



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
FEBRUARY 22, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on February 22, 2023 at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, and Committee Member Martha Queiroz.

Absent: None

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – January 25, 2023

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

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 202 University Avenue

Variance Application V-22-003

Requesting Approval for Construction of an Accessory Structure Requiring Variances to Accessory Structure Lot Coverage Standards, Street-Side Setback Requirements, and Reverse Corner Lot Projection Standards in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- Neighbors had concerns. A guy wire prevents moving the garage to the other side of the property. It would also require a side loaded garage. The garage needs adequate back up space. Other garages exist in historic districts with one-foot setbacks. The garage would have the same Italianate style as the house.

Committee members asked questions of the applicant.

Jay Plett, Applicant

- The civil engineer asked PG&E if the guy wire could be moved but received no answer. It's a major pole and last of the line connecting six large lines.
- Both neighbors sent letters in opposition. One wrote that they didn't want it in the back. The other neighbor said that the balcony in the back would intrude into their house. Moving the structure forward will solve the window and balcony concerns. The variance is on the streetside.
- If this was a side lot, the allowed size is 537 square feet, they are asking for 518 square feet.
- On W. Main there are two similarly situated garages with a street facing side.
- Plantings will make the side view more appealing than a view of a garage door.
- It is not common for historic home to have attached garages.

Closed Public Comment.

Committee members discussed the matter.

- What takes priority the neighbors' requests for light and privacy or the bigger building that sets a precedent and affects the entire neighborhood. Staff: The possibility of the building becoming bigger because of an ADU cannot be considered.

- Owners have a right to off-street parking. Staff: Lots are allotted square footage, but required off-street parking doesn't need to be covered.
- The first design was better because it was smaller and less visible from the street, but the neighbors are not happy. What is the best orientation?
- The guywire is an important factor in granting a Variance. It needs an answer.
- What is the discussion with the neighbors? What are they opposed to?
- Applicant needs to exhaust the issue of the guy wire.
- Want to see in writing the complaints of the neighbor.
- Choice is to continue with better explanation of the guy wire placement and the neighbors' concerns, or declination of variance based on the questions.
- 68 Miles Avenue is another rare reverse corner lot. Their garage faces Edelen Avenue.

MOTION: **Motion** by **Chair Cheskin** to continue this item to March 22, 2023 and provided the following directions: Give more clarity and a definitive answer from PG&E about moving the guy wire. Provide details on the specific concerns of the neighbors and why they oppose the prior approved plan. **Seconded** by **Commissioner Raspe**.

VOTE: **Motion passed unanimously.**

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

None.

Reminder: The next meeting will be in-person at the Town Council Chambers. Staff will meet and walk you in.

ADJOURNMENT

The meeting adjourned at 4:57 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 22, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Senior Planner