TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 10/25/2017

ITEM NO: 2

DATE: OCTOBER 20, 2017

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT APPLICATION GP-17-002 ZONE CHANGE APPLICATION Z-17-002. PROJECT LOCATION: **202 UNIVERSITY AVENUE**. PROPERTY OWNER: BARRY AND LISA CHESKIN. APPLICANT: BESS WIERSEMA.
REQUESTING APPROVAL OF A GENERAL PLAN AMENDMENT FROM OFFICE PROFESSIONAL TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM O:LHP (OFFICE WITH A LANDMARK AND HISTORIC PRESERVATION OVERLAY) TO R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A LANDMARK AND HISTORIC PRESERVATION OVERLAY). APN: 529-04-001.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on the proposed General Plan amendment from Office Professional to Medium Density Residential and the proposed Zone change from O:LHP (Office with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) for an existing parcel located at 202 University Avenue (6,380 square feet).

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendments to the General Plan and Town Code will have a significant effect on the environment.

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Director

FINDINGS:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3): Review for exemption.

- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements.

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan designation.

BACKGROUND:

The subject parcel is located at the northeast corner of University Avenue and Miles Avenue in the University-Edelen Historic District (Exhibit 1). The residence on the property was constructed in the 1890s and is listed as a contributor to the University-Edelen Historic District. The property was originally developed with a residential use. The Town approved the existing office use on the property in 1978.

As summarized in Table 1, the subject property is bound by parcels with a Medium Density Residential General Plan land use designation to the north, east, and west. The parcel to the south has an Office Professional General Plan land use designation. The subject property is bound by parcels Zoned R-1D:LHP (Residential Downtown: Landmark and Historic Preservation Overlay Zone) to the north, east, and west. The parcel to the south is Zoned O:LHP (Office: Landmark and Historic Preservation Overlay Zone).

Table 1. Surrounding Area

	Address	**Existing Land Use**	**General Plan**	**Zoning**
North	210 University Ave	Residence	Medium Density Residential	R-1D:LHP
South	128 University Ave	Office	Office Professional	O:LHP
East	72 Miles Ave	Residence	Medium Density Residential	R-1D:LHP
West	205-209 University Ave	Residence	Medium Density Residential	R-1D:LHP

The applicant is requesting approval of this General Plan amendment and Zone change to allow the current property owners to transition the building from an office use to a single-family residential use (Exhibit 5). The Landmark and Historic Preservation Overlay Zone (LHP) would remain if the applications are approved. At this time, no modifications to the building are proposed.

DISCUSSION:

A. General Plan Committee

At its September 13, 2017 meeting, the General Plan Committee reviewed the application and recommended approval of the General Plan amendment to the Planning Commission and Town Council.

B. General Plan Land Use Designations

The applicant is proposing a General Plan Amendment from an Office Professional General Plan land use designation to a Medium Density Residential General Plan land use designation.

The Office Professional land use designation provides for professional and general business offices. This designation applies to various locations throughout the Town, often in close proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services and local employment.

The Medium Density Residential land use designation provides for multiple-family residential, duplexes, and/or single-family homes.

The subject parcel is bound by parcels with a Medium Density Residential General Plan land use designation to the north, east, and west. The parcel to the south has an Office Professional General Plan land use designation.

C. General Plan Goals/Policies/Strategies

Applicable General Plan goals and policies that should be used to evaluate the proposed General Plan Amendment and Zone Change applications, for this site include, but are not limited to:

Land Use Goal

- LU-1 To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-6 To preserve and enhance the existing character and sense of place in residential neighborhoods.

Land Use Policy

- LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Community Design Goal

- CD-10 To maintain the historic character of the Downtown.
- CD-12 To preserve significant historic and architectural features within the Town.

Community Design Policy

- CD-6.4 Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.
- CD-12.2 Encourage the preservation, maintenance, and adaptive reused of existing residential, commercial, or public buildings.

D. Zoning

The applicant is proposing a Zone change from O:LHP (Office with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay). The proposed Zoning would be consistent with the General Plan land use designation if the proposed General Plan amendment is approved. The current office use of the property would not be allowed in the R-1:D Zone; however, the applicant has indicated that it is the intent of the current owners to return the property to a residential use in the near future (Exhibit 5).

PUBLIC COMMENTS:

As of the drafting of this report, no comments from the public have been received.

CONCLUSION:

A. Summary

The proposed General Plan Amendment and Zone change would be consistent with the pattern of land use and Zoning in the surrounding residential neighborhood (Exhibit 1). Additionally, replacing the existing office use with a single-family residential use would reduce the parking requirement and traffic.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission consider the existing and proposed General Plan land use designations and the existing and proposed Zoning and forward a recommendation of approval to the Town Council. If the Planning Commission finds merit with the proposed amendments, it should:

1. Make the required finding that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3): Review for exemption (Exhibit 2);
2. Make the required finding that the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements (Exhibit 2);
3. Make the required finding that the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan designation (Exhibit 2); and
4. Forward a recommendation of approval of General Plan Amendment Application GP-17-002 and Zone Change Application Z-17-002 to the Town Council.

C. Alternatives

Alternatively, the Planning Commission may:

1. Continue this item to a date certain with specific direction to staff;
2. Provide a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:
1. Location maps (showing General Plan Land Use Designations and Existing Zoning)
2. Draft Findings (one page)
3. Draft Resolution for General Plan Amendment, with Exhibit A (four pages)
4. Draft Ordinance for Zone Change, with Exhibit A (three pages)
5. Letter from applicant (one page)
6. Background information (thirteen pages)
7. Development Plans (three sheets)

Distribution:
Bess Wiersema, Studio 3 Design, 638 University Avenue, Los Gatos, CA 95032

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202 University Avenue

Existing General Plan Land Use Designations

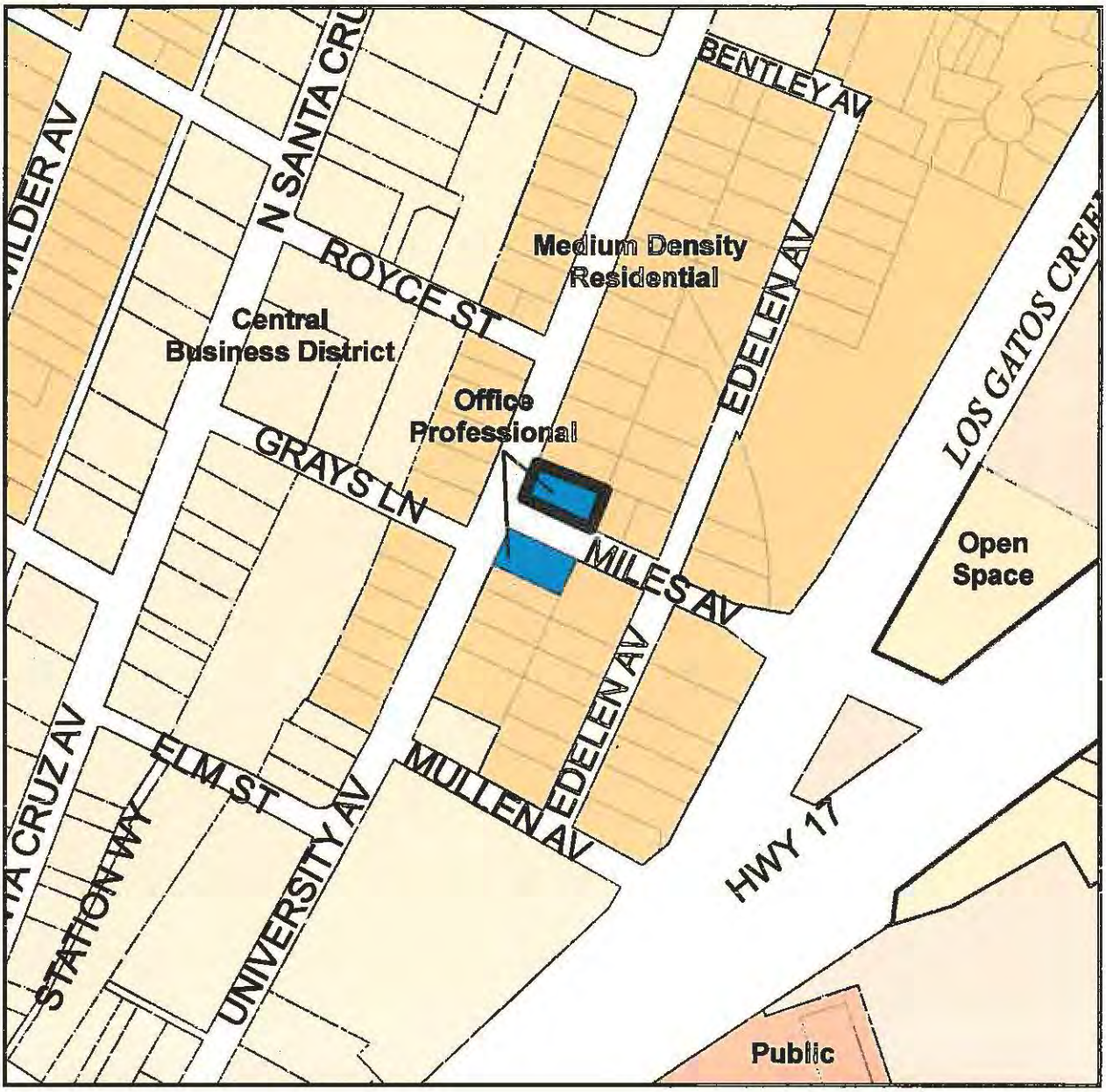

EXHIBIT 1

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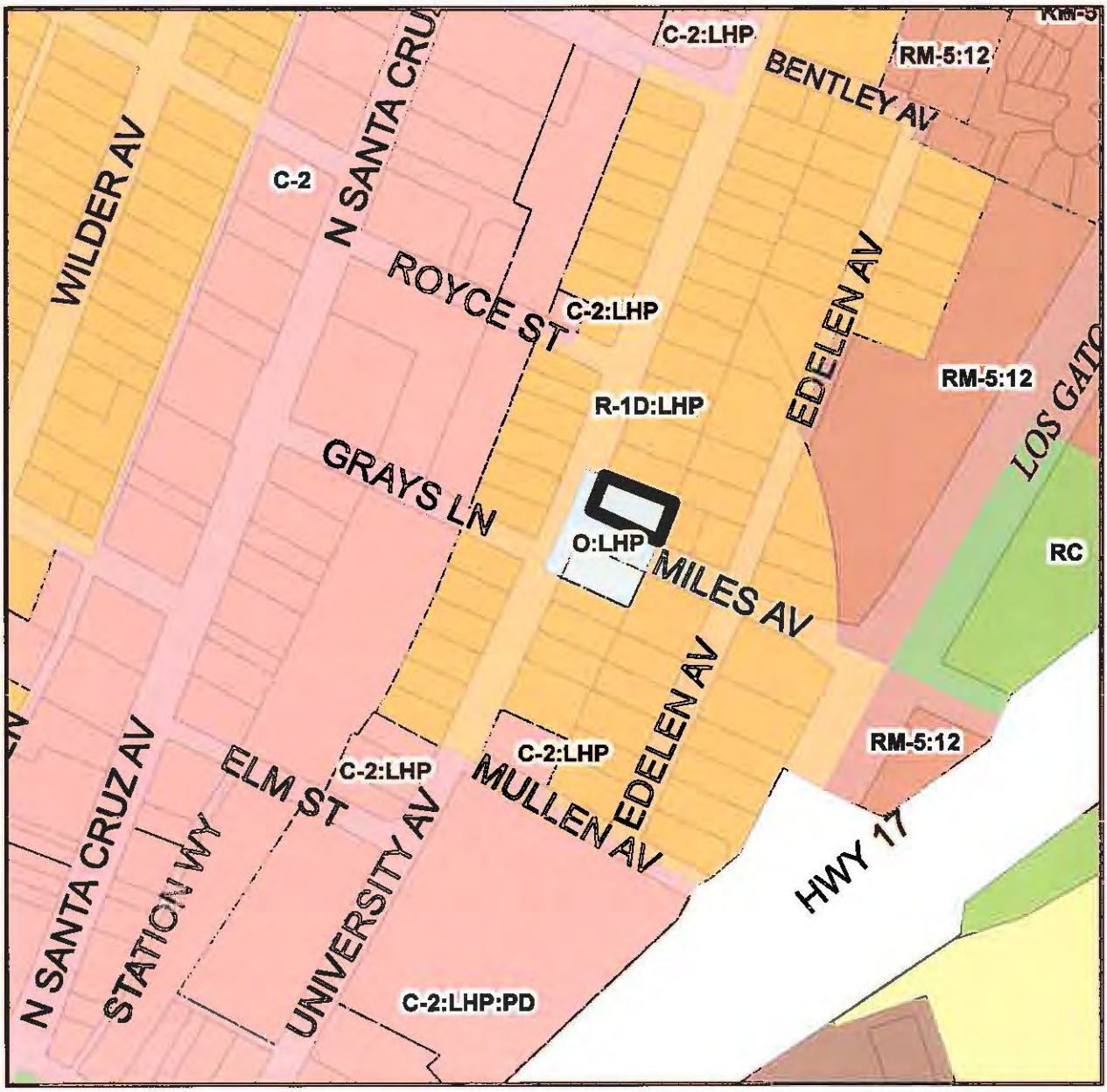
202 University Avenue
Existing Zoning



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TOWN COUNCIL - _____, *2017*
REQUIRED FINDINGS FOR:

<u>202 University Avenue</u>
General Plan Amendment Application GP-17-002
Zone Change Application Z-17-001

Requesting approval of a General Plan amendment from Office Professional to Medium Density Residential and a Zone change from O:LHP (Office with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-family Residential Downtown with a Landmark And Historic Preservation Overlay). APN: 529-04-001.
PROPERTY OWNERS: Barry & Lisa Cheskin
APPLICANT: Bess Wiersema

FINDINGS:

Required finding for CEQA:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3): Review for exemption.

Required consistency with the Town's General Plan:

- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements.

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan designation.

N:\DEV\FINDINGS\2017\University Ave, 202 - Findings.docx

EXHIBIT 2

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Draft Resolution: subject to modification by Town Council based on deliberations and direction

RESOLUTION 2017-___

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM OFFICE PROFESSIONAL TO MEDIUM DENSITY RESIDENTIAL FOR A PROPERTY AT 202 UNIVERSITY AVENUE

WHEREAS, the applicant requests approval to change the General Plan land use designation from Office to Medium Density Residential on property located at 202 University Avenue (Santa Clara County Assessor Parcel Number 529-04-001); and

WHEREAS, the General Plan Committee at its meeting of September 13, 2017, recommended that the General Plan land use designation be changed from Office to Medium Density Residential as that designation is consistent with the land use designations of neighboring properties and consistent with the proposed use of the property; and

WHEREAS, the Planning Commission recommended approval of the General Plan amendment at its regularly noticed public hearing on October 25, 2017; and

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on _____, 2017; and

WHEREAS, the Town Council accepted the report of the Planning Commission's recommendation on the proposed General Plan amendment; and

EXHIBIT 3

WHEREAS, the Town Council finds as follows:

A. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15061(b)(3); and

B. The General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements; and

C. That all proceedings have been conducted in compliance with the provisions of Government Code Section 65350 et seq.; and

WHEREAS, the Town Council considered all facts and information related to a request to change the General Plan land use designation for the property at 202 University Avenue from Office Professional to Medium Density Residential as shown on Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council hereby changes the General Plan land use designation for property at 202 University Avenue as shown on Exhibit A, from Office Professional to Medium Density Residential. The following condition must be complied with before the General Plan amendment is effective:

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

(Planning Division)

1. CONFORMANCE WITH LAND USE DESIGNATION. The existing office use shall cease within two years of adoption of this General Plan amendment.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the ___ day of _____, 2017, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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TOWN OF LOS GATOS

Application No. GP-17-002 **A.P.N. #** 529-04-001

Change of the general plan map amending the Town General Plan
From: Office Professional
To: Medium Density Residential (5-12 units per acre)

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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Draft Ordinance: subject to modification by Town Council based on deliberations and direction

ORDINANCE

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING CODE FROM O:LHP (OFFICE WITH A LANDMARK AND HISTORIC PROPERTY OVERLAY) TO R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A LANDMARK AND HISTORIC PROPERTY OVERLAY) FOR PROPERTY LOCATED AT 202 UNIVERSITY AVENUE

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning on property at 202 University Avenue (Santa Clara County Assessor Parcel Number 529-04-001) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from O:LHP (Office with a Landmark and Historic Property Overlay) to R-1D:LHP (Single-family Residential Downtown with a Landmark and Historic Property Overlay). The following condition must be complied with before the zone change is effective:

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

(Planning Division)

1. CONFORMANCE WITH ZONE. The existing office use shall cease within two years of adoption of this Ordinance.

EXHIBIT 4

SECTION II

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on _____, 2017, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on _____, 2017. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

CLERK ADMINISTRATOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS

Application No. Z-17-002 **A.P.N. #** 529-04-001

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: O:LHP** **To: R-1D:LHP**

☐ **Prezoning**

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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September 6, 2017

Mr. Sean Mullin
Town of Los Gatos, Community Development Dept
Planning Division
110 E. Main Street
Los Gatos, CA 95030

RECEIVED

SEP 06 2017

TOWN OF LOS GATOS
PLANNING DIVISION

Re: 202 University Avenue
General Plan Amendment: **GP-17-002**
Zoning Change: **Z-17-001**

Dear Mr. Mullin:

Studio 3 Design has reviewed the above referenced planning comments (dated 9.06.2017). The following is an itemized response letter addressing the comments.

Submittal Deficiencies:

1. Sheet A1.1 – Project Data.
   a. The Land Use Designation has been revised to reflect the current and proposed.
   b. The setback has been revised to state rear (not cellar).
   c. The FAR was listed incorrectly on the plans. The allowed areas have been revised and match your calculations.

Additional Comments:

2. Noted.
3. The plans have been revised and enclosed are four (4) full size sets. A PDF copy will be emailed to you later today.
4. Comments 4-6, noted.

Draft Conditions:

Once conditions of approval have been finalized, they will be added to the permit set.

Sincerely,

Bess Wiersema
Principal + Owner

STUDIOTHREEDESIGN
ARCHITECTURE | INTERIORS

638 University Avenue Los Gatos California 95032
t 408.292.3252 e 253.399.1125
studio-three.com

EXHIBIT 5

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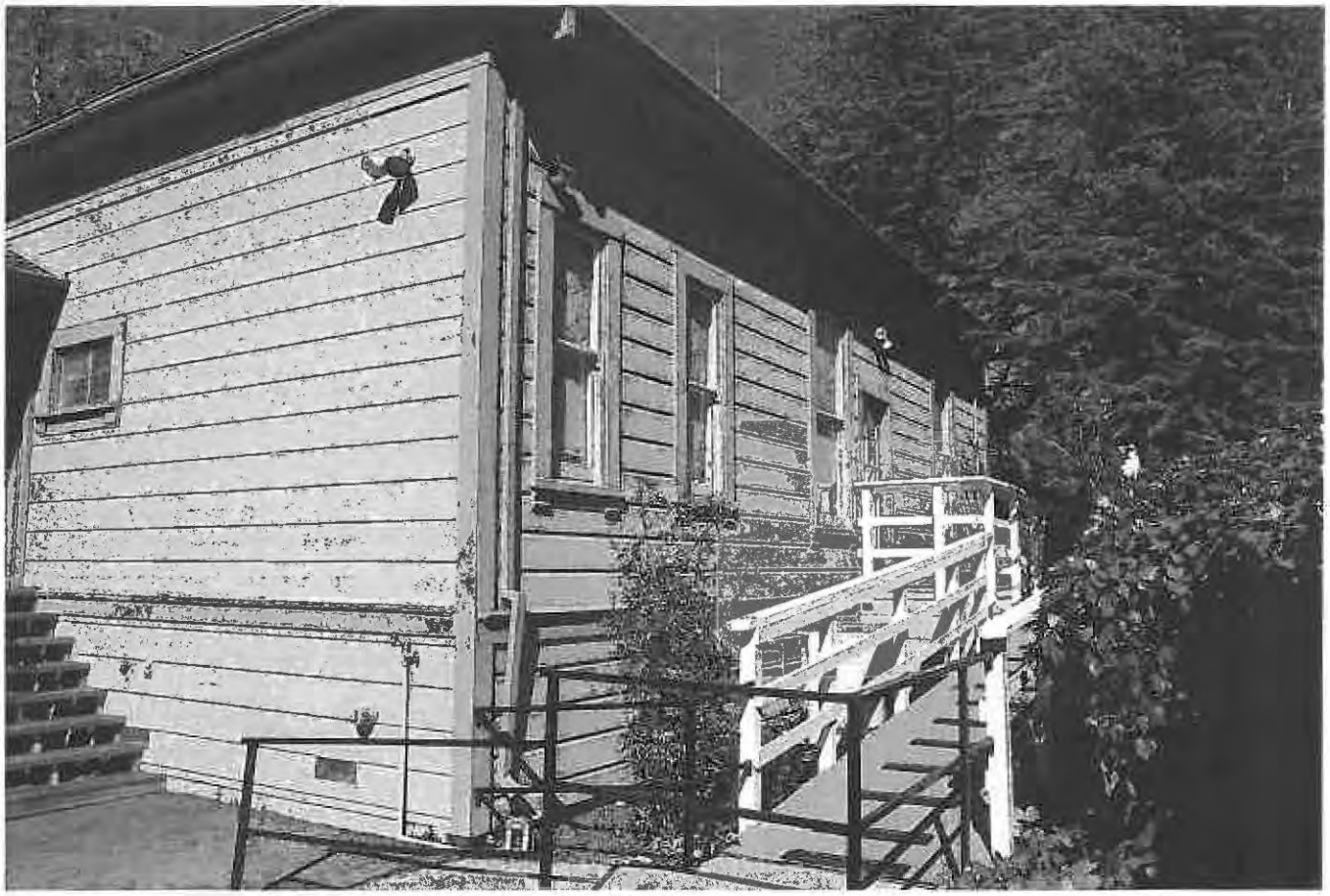
AUG 15 2017

TOWN OF LOS GATOS
PLANNING DIVISION

EXHIBIT 6



July 13 1976

This 'dog' turned out to be a winner

Mr. and Mrs. [illegible] Rodgers bought a dog [illegible] years ago. Mr. Rodgers wasn't very enthusiastic about the purchase, but Mrs. Rodgers persisted. The purchase was made [illegible] Claire Rodgers, now Ms. Rodgers, and separated from her husband concedes that, from the standpoint of [illegible] the probability [illegible] passed [illegible] But she is still ha[illegible] 202 Univer[illegible] Victori[illegible] real estate agent [illegible] Nine [illegible] ago, the house's [illegible] charm [illegible] everyone [illegible] Ms. Rodgers. "No[illegible] it's [illegible] people dro[illegible] Wh[illegible] want to own [illegible] Unt[illegible]

"[illegible] that [illegible] smile [illegible] "No [illegible] smile [illegible] it [illegible]

[illegible] partition [illegible]

[illegible] kitchen [illegible] the living room and [illegible] dining [illegible]

[illegible] Three [illegible]

old son, Raymond, [illegible] family friends. Together, in various combinations, [illegible]

TASTES

Buying an old home [illegible] gets a glimpse of changing tastes over several generations. Unfortunately, Ms. Rodgers found that her tastes were rarely in harmony with those of previous owners and renters.

There was one bit of past home improvement that particularly saddened Ms. Rodgers. Someone had streamlined many of the walls by removing the decorative molding near the ceiling and around the doors.

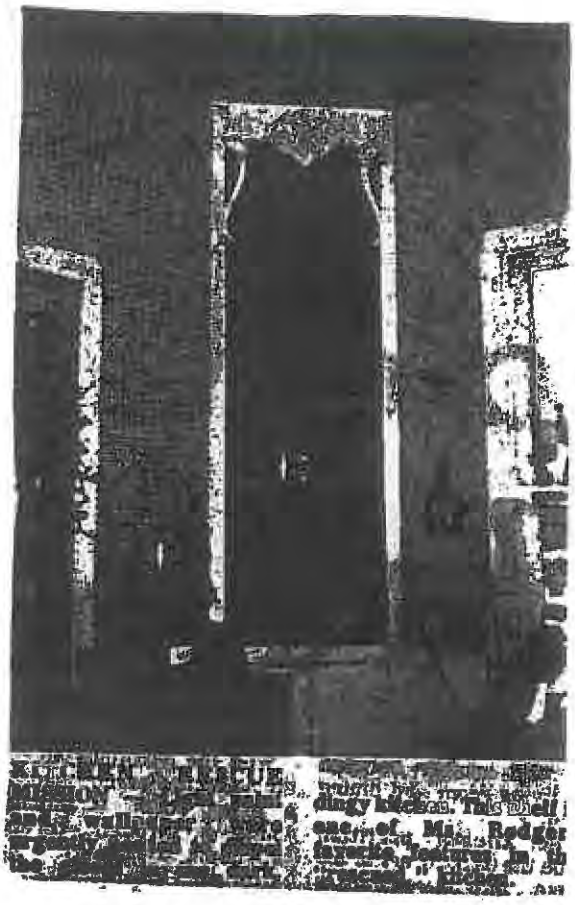
The chandeliers were also long gone when the Rodgers moved in. Only the medallions, the curlicue scrolls around the light fixtures, hint at their elegance.

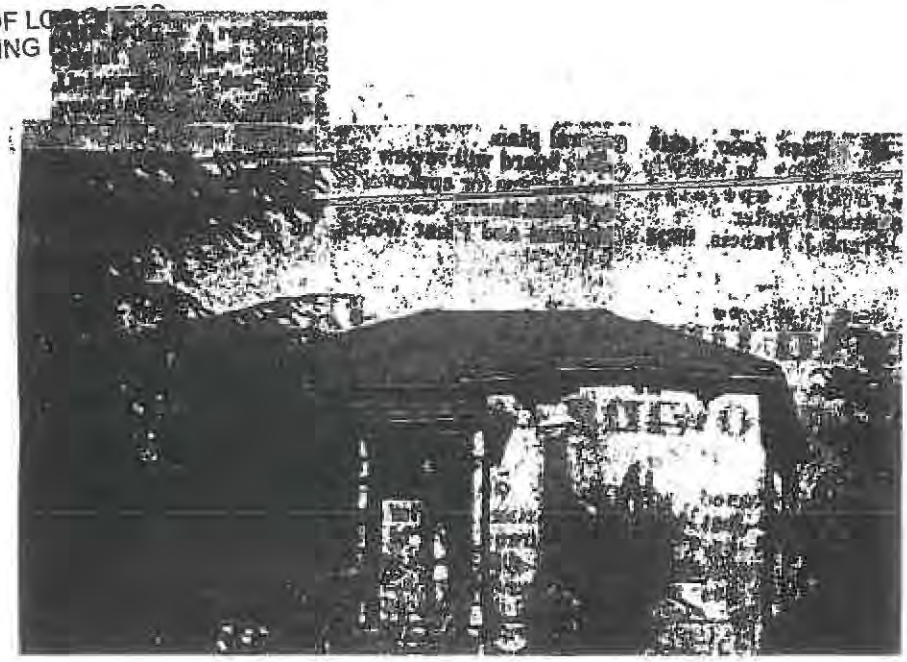
Luckily, some of the handiwork, of past occupants could be [illegible]. Ms. Rodgers found several of the original paneled doors [illegible]

RECEIVED

AUG 15 2017

TOWN OF LO[illegible]
PLANNING [illegible]





July 13 (con't)

1976

in the cellar and [illegible] back [illegible]

[illegible]

people [illegible] houses and [illegible] Mr. Rodgers says [illegible] hard [illegible] tries [illegible] house [illegible]

[illegible]

[illegible] work) [illegible] the century [illegible] dresser [illegible]

Owning [illegible] full-time [illegible] works at the West Valley College Library. She [illegible] librarian at Foothill College in Los Altos.

Library work is only the latest in a series of jobs which have included a stint at the Washington Post and [illegible] the Marines [illegible]

Though the house looks big from the outside, once inside a visitor sees that the house is compact but not crowded. [illegible]

The high-ceilinged kitchen is the center of the house. [illegible]

The line-up of rooms continues with the dining and living rooms. Both received the same general patching up as the rest of the house — mainly the application of gallons of paint.

CUPBOARDS

[illegible] a cupboard [illegible] like [illegible] everything else [illegible] about it is a Rodgers family tradition. [illegible]

Mr. Rodgers' bedroom opens into the hall, [illegible] door [illegible] closet space. But years [illegible] at the double doors [illegible] nearly the same as Mr. Rodgers' — minus the many doors. [illegible]

Both bedrooms were the victims of a [illegible] stripper [illegible]

REDWOOD DECK

The hall leads to the house's newest addition, a redwood deck that juts out over the back yard [illegible] where [illegible] Mr. Rodgers of the [illegible] friend built [illegible]

The deck gives [illegible] cabin-y touch [illegible]

[illegible] years [illegible] list. Oliver Collier [illegible] owner from [illegible] H. C. Hardin [illegible] Gates bought the house in the early [illegible] then-owner [illegible] and Mr. Hardin [illegible] over the house's [illegible]

RENTERS

That transfer marked the beginning of a [illegible] of renters (and eventually to the rather strange partitioning [illegible]

Though anonymous [illegible] occupants did leave [illegible] clues to their work, hobbies and perhaps vices. [illegible]

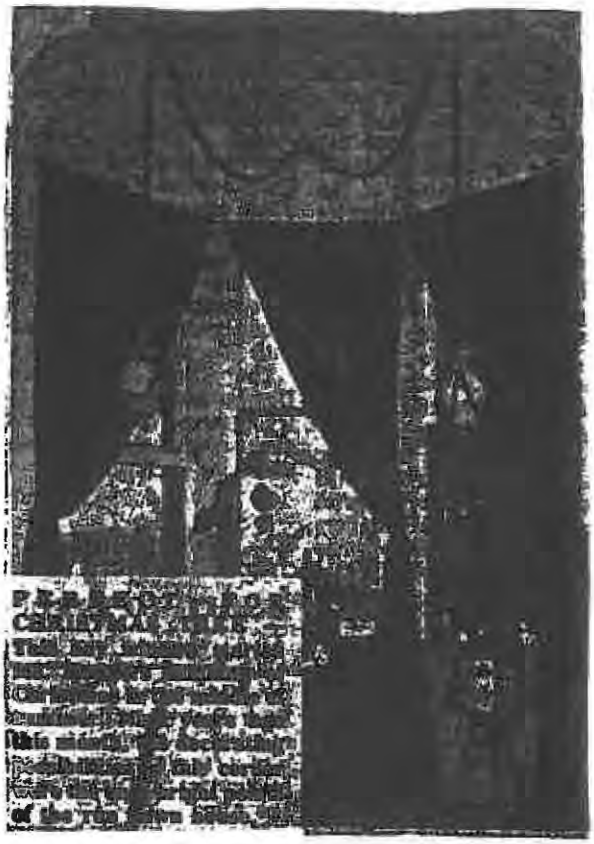
From the cellar [illegible] Rodgers has unearthed a World War I helmet, a bottle of Old Heritage Whiskey (for medicinal use only, the label cautions) and an old Stanley screwdriver.

The house may never be an historical monument but the lovingly groomed [illegible] provides a welcoming [illegible] where the Rodgers [illegible]

FUTURE

The future holds [illegible] changes for the house. Sandblasting, scraping [illegible] blow [illegible] Whatever [illegible] Mr. Rodgers [illegible] thinks [illegible] ready to [illegible] the exterior [illegible] and their friends [illegible] clear they'll enjoy the work.

So, as Meadow [illegible] rumble [illegible] University Avenue and [illegible] commuters move on toward Saratoga Avenue, Claire Rodgers is probably out on her new deck sipping red wine with friends. [illegible] maybe they're having the last laugh over the [illegible] that made Mr. Rodgers smile.



P. J. R. [illegible] CHARLY MA[illegible]

202 University **Theresa & James Jeffers** **?**

good

Description:
Italianate Cottage. Partial facade porch left, bay window right. Low-pitch hipped roof. Wide eaves overhang; decorative brackets (except over front bay window). Tall, narrow double-sash windows. White (pale yellow?) with blue trim.

From front door enter short hall. Doors open left and right, today into offices, once B/R left, L/R right. Hall ends now in "big room" with fireplace, tile front, wooden surround added by previous owners. To left, current office entrance room, door to bath room from here. From "big room" door to "kitchen." Kitchen has unused door to bath on left, door to law library on right, unused door to nonexistent deck in back wall. Sink has been built into wooden antique buffet. Wheelchair-accessible ramp has been added on left side of house. "Back yard" is now parking lot. Period chandeliers in "L/R" and "D/R" restored by real estate agents.

1941 Tax Assessment Files:
Lot 6, Blk 5, Haggarty's Subd. Owner: George Miles Collins & Stella O. Clark
1316 sq. ft + 70' porch. Replacement cost $3575 @ 36% = $1285. 1 story, 6 rooms, medium construction; shallow concrete foundation; gable, shingle roof; front porch; 1 car garage; resawed exterior; 5 rooms plastered, 1 plywood; 4 papered, 2 tinted; 1 sm bath, medium, + (ext. 2 t?); modern electrical fixtures; stove heat; partial basement; medium quality; **40** years old; medium condition, acceptable design and floor plan. Lot 55' x 109.91' value $715.

Planning Commission Files: History Book
Vineyard lot blk 5 lot 6. [redacted] cottage.

Sanborn Maps:
[redacted] NE corner University & Miles **#62** 1-story with partial front & rear porches.; **1904/8** address = **62/86** University, house same as '95, outbuilding added on rear ppty line + outhouse?; **1928**/44 address 202 University, **rear porch enclosed**, house extended? garage replaced outbuilding in rear.

Owner:
Purchased house from real estate agents 5? years ago for +/- 350k. They did most of renovations. Short central hall from front door. Offices left and right off hall. In-period lighting fixtures. Bay window to right of front door. Hall ends in large room with fireplace (surround not original), tile? Small room to left with side door (original?), leads to large bathroom. Beyond large room, small "kitchen," door, not used to bathroom, back door to a porch no longer there. "Kitchen" includes cabinet remodeled to include double sink. To the right of kitchen is law library. Wheel-chair accessible from L side.
Hipped roof; need to note colors. Some interesting art work.

Bellringer Files

LG Museum [illegible] for House Tour. 1999

[redacted] work performed between 7/73 and 7/75: Deck, floors, roof, back fence, baths. Planned: exterior shingles, additional wiring, remodel small back bath, landscaping.
[redacted] R, 1900 LGTR, [redacted]
owned 1943 HG Hardtke, Mgr Toyen Lodge Saratoga.
Laundry room and bedroom added at back of house.

CH Scrapbook 34 D July 13, 1976
Mr. & Mrs. Ray Rogers bought a few years ago (9?) in poor condition. One partition split kitchen, creating [redacted] use. Partition between living and dining room shut off front room to save heating bill. Removing partitions, house has 6 rooms plus bath. Some previous owner had removed decorative moldings near ceiling and around doors. Chandeliers also gone. However, Claire Rogers found several [redacted]

High-ceilinged kitchen center of house, then dining room, then living room. Bow-like projection over entrance to D/R. Ms. Rogers' B/R off hall along side L/R. A row of doors now completely fills one wall -- now closets, but one was [redacted] 18 yr old son Raymond's B/R down hall is similar to his mother's, minus row of doors. The hall leads to the new back deck that juts out over back yard.

DK who originally built the house. Title insurance maps first show the house i[redacted]
Telephone directories show Oliver Collins as owner 1924-1937. HC Hardtke bought house in early 1950s, taking over when an owner forfeited on a loan. Hardtke rented out the house.
PIX: (1) Built-in corner shelving over cabinet; window to right, second built-in to left (covering door?). (2) Front of house. Shows some of decorative brackets under eaves still in place. (3) Front bay window from inside. (4) Boxed Eagle on back deck.

Claire Rogers worked at West Valley College Library and was working on a degree in librarianship at Foothill.

LG Directories
1887/8 McCarthy, John J, farmer; J farmer
1890 McCarthy, Joseph, r Union
Collins, Oliver, orchardist, r University (but prob not here)
1895/6 McCarthy, Anne r Union
1897 McCarthy, Mary Mrs. r Union
1903/4 McCarthy, Mary T. Mrs., groceries E Main
1906 no McCarthy, Mary
North, DB r University Ave. (at 202 or at 1-4/5) [not 05/6, 07/8
[redacted]
1930 Collins, Oliver (Sophie C) h
1934 Collins, Oliver @ no occ (wife?)
[redacted]
1945 Barclay, DK (Rose) crp, not owner

1952 Deak, Francis (Margt) mech; + - Casaba A, laborer, r 202
1956 Leverich, Geo F (Ann B) no occ
1962 Helton, Elmer G (Rose E) emp Commercial Mills, SJ
1967 Helton, Elmer G
1974 Rodgers, Mrs. Clair B, no occ

Tax Assessment Records

1888 p 4. Haggerty, 10 acres N Quick, S M&E, W RR, E LG Ck. L $3k, imp $100, - mort $1.5k (Michael Miller).

1889/90 check index McCarthy

1891 p 20 [redacted] Hagerty's Sub 1-2-3-4-5-6/5 L $1100 [redacted] no ppty.
1892 p 28. same
1893 p 59. same
1894 p 40. McCarthy, Mrs. Mary, Hagerty's Sub 1-2-3-4-5-6/5 L $1100 [redacted] no ppty, [redacted] [sic?] L 250.
1895 p 62. same as 94
1896 p 5. same
1897 p 44. McCarthy, Mrs. Mary, Hagerty's Sub 1-2-3-4-5-6/5 L $1100 [redacted] no ppty.
1898 p 54. McCarthy, Mary Haggerty's Subd S 1/3rd 9/5 L 90, I 540 (mort 400); 1-2-3-4/5 L 720, imp 270; 5/5 L 180; **6/5** L 225, no imp [sic]; 1/6 L 180, imp [redacted] [sic].
p 54. McCarthy, [redacted] ft 9, S 23 ft 10, I 90/- [taxes pd both 12/23/98]
1899 p 46. McCarthy, Mary Haggerty's Subd S 1/3rd 9/5 L 90, I 575; 4/5 [sic] L 720, imp 280; 5/5 L 180; **6/5** L 225, no imp [sic]; 1/6 L 180, imp [redacted] [sic].
1901 p 49. McCarthy, Mary Haggerty's Subd 1-2-8?-4/5 L 720, imp 280; 5/5 L 180; **6/5** L 225, no imp [sic]; 1/6 L 180, imp [redacted] [sic] (+ S 1/3rd 9/5?).
1903 p 35. McCarthy, Mary Haggerty's Subd S 1/3rd 9/5 L 100, I 560; 1,2,3,4/5 L 130 [sic?], imp 285; 5/5 L 200; **6/6 [sic]** L 245, no imp [sic]; 1/6 L 200, imp [redacted] [sic].
1905 p 29 [redacted] DB, Haggerty's Subd S 1/3rd 9/5 L 100, I 635; 1,2,3,4/5 L 140 [sic?], imp 335; 5/5 L 205 [redacted] 1/6 L 205, imp 0 (750 crossed out); S [redacted] 10/5 L 100; AL Fletcher mort int above $2325; Bk8 p 300.
1906 p 49. North, DB Haggerty sub 9/5 100/635; 1-2-3-4/5 140/335; 6/5 260/[sic]; 1/6 205/750 [sic] s 23' 10/5 100; [redacted] AL Fletcher mort $2325
1907 p 54. North, DB 9 & 23' 10/5 175/625; 1-2-3-4-5-6/5 1200/1350; 1/6 175/0; paid off old mort; new 12/18/95 for $1700, reduced to $1500 (JS Hutchins)
1908 p 60. North, DB 16 Faimouth St SF; Hgty 1,2,3,4/5 800/500 [redacted] 1/6 175; 9 + 23' 10/5 175/500; mort $1500
1909 p 56. North, DB 1-2-4/5 600/500; 5-6/5 450/600; 1/6 175; 14' 9 + 26'10/5 100/-
1911 p 62. North, same 1909
1912 p 66. North, same 1911 except sold partial lots 9&10 to Emily May Sammi
1913 p 87. North, H 1-2/5 400/-, 5-6/5 450/600, 1/6 175/-, assess. change to Harriet Showers
1915 p 72. North, 1-2,5 400, 5-6/5 450/600 (**200** penciled above), 1/6 175
1916 p 77. North, DB 1144 Alabama St SF -> Pittsburgh CA? 1-2/5 400->802; 5-6/5 450-> 792/800->960; 1/6 175->320
1919 p 89. North, DB 1-2/5 700 [redacted] 1/6 280; 5/5 to GE Sides ? $550; 6/5 [redacted]

1920 p137. [redacted] Haggerty 6/[redacted]
1922 p 24. Collins, Oliver, Hag 6/5, 350/1050/450
1934 p 23. Collins, Oliver, Hag 6/5, 385/1150/100
1938 p 21. Collins, Oliver (estate of), 385/1150/200, exemption of 100.

check →

Oliver Collins owned M&E 11/2 from 1891 thru 1907, and lived there. No TA rcd 1908. + 321 Univ

Block Books

(Downstairs) Oliver Collins (5/10/20?), Geo M Collins, Stella O Clark, HG (or C) Hardtke et al.

(Upstairs, 1908 base) Geo Miles Collins

Voter Registers

1890:

Hagerty, Michael Bernard, age 60, Ireland, bricklayer, lives Los Gatos, naturalized [redacted] reg same day #4333 [b ca. 1829]

Collins, Oliver, age 41, b Mass, farmer, l Los Gatos, reg 6/5/89

McCarthy, Joseph, 40, b Ireland, farmer, Union dist., nat 5/28/66 SJ, reg 9/15/1880, #7346

McCarthy, John Joseph, 22, b CA, farmer, Union, reg 9/11/86.

1896:

[redacted], laborer, age 48, 5' 6 1/2" tall, light complex, blue eyes, red hair [redacted] r 5/2/96 b ± 1848

Census Records

[redacted]

[redacted], age 51, mar 16 yrs, [redacted]/Mass/Mass [#517]

[redacted] wife, b Jan 1860, age 40, 2 chil both liv [redacted]/Swd/Swd

[redacted] son, b May 1889, age 11, at school

[redacted] dau, b June 1891, age 8, at school

1910

Collins, Oliver, m1, 26 yrs, age 62, b Mass/Mass/US, janitor, owns home [#201/194]

Sophie, m2, 26 yrs, age [redacted] B Swed/Swed/Swed, ent US 1878 a ± 18 years 3,2 m2 1884

Geo Miles, age 21, single, no occ 1873? = 13/14?

Estella, age 18, single, no occ

Funeral Records

[redacted] born 9/7/1848: age 88 yrs/5/21. Born [redacted] Isaac, mo Sarah Ann Korve (?). [redacted] Died of acute cholecrystisis (from 4/20/37) and chronic myocardis (from 1920). Operation on 4/24 or 4/26, 1937. (Both Sophie C. Collins and dau Estelle Clark lived at 202 Univ.) Buried at Oak Hill Cem. Funeral 4/30/37. Geo M Collins lived in Honolulu. Grandchildren: Mrs. Virgil (Clark) Curtis of SJ, Miss Eleanor F Clark of LG, and Geo F Collins of Honolulu.

[redacted] died [redacted] at 202 Univ, age 78/4/-. Born Jan 12, 1860. Born in Gottenberg, Sweden; in LG 50 yrs, in CA 50 yrs, in US 64 yrs. Died of chronic lymphumatic leukemia. Methodist Episcopal [redacted] sister, brother, and several nieces live in the east.

202 University Avenue
Mary McCarthy House

This Italianate Cottage, now painted white with blue trim, was built (or moved to the lot) between 1888 and 1890 by Mary and Joseph McCarthy, a farmer born in Ireland about 1840. They lived in Union (a district at that time) and rented the home. Italianate features include the tall, narrow, paired windows, the shallow-sloped, hipped roof, and the eaves overhang. Although most of the decorative brackets under the eaves have been removed, they remain above the bay window. The 1895 Sanborn Insurance Map suggests the front and sides of the home have not been altered, while the original rear porch was lost when the house was extended to the rear between 1908 and 1928.

Mary McCarthy owned six contiguous lots on University, two, including this one, with houses, plus two lots on Edelen. All were sold to D. B. North in 1904. North also rented out the properties until he sold 202 University to Oliver Collins in 1919.

Collins was born in Worchester, Massachusetts in 1848, came to California at age 20, and to Los Gatos in 1888, with his wife Sophie. She was born in Gothenburg, Sweden in 1860 and came to the U.S. when she was 14. They owned a home on Edelen and 321 University before purchasing this one when Oliver was 71. Now retired, in earlier directories he was listed as an "orchardist," gardener, and janitor. In 1938 the home passed to their two children, George Miles Collins and Estella Collins Clark. Estella Clark, a widow, lived in the home with her children until 1942.

H. G. Hardtke, the owner of Toyon Lodge in Saratoga, acquired the home in 1943 and rented to a series of short-term tenants. When Claire and Ray Rogers purchased the house in the late 1960s, it had been partitioned to form a small apartment at the back and to wall off the front room to reduce heating costs, partitions the Rogers removed. Claire Rogers repaired the roof and floors and salvaged and replaced several doors found in the basement. She earned a Bellringer award for her restorations.

In 1978 five real estate agents, owners of Los Gatos Property, purchased the house for use as their office and restored it to its original condition. They removed the out-of-character rear extension, put in a foundation, new heating and air conditioning systems, redid the "kitchen," installing a double sink in an antique cabinet, and bathroom, and located vintage fixtures to replace those lost in the past. They also added a side door and ramp to make the office wheelchair-accessible. The fireplace was destroyed in the 1989 earthquake and was replaced with an antique mantle, but is no longer functional.

Theresa Pfeiffer and her husband James Jeffers purchased the property about four years ago for use as her law office. Pfeiffer refinished the hardwood floors, which appear to be original, and added glass doors between the original dining room and living room, replacing doors lost in the past. Although this cottage is now used as offices instead of as a home, its charm remains.

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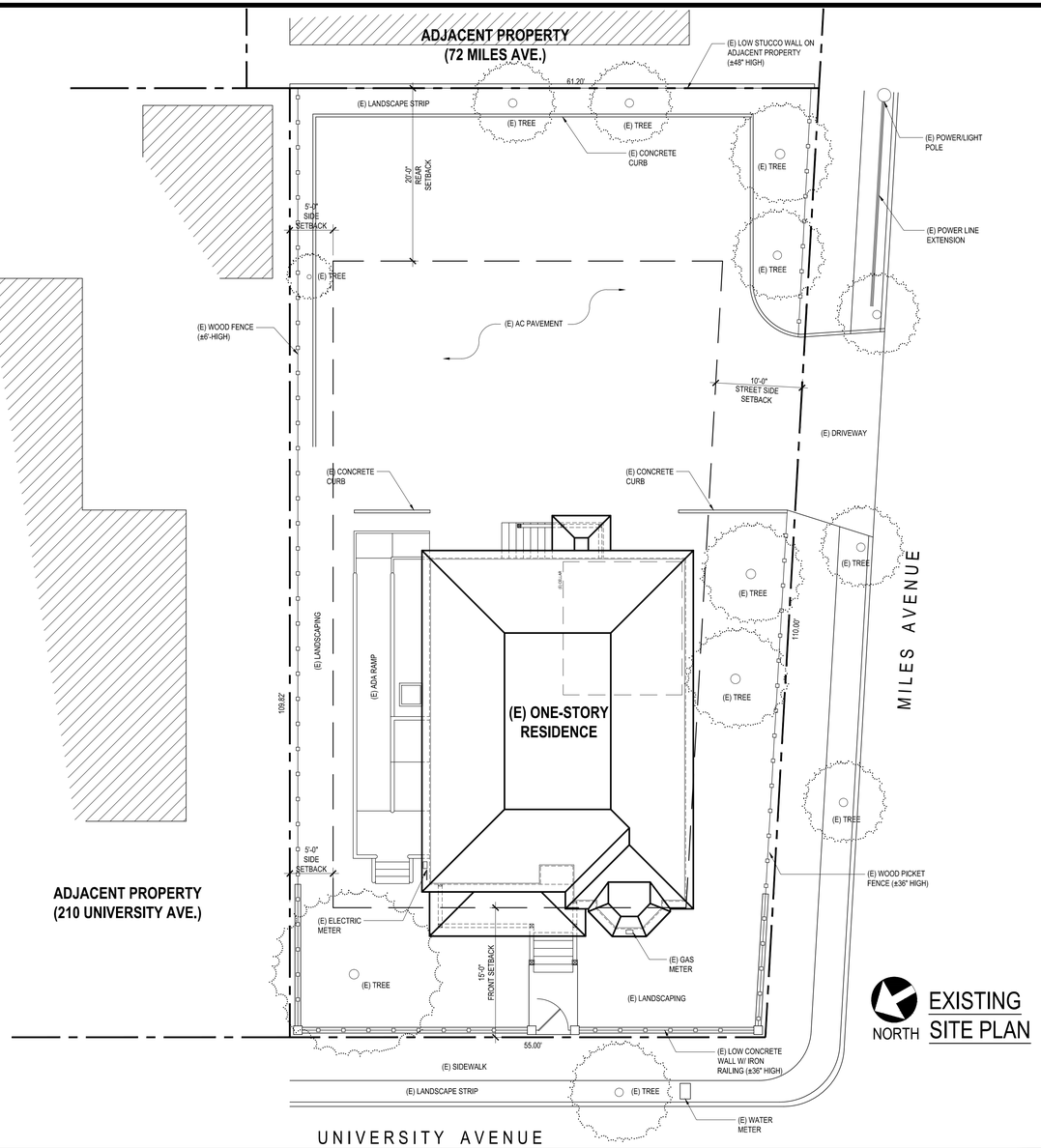
EXISTING SITE PLAN



EXISTING PHOTOS

202 UNIVERSITY AVE.

202 UNIVERSITY AVE. (PRESENT DAY)

PROJECT DATA

PROJECT ADDRESS:	**202 UNIVERSITY AVENUE**
A.P.N. :	529-04-001
LOT AREA (FROM PARCEL MAP)	0.14 ACRES (±6,380 SF)
ZONING:	O:LHP (REQUEST REZONING TO R-1D:LHP)
LAND USE:	OFFICE PROFESSIONAL (REQUEST REZONING TO MEDIUM DENSITY RESIDENTIAL)
YEAR BUILT:	1898

EXISTING SQUARE FOOTAGE:

HABITABLE:	1,155 SF
CELLAR:	212 SF
FRONT PORCH:	88 SF
REAR PORCH:	24 SF

SETBACKS	**ALLOWED (FOR R-1D)**
FRONT:	15'
SIDE (INTERIOR/STREET):	5' / 10'
REAR:	20'

BUILDING HEIGHT	**ALLOWED (FOR R-1D)**
HOUSE	30' (MAX.)
ACCESSORY	15' (MAX)

FLOOR AREA RATIO (FAR)	**ALLOWED (FOR R-1D)**
HABITABLE HOUSE	2,163 SF
GARAGE	613 SF

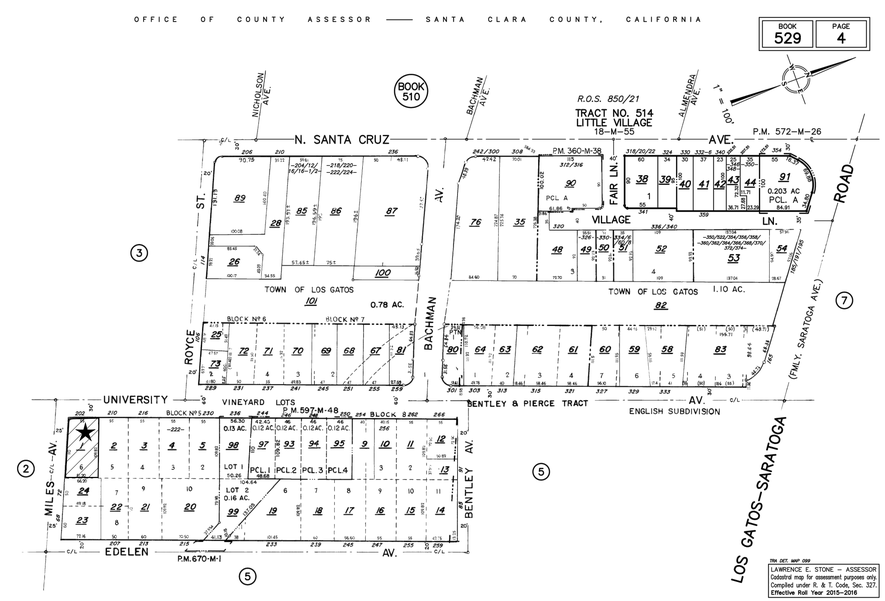
BUILDING COVERAGE:

HABITABLE:	1,155 SF (19%)
FRONT PORCH:	88 SF (1%)
REAR PORCH:	24 SF (0.05%)
TOTAL	1,267 SF (21%)

SITE COVERAGE:

HABITABLE:	1,155 SF (19%)
PARKING LOT:	2,400 SF (39%)
ENTRY PORCH:	88 SF (1%)
REAR PORCH:	24 SF (0.05%)
TOTAL	3,667 SF (60%)

PARCEL MAP



INDEX

A1.1 Cover Sheet + Existing Site Plan
A2.1 Existing Floor + Roof Plan
A3.1 Existing Exterior Elevations

PROJECT INFO.

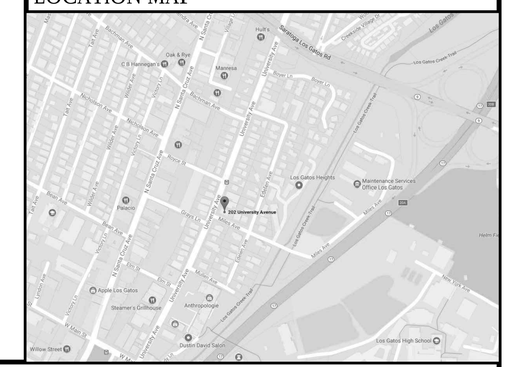
Owner:
Barry + Lisa Cheskin
948 Altos Oak Drive
Los Altos, CA 94024
(650)245-8551

Designer:
Studio 3 Design
Contact: Bess Wiersema
bess@studio-three.com
638 University Avenue
Los Gatos, California 95032
ph: (408) 292-3252
fax: (253) 399-1125

PROJECT DESCRIPTION

This existing property is zoned O:LHP and the owners are requesting it to be re-zoned R-1:LHP, similar to the surrounding neighborhood. The current use is an office and the owners are looking to make this their primary residence.

LOCATION MAP



STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

CHESKIN
202 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-04-001

17 JUNE 2016

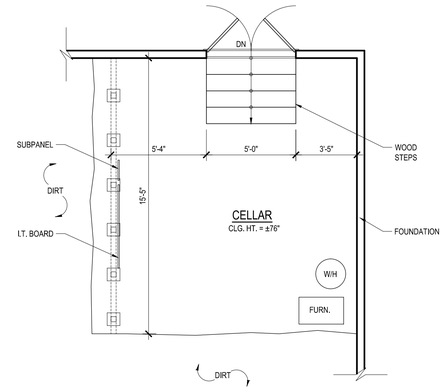
03 AUGUST 2017
REZONING SUBMITTAL

SCALE: 1/8" = 1'-0"

COVER SHEET +
EXISTING SITE PLAN

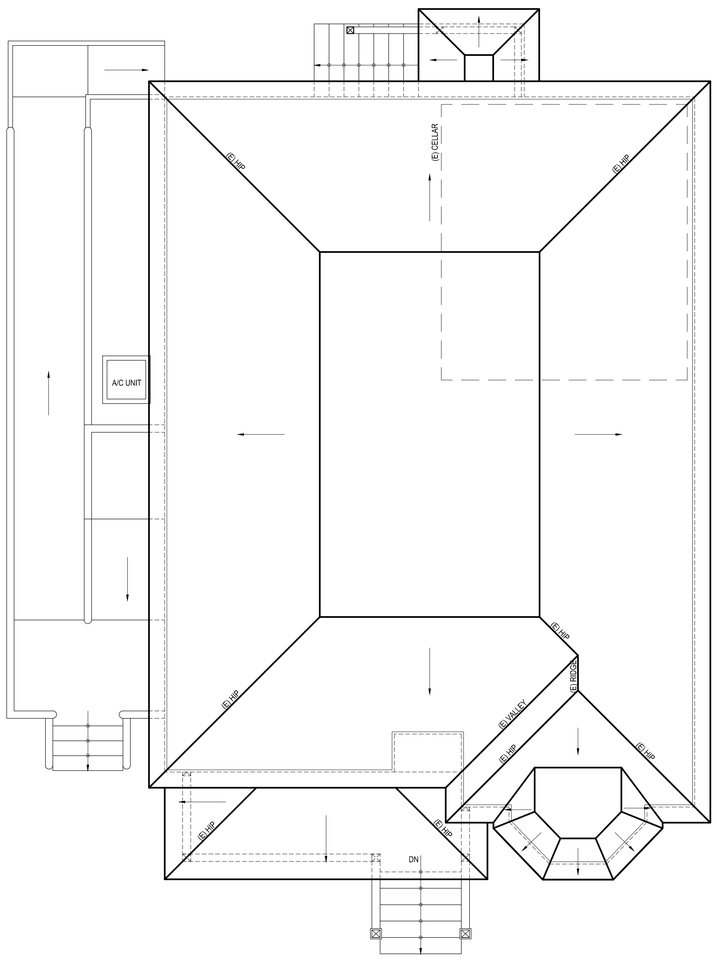
A1.1

EXHIBIT 7



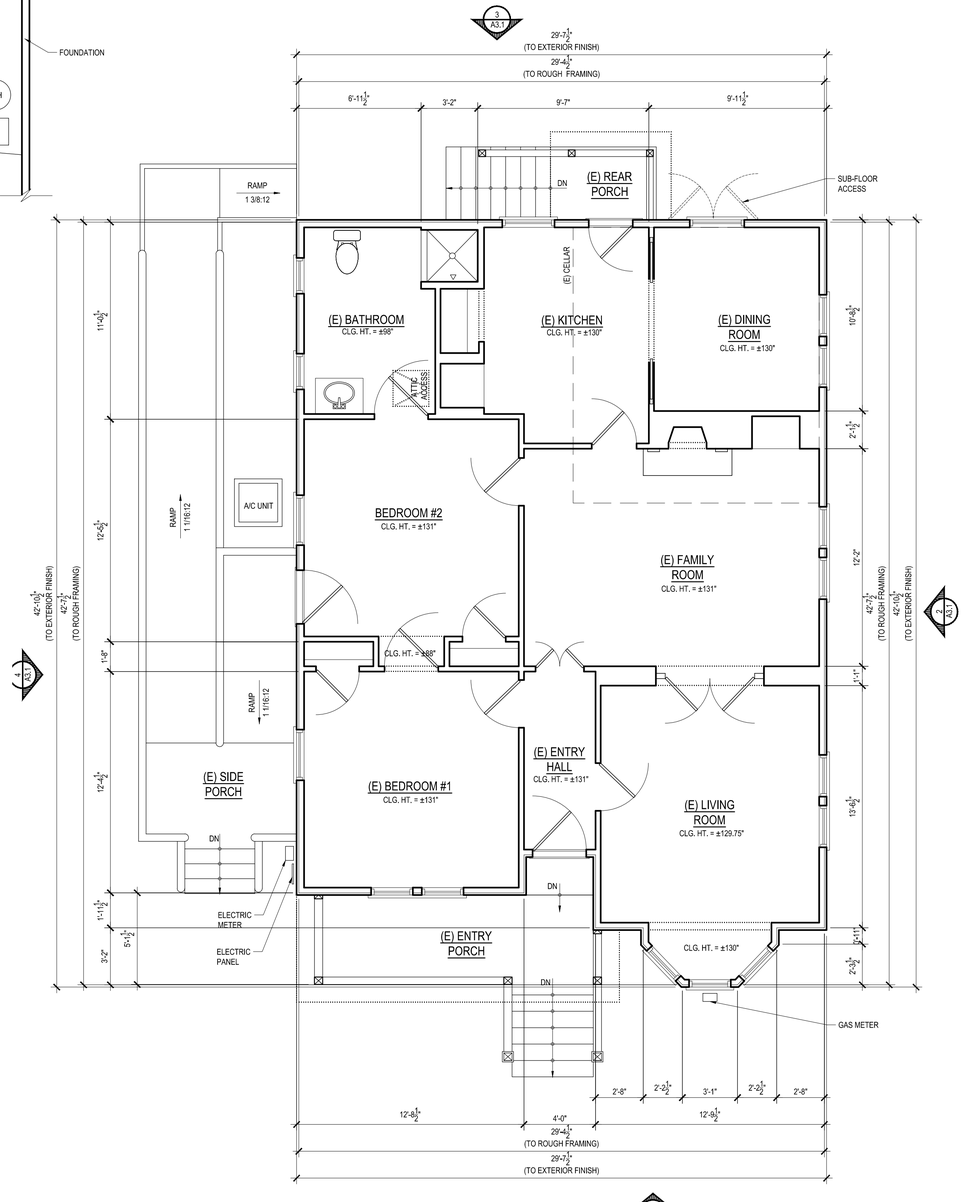
NORTH

EXISTING CELLAR PLAN



NORTH

EXISTING ROOF PLAN



NORTH

EXISTING FLOOR PLAN

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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95032

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A.P.N. 529-04-001

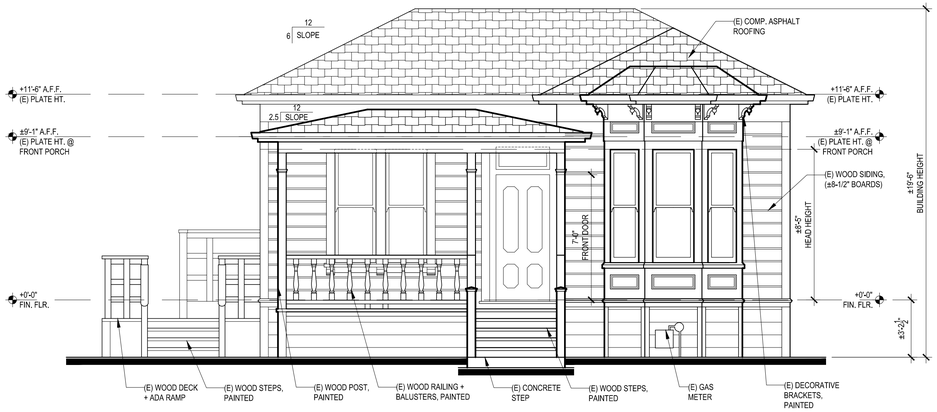
17 JUNE 2016

03 AUGUST 2017
REZONING SUBMITTAL

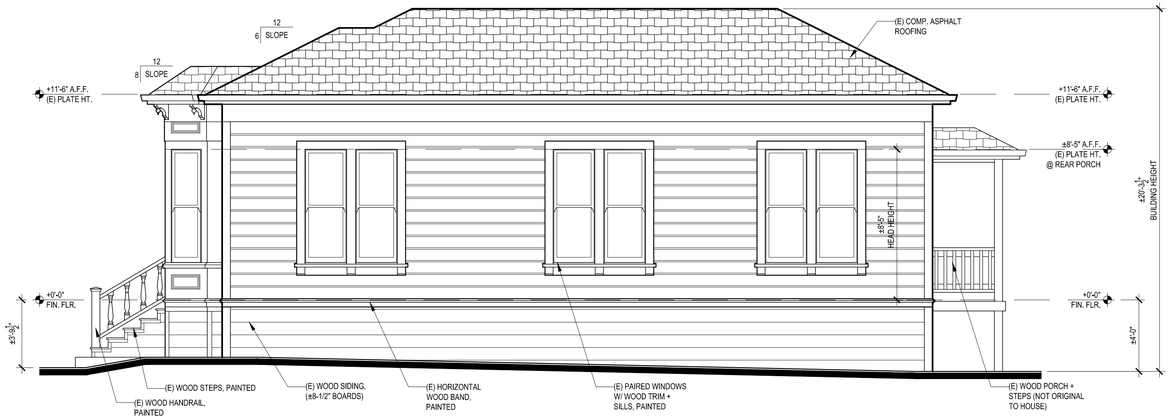
SCALE: ¼" = 1'-0"

EXISTING FLOOR + ROOF PLANS

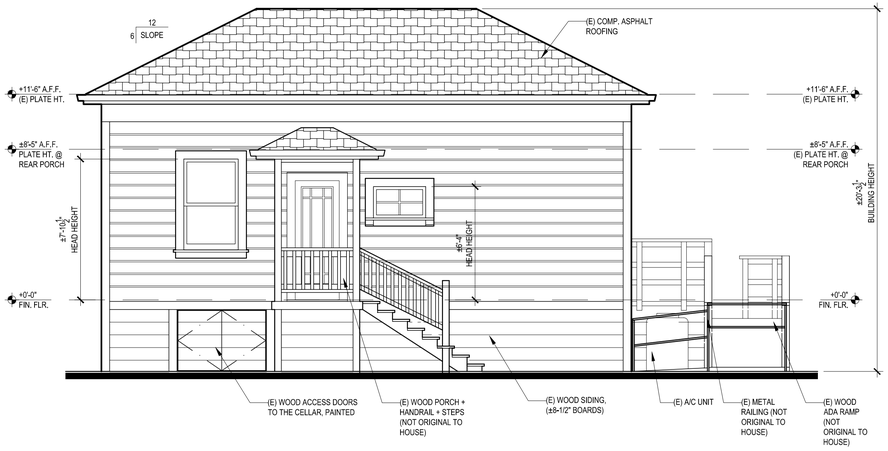
A2.1



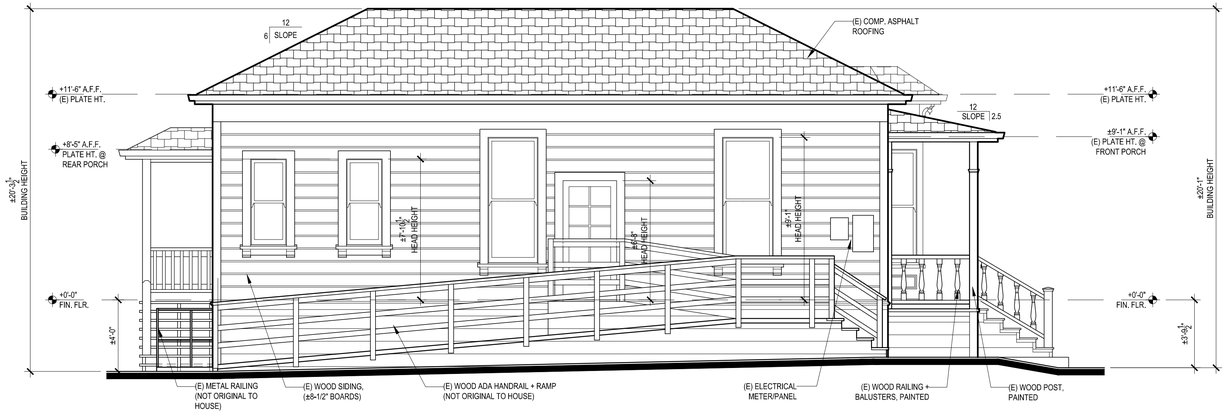
1 - EXISTING NORTHWEST ELEVATION
(FRONT - UNIVERSITY AVE.)



2 - EXISTING SOUTHWEST ELEVATION
(MILES AVE.)



3 - EXISTING SOUTHEAST ELEVATION



4 - EXISTING NORTHEAST ELEVATION

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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LOS GATOS
CALIFORNIA
95032

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F 253.399.1125

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202 UNIVERSITY AVE
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CALIFORNIA
95030

A.P.N. 529-04-001

17 JUNE 2016

03 AUGUST 2017
REZONING SUBMITTAL

SCALE: ¼" = 1'-0"

EXISTING
EXTERIOR ELEVATIONS

A3.1