



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
APRIL 22, 2026**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: None.

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

1. Draft Minutes of the March 25, 2026, Historic Preservation Committee Meeting

(Audio time: 00:04:36)

MOTION: **Motion by Commissioner Burnett to approve adoption of the Consent Calendar. Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously (4-0-1). Chair Thomas was not present at that meeting and abstained.**

VERBAL COMMUNICATIONS

The following individual spoke:

1. Member of the Public

OTHER BUSINESS

2. 312 W. Main Street

Request for Review PHST-26-008

APN 510-44-012

Property Owner/Applicant: Chelsea Bedard

Project Planner: Erin Walters

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. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Mark Behl, Contractor

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Committee members discussed the matter and provided feedback.

PUBLIC HEARING

3. 91 W. Main Street

Request for Review Application PHST-26-005

APN 529-01-025

Property Owner Sue Farwell, Vermont Building LLC

Applicant: Gary Kohlsaas

Project Planner: Sean Mullin

Consider a request for approval to construct exterior alterations to a Contributing Building in the Downtown Historic Commercial District on property zoned C-2:LHP. Requests for Review Application PHST-26-005. Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner Sue Farwell. Applicant Gary Kohlsaas. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Dylan Phillips, Owner
2. Gary Kohlsaas, Applicant
3. Craig Leiker, Customer
4. John Eichinger, Customer and Music Host
5. Jason Farwell, Part Owner/Landlord

Committee members asked questions of the applicant and staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:16:42)

MOTION: **Motion by Committee Member Feinberg** to recommend approval to the Community Development Director to construct exterior alterations to a Contributing Building in the Downtown Historic Commercial District on property zoned C-2:LHP. Located at 91 W. Main Street. APN 529-01-025. Request for Review Application PHST-26-005. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. **Seconded by Vice Chair Queiroz.**

Committee members discussed the matter.

VOTE: **Motion passed (3-2). Quintana and Burnett opposed.**

4. 142 Wheeler Avenue

Request for Review Application PHST-26-011

APN 532-37-034

Property Owner/Applicant: Rodd and Wendy Rowalt

Project Planner: Erin Walters

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Rodd and Wendy Rowalt, Owners

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter.

Committee members asked questions of staff.

(Audio time: 01:41:01)

MOTION: **Motion by Chair Queiroz** to recommend denial to the Community Development to Remove a Pre-1941 Property from the Historic Resources Inventory for property zoned R-1:10. Located at 142 Wheeler Avenue. APN 532-37-034. Request for Review PHST-26-011. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). **Seconded by Commissioner Burnett.**

Committee members discussed the matter.

Committee members asked questions of staff.

VOTE: **Motion passed (3 -2). Thomas and Feinberg opposed.**

OTHER BUSINESS

5. 150 Tait Avenue

Request for Review Application PHST-26-004.

APN 510-18-026

Applicant: Su-Ling Cheah

Property Owner: Taraneah Moayed

Project Planner: Erin Walters

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. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Vice Chair Queiroz was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Taraneah Moayed, Owner

Committee members asked questions of the owner.

Committee members asked questions of staff.

(Audio time: 01:58:47)

MOTION: **Motion by Chair Thomas to extend the meeting for 5 minutes. Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously (4-0). Vice Chair Queiroz was recused.**

Committee members discussed the matter

Chair Thomas closed Public Comment.

(Audio time: 02:02:45)

MOTION: **Motion by Commissioner Burnett to approve. Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously (3-1). Quintana opposed.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. Tonight's Planning Commission meeting will be discussing the HPC workplan items. No action will be taken.

ADJOURNMENT

The meeting adjourned at 6:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 22, 2026 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager