



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

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**MINUTES OF THE PLANNING COMMISSION MEETING  
JUNE 26, 2024**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 26, 2024, at 7:00 p.m.

**MEETING CALLED TO ORDER AT 7:00 PM**

**ROLL CALL**

Present: Chair Steve Raspe, Vice Chair Emily Thomas, Commissioner Jeffrey Barnett, Commissioner Melanie Hanssen, and Commissioner Kathryn Janoff  
Absent: Commissioner Susan Burnett and Commissioner Adam Mayer

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS**

None.

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

**1. Approval of Minutes – June 12, 2024**

**MOTION:** Motion by Commissioner Hanssen to approve adoption of the Consent Calendar. **Seconded by Commissioner Barnett.**

**VOTE:** Motion passed unanimously.

**PUBLIC HEARINGS**

**2. 32 Euclid Avenue**

Request for Review Application PHST-24-001

APN 529-30-064

Property Owner/Applicant/Appellant: David Wilson

Project Planner: Sean Mullin

Consider an Appeal of a Community Development Director Decision to deny a request to remove a presumptive historic property (Pre-1941) from the Historic Resources Inventory on property zoned R-1:8. Exempt pursuant to CEQA Section 15061(b)(3).

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Attorney Norm Matteoni, representing Appellant/Applicant

- I have given you handouts to demonstrate that the property in question is not a barn, hasn't been for at least 50 years, and there have been numerous changes to the structure. The second story was adapted to an attic-type room, a front porch was added, the front-facing wall has been removed in part, windows were inserted, a door on the side was added, and new siding was added. This all constitutes a technical demolition of the property's façade, but in addition to that a kitchen, a bath, a bedroom, laundry room, fireplace, chimney, asphalt shingle roof, skylights, and windows have all been added. The windows were cut into the sides of the structure, which is important with respect to the ordinance regarding technical demolition, because a demolition can be caused by removal or covering over 25 percent of the front facing portion of the structure, and can also be caused by removal of 50 percent of the total exterior walls.

Harumi Gong, a neighbor

- I have lived next door to the property for the past 21 years. We wholeheartedly support the property being removed from being considered a presumptive historic property. The home is pre-1941, but probably half of the square footage are additions made long after that date, and even those additions are in various states of disrepair with part of it collapsing during a storm in 2022. There have been so many additions to the property that it no longer has any resemblance to any kind of functioning barn and is just deteriorating, becoming a home for vermin, and a safety issue for the neighborhood. We would like to see this aging property redeveloped.

Attorney Norm Matteoni, representing Appellant/Applicant

- The neighborhood view is it is not protecting an old structure. It was a barn, but has been converted to a house.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                      **Motion by Commissioner Barnett** to grant an Appeal of the Community Development Director Decision to deny a request to remove a presumptive historic property from the Historic Resources Inventory on property zoned R-1:8 for 32 Euclid Avenue. **Seconded by Commissioner Hanssen.**

Commissioners discussed the matter.

**VOTE:**                      **Motion passed unanimously.**

**3. 123 Wilder Avenue**

Architecture and Site Application S-23-039

APN 510-18-008

Property Owner: Bogusaw Marcinkowski and Brygida Sas-Marcinkowski

Applicant: Jose De La O

Project Planner: Sean Mullin

Requesting approval for technical demolition of a contributing single-family residence and construction of a new single-family residence to exceed the Floor Area Ratio (FAR) standards and requiring a variance to side yard setback requirements located in the Almond Grove Historic District on property zoned R-1D:LHP. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Jose De La O

- I am the contractor and have no comments.

Closed Public Comment.

Commissioners discussed the matter.

**MOTION:**                      **Motion by Commissioner Hanssen** to approve an Architecture and Site application for 123 Wilder Avenue. **Seconded by Commissioner Janoff.**

Commissioners discussed the matter.

The maker of the motion amended the motion to add the house remodel plans in Exhibit 9.

The seconder of the motion accepted the amendment to the motion.

**VOTE:**                      **Motion passed unanimously.**

**OTHER BUSINESS**

**REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

- None.

**SUBCOMMITTEE REPORTS/COMMISSION MATTERS**

**General Plan Committee**

Commissioner Thomas

- The General Plan Committee met on June 26, 2024, to discuss and make a recommendation to the Planning Commission regarding changing the General Plan land use designation for 220 Belgatos.

**ADJOURNMENT**

The meeting adjourned at 7:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 26, 2024 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin