on the pergola.
- Robert Sohigian, Owner,

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 17, 2025

- Their neighbors have all responded in support of a balcony on the pergola. They plan to live in the house for a long time. The wife's parents will be moving in. They want to expand the basement and have a porch for them to watch ducks. They love the house.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter and provided feedback.

- Consider modifying the railing to match and meet code.
- Match the second story French doors to the existing first-floor doors.
- Make the stair extension more angular in shape if possible.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

On December 2, 2025, the Town Council received the letter from HPC. The Mayor made a motion which was approved unanimously. He moved that staff evaluate the level of effort and the feasibility of the following items:

1. Preserving small homes
2. Reviewing the boundaries of Historic Districts
3. Refreshing the Bloomfield Survey
4. Considering replacement structures by historic relevance
5. Revising the pre 1941 benchmark to a 70-year rolling benchmark
6. Updating and clarifying definitions for required findings to determine status

The next step will not start until the conclusion of the Objective Standards process

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 6:06 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 17, 2025 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager