TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
AUGUST 27, 2025
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM

Emily Thomas, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett, Commissioner
Susan Burnett, Commissioner
Steven Raspe, Commissioner
Joe Sordi, Commissioner
Rob Stump, Commissioner

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions listed below. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

PARTICIPATION

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: https://losgatosca-gov.zoom.us/j/84581980917?pwd=HBC1JDVAnIv95RNwWbWOUU0PKq949O.1 Passcode: 943933. You can also type in 845 8198 0917 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join and use passcode 943933.

When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial (877) 402-9753 for US Toll-free or (636) 651-3141 for US Toll. (Conference code: 602463). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
In-Person: Please complete a "speaker's card" located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair's discretion.
(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line "Public Comment Item #__" (insert the item number relevant to your comment).
(3) Deadlines to submit written public comments are:

- 11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 11:00 a.m. the business day before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

Page 1

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on matters not listed on the agenda and are within the subject matter jurisdiction of the Commission. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda.)*

1. Draft Minutes of the August 13, 2025, Planning Commission Meeting

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E; an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District; and a Conditional Use Permit for Formula Retail Over 10,000 Square Feet and for a Restaurant with Alcohol Service on Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification Application PD-25-001, Architecture and Site Application S-25-004 and Conditional Use Permit Application U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Sections 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson MBH Architects. Project Planner: Erin Walters.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.)*

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTE The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

NOTICE REGARDING SUPPLEMENTAL MATERIALS Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packets are available for public inspection at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Planning Commission agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to: www.LosGatosCA.gov/TownYouTube

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DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
AUGUST 13, 2025

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, August 13, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump
Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

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

1. **Approval of Minutes** – June 25, 2025

MOTION: **Motion** by **Vice Chair Burch** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Stump.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **16805 Loma Street**
   Request for Review PHST-25-007
   APN 532-07-101
   Applicant: David Britt, Britt-Rowe
   Property Owner/Appellant: William Wundram
   Project Planner: Sean Mullin

Consider an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. Exempt pursuant to CEQA Section 15061(b)(3).

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

William Wundram, Appellant

- We are appealing the decision to deny our application to remove our structure from the inventory list for the following reasons: 1) the house satisfies all the Town's required findings for removal; 2) the HPCs incorrect application of the required findings; and 3) bias toward maintaining structures on the inventory. We have provided two technical memos from architectural historians to respond to the original HPC decision.

Jen Hembree, Page & Turnbull

- Page & Turnbull has found that the property does not fully embody the character defining features necessary to individually convey architectural merit as a Craftsman bungalow, and arrived at that conclusion through industry standard methodology, such as visual inspection, historical comparison, and analyzing the property in its historic architectural context.

Lee Quintana

- I am a member of the Historic Preservation Committee, but I am speaking as a member of the public. I agree with the conclusions of the two historic reports that this structure would not qualify for being a landmark using the criteria the National Park Service uses for that designation, however, I don't believe that the Town of Los Gatos expects all of its pre-1941 structures to meet that standard. Given the Town's criteria, the Commission's focus should be strictly on this particular structure, not on neighboring structures, not on the defining features of the type of architecture, but rather on the defining features of this particular structure. The Commission should not focus on the federal findings for determination, on demolition, the replacement structure, or the neighbors' support of the replacement structure.

Dave Renner

- The subject house is over 1.5 miles from the Town's historic district, and is a very simple structure with no noteworthy features. The executive summary and two professional historic reports clearly state that the property does not qualify under national, state, and Town criteria. All neighbors on Loma Street support this proposal. There is no known documentation of what the home looked like before 1941, with the first known photo of the property being from 1967. A 1936 satellite image shows a different footprint of the home than it is today, so it is unclear what is even being preserved.

Thomas Salge

- I read the two professional reports, and it is quite clear that this structure was never architecturally significant in the first place. There are also examples of other similar modest structures on the street that have been removed from the inventory list under the same required findings. The neighbors are supportive of the Appellant's vision, as am I.

Catherine Rose

- I'm a neighbor bordering the subject home, which has been in disrepair the 35 years I've lived there; I have never heard of or considered it to be of historic value. I agree with the previous two neighbors' comments, and I support the Appellant's appeal to demolish the house and continue with their project.

Clay Wayman

- I live around the corner from the subject house and walk by it every day, and I agree with the last speaker that the house has been in disrepair for as long as I've lived there. Speaker Lee Quintana says the neighbors' opinions shouldn't matter, but in Los Gatos we support each other, and it's important for the Commission to understand we support this project.

Kerry Lindholm

- I live immediately adjacent to the property, and the grass there has been over 3 feet tall for my 27 years there. We bought a pre-1941 home and went through the same process, and were allowed to tear down the home and rebuild, and our neighbors were also allowed to tear down their pre-1941 home. I attended the HPC meeting where the Appellant requested removing the home from the inventory and was baffled, because the Committee was confused regarding what standards to use, how to deem a house historical, etc., and stated during deliberation that the guidelines are ambiguous. The HPC needs to get clear standards to apply. I don't believe this project meets any of the standards.

Brian Balistreri

- My wife and I have not known the Appellants for a long time, but we are very familiar with the house in question, and as others have said, it is not in the historical district. Most people who walk this neighborhood, when learning what the Appellants are going through, say, "For that house? Are we talking about the same house?" We fully support the Appellant's plans to build a house that would absolutely add to this neighborhood.

William Wundram, Appellant

- It concerns me that the HPC chair, presenting as a neighbor yet who lives two miles away, is further expressing her view to the Planning Commission, considering she was the tie-breaking vote to deny our request in May. It doesn't feel like the HPC process was impartial. The house's front façade, roof, windows, door, etc., have been modified, leaving only 30 percent originality by measurement. The 1967 addition added 25 percent to the footprint, and the house wasn't annexed until 1999. Other similar houses have been approved, and there have been no denials on Loma Street. HPC members have an

obligation to provide an unbiased assessment for all residents, regardless of personal views.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to grant an appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. **Seconded** by **Vice Chair Burch.**

VOTE: **Motion passed unanimously.**

3. **<u>14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue</u>**
   Architecture and Site Application S-25-005
   APNs 409-18-008, -009, -010, and 409-31-001
   Applicant: Andy Kimball
   Property Owner: Clearview Gold Associates LLC
   Project Planner: Ryan Safty

   Consider a request for a Grading Permit and Removal of Large, Protected Trees associated with a comprehensive Redevelopment of the La Rinconada Golf Course on property zoned RC and R-1:20. Categorically exempt pursuant to CEQA Guidelines Sections 15301: Existing Facilities, and 15302: Replacement or Reconstruction.

Commissioner Stump disclosed that he received a 30-minute tour of the golf course from the applicant.

Commissioner Burnett disclosed that she also toured the golf course with the applicant, has been a member of La Rinconada twice in the past, and her son is a current member, but it would not affect her decision making.

Commissioner Raspe, Commissioner Barnett, and Commissioner Sordi all disclosed that they had also toured the golf course with the applicant.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Bob Riland, President

- I am the president of the La Rinconada Country Club, which was founded in 1929, and has over 541 members. We are planning our next 100 years around three key goals: 1) Modernization: The project modernizes aging infrastructure and improves operating efficiency; 2) Sustainability: We want to make the entire property less reliant on water by reducing our water consumption by over 30%; and 3) Safety: We have a failing tree problem, which is a major safety risk we need to address while also improving our fire resiliency.

Andy Kimball, General Manager

- We propose a generational landscape restoration and infrastructure renovation of the property, a $20 million investment entirely funded by our membership. The new course would play much like it was originally intended back in 1929. The course would be closed 12-14 months while all other club facilities remain open. We plan to start construction in March and work on each hole for 3-4 weeks, minimizing neighbor inconvenience. The construction will take 7-8 months, followed by a 5-6 month grow-in period with the course reopening in the first half of 2027. Our plan to convert to drought tolerant Bermuda grass would reduce our water consumption by 30 million gallons of water a year, but it requires more sunlight than current course has, and the abundance of overgrown trees shading the course must be addressed. We proposed tree removal for both health and safety reasons, and to achieve our water saving goals. Our course currently has 1,200 trees; after planting 173 mature native trees during construction, the course will end up with nearly 1,100 trees. The club intends to remain a good neighbor with a comprehensive community outreach program begun in June.

Kristin Lamson

- I have lived in Los Gatos for 30 years, I'm a member of La Rinconada, and I support the project. There are many reasons to approve the project, including: 1) this is a necessary course modernization and sustainability plan; 2) water usage is decreased by 30% by replacing existing grass with a drought tolerant variety; 3) native trees will replace unsafe, aging, and non-native trees; 4) over 100 local neighbors endorse the project; and 5) the plan proposes no new growth; it is simply a landscape redesign and infrastructure rebuild.

Brad Krouskup

- My wife and I are La Rinconada members. This project is the result of four years of intense work between La Rinconada members and adjoining neighbors, and in my view is about the sustainability of one of the larger open spaces in Los Gatos. Reducing water consumption, planting native drought-tolerant oak trees, reducing fire danger, and improving safety are all good things. The number of trees to be reduced is less than 10% of the existing inventory, and the reforestation of La Rinconada will be more drought-tolerant and sustainable for generations to come.

Ed Hofer

- My wife and I are members of La Rinconada. Our board and design team have put together a thoughtful proposal that emphasizes sustainability, and it is right for the club. The club had over 70% approval for the project from its members.

Greg Simpson

- I'm a member of La Rinconada and support the project. Two of the biggest issues in our state are water and fire. The redwood trees on the course were planted generations ago by La Rinconada members, but they didn't have to worry about water back then. Each redwood tree can take up to 500 gallons of water per day, and the club has to irrigate those. Redwood trees are also not natives, and eucalyptus trees are a high fire danger.

Ty Hecky (phonetic)

- The Bermuda grass may not be good for my short game, but I still recommend doing it for the savings of 30-40 million gallons of water.

Mike Gallagher

- We live directly across from the La Rinconada entrance and are members. This is a generational project, because when these trees and this golf course were formed 96 years ago, none of us were there, but we're benefiting today, and I think this thoughtful plan will impact long beyond any of us. Water savings is the key thing, and in order to do that, changes to the trees must be made. A year ago, I was on the fourth hole and a eucalyptus tree dropped a large branch onto the cart path; and they are not native, so I would support getting rid of them. I urge the Planning Commission to support the project.

Dennis McEvoy

- My wife and I are members of La Rinconada. Water is scarcer than 100 years ago when this golf course was built and 35 years ago when it was remodeled; choices made then are no longer suitable for today's climate. The non-natives plants and trees on the course require an inordinate amount of water in the summer, and this project addresses this by putting a warm season grass on 40 acres of the property, significantly reducing the amount of water needed in the summer; and replacing many of the non-native trees that require more water with native oak trees that will thrive in the warmer climate.

Ted Baumuller

- I live seven minutes from the La Rinconada country club and my wife and I are members, as are my children, and I hope their children someday. I believe this is a once in a generation opportunity that can make this happen. The irrigation system at La Rinconada has failed, and I also have seen significant tree branches fall while playing golf. The amount of resources required to keep this property in a sustainable environment needs an upgrade. Reducing 30 million gallons of water is an obligation that we have, not an opportunity.

Lotus Mahon

- I support changing the lawn, putting in the drought tolerant grasses, and removing non-native eucalyptus trees known to be torches, But I don't support removing mature old growth trees; it has taken them decades to grow and replacing them will also take decades. Larger trees clean the air, remove carbon dioxide, and contribute oxygen. The current old growth trees have survived decades of drought, so how much water each individual tree takes compared to the lawn and other things, I don't know that those old growth trees are the ones consuming all the water. These trees also provide sound dampening, and provide much habitat for wildlife. I support oak trees, but they're not going to grow very fast.

Lisa Sieber

- The issue of the irreversible removal of 287 mature trees from the La Rinconada golf course warrants a thorough, fact-based review of the construction and design proposal, including the Environmental Impact Report to ensure legal compliance and ecological preservation. I have submitted a petition to the Town with 113 signatures on MoveOn.org that was only issued to people in the La Rinconada area, so they are relevant. The project began with 190 trees being removed, then 240, and now 287. Is the Town of Los Gatos contemplating granting the La Rinconada country club an exemption from the California Environmental Quality Act to remove the numerous trees classified as large, protected trees by the Town?

Jeff Gallinat

- I've been a member of La Rinconada for over a decade, and I have served on its board for five years. We believe our plan is comprehensive, fact-based, balanced, and fully integrated. Our team has a lot of skill sets, including a preeminent experienced golf course designer; several different specific experts, engineers and other specialists, and two arborists. We have selected and engaged the very best golf construction company in America, because they have practices in the most advanced techniques to ensure that the project runs as described by general manager Andy Kimball, and with limited environmental disruption. This plan you see is governed by the opportunity to not only retrofit and renovate the property, but to create a sustainable solution that reduces the use of water and chemicals, and has a reforestation plan that puts more native trees on the property.

Jim Rubnitz

- I've been a member of La Rinconada for 30 years, and I'm here to speak about the relationship La Rinconada has with the town. As a past president of the club, I've worked with the Town over the years for remodels and feel quite good about our relationship, and the Town and residents have been happy with La Rinconada. I have no doubt that when this project is completed, the Town will be very proud of the finished product.

Scott Lansin (phonetic)

- I am also a member of La Rinconada country club and strongly supportive of this project. La Rinconada is a pillar of society for the Town; many events that benefit the community are

held at the club. This project is about long-term sustainably through water savings, and part of that is the removal of non-native trees, which have been fully reviewed and approved by two arborists, including the Town arborist. The club will pay substantial in lieu fees, and is willing to pay them, because moving this project forward is very important. This is not a development project; it involves no changes in the club's conditional use permit, there is no facilities expansion, and no increase in membership. It is a landscape and infrastructure modernization with a responsible, well-balanced plan that involves no import of expert of soils, minimal grading, and no impacts to existing facilities.

Sandy Decker

- Don't completely destroy this urban forest wonderland, which is beautiful and well-loved. Members, imagine the family pictures after your daughter's wedding, standing on a Bermuda grass fairway with bordering chaparral shrubbery and an occasional oak. There has got to be a better compromise on the destruction of the old oak and the other old growth trees that are being destroyed. Please require a rendering of what this design will eventually look like. There is no argument that the eucalyptus needs to go, but most of us have deep feelings for the redwoods; they are California. These trees have a collaborative root system that works together to search out ground water and surface water, and they will work well with the reduced amount of water.

Christine Matheson (phonetic)

- My husband and I have been a direct neighbor to the La Rinconada country club for 30 years, and are members. We are in full support of both the tree safety and water reduction and hope the Planning Commission will support it as well.

Lorina Chew

- We live next to the entrance of La Rinconada, and our back yard faces the 18th green. I am also a member of the club, and this plan impacts us greatly. Many of the trees identified for removal are at the end of their lives and can become hazardous. In June of this year a huge branch from the tree bordering my back yard and the 18th green fell into our yard. The petition from MoveOn.org talks about the 287 trees that are being removed, but did not mention the 176 trees that will be replanted. While some people who signed the petition are neighbors, there are others from as far away as LA, Orange County, Colorado, Washington, Ohio, Hawaii, and even the Philippines.

Sean Morley,

- I am with Morley Brothers, LLC, and a long-time Los Gatos resident. We are assisting La Rinconada in the management of the applications, but I am not a member of the club. The redwoods proposed for removal were planted in the sixties and seventies, so we are not talking about old growth redwoods or other trees. The full environmental effects of the project have been thoroughly studied, including a detailed tree survey, and biology, health risks, and noise reports. No impacts were identified, and the project will not alter the landscape or hurt wildlife habitat, air quality, or neighborhood character, as suggested. No

scientific evidence has been presented to support this, just a lot of opinion. It is not possible avoid tree removal and still achieve the club's objectives, including drought tolerant grass to save water, long-term safety, and maintaining the course in competitive play over the years. Our application complies with all Town requirements, and we do not seek a variance. We do have a serious falling tree risk problem; more than 100 trees have fallen on the site over the last few years, and more will follow if we don't prudently manage our future.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Vice Chair Burch** to approve a Grading Permit and Removal of Large, Protected Trees associated with a comprehensive redevelopment of the La Rinconada Golf Course at 14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue.

Associate Planner Safty requested the motion be amended to modify Condition of Approval 8 to reflect the changes to the replacement trees.

The Maker of the Motion accepted the amendment to the motion.

Seconded by **Commissioner Raspe.**

Commissioners discussed the matter.

Chair Thomas requested the motion be amended to include language stating the tree replacement be no smaller than what is currently proposed.

Opened Public Comment.

Commission questions to the Applicant.

Closed Public Comment.

The Maker of the Motion accepted the amendment to the motion.

Chair Thomas requested the motion be amended to add language stating that no less than what the current identified native plants are, besides the trees and the other landscaping.

The Maker of the Motion accepted the amendment to the motion.

Associate Planner Safty read the two separate changes to the conditions of approval:

1) **Condition 8, the ratio requirement. Condition shall reflect the changes to the replacement trees.**
2) **An additional condition of approval shall state, "The landscape plan shall be in substantial compliance with the plans presented to and approved by the Planning Commission on August 13, 2025."**

The Maker of the Motion accepted the amendments to the motion.

The Seconder of the Motion accepted the amendments to the motion.

Commissioners discussed the matter.

VOTE: Motion passed unanimously.

2. **<u>130 Vasona Oaks Drive</u>**
   Planned Development Amendment Application: PD-25-002
   APN 424-42-008
   Applicant: Elad Batito, Green Bay Remodeling Inc.
   Property Owner: Ken MacDonald
   Project Planner: Samina Merchant

   Consider a request for approval to modify Planned Development Ordinance 1281 to increase the maximum Floor Area Ratio (FAR) and lot coverage for property zoned R-M:5-12:PD. This request for modification of a Planned Development Ordinance is not considered a project pursuant to the California Environmental Quality Act.

Commissioner Barnett disclosed that he did legal work for the applicant's business in 2004, and noted that the HOA is in support of the application.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

SLC Design

- I am the building designer for the project. Our proposed residential renovation includes a new sunroom, an addition to existing structure, relocated kitchen, expanded family room, remodeled bedrooms, and conversion of the mezzanine to a new ensuite bedroom to better accommodate family members, or for use as a home office. The project seems to be exceeding the normal FAR, but we have obtained HOA approval, and are asking for Planning Commission approval.

SLC Design

- The family has gone back and forth regarding the home's existing footprint, and it doesn't work for them having parents and adult children visiting. The proposed renovation would help them with the functionality of the space.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Raspe** to forward to Town Council a request for approval to modify Planned Development Ordinance 1281 for 130 Vasona Oaks Drive. **Seconded** by **Commissioner Burnett.**

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- Town Council met August 8, 2025 to consider an appeal from an adjacent neighbor of the Planning Commission's decision regarding 45 Reservoir Road. The appeal was denied and the project was approved.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 10:02 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 13, 2025 meeting as approved by the Planning Commission.

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/s/ Vicki Blandin

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DATE: August 22, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E; an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District; and a Conditional Use Permit for Formula Retail Over 10,000 Square Feet and for a Restaurant with Alcohol Service on Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification Application PD-25-001, Architecture and Site Application S-25-004 and Conditional Use Permit Application U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Sections 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson MBH Architects. Project Planner: Erin Walters.

RECOMMENDATION:

Forward a recommendation of denial to the Town Council for a request to modify Planned Development Ordinance 2025 to allow modifications to Building E; an Architecture and Site application for exterior modifications to an existing commercial building in the University/Edelen Historic District; and a Conditional Use Permit for formula retail over 10,000 square feet and for a restaurant with alcohol service on property zoned C-2:LHP:PD, located at 31 University Avenue.

PROJECT DATA:

General Plan Designation:	Central Business District
Current Zoning Designation:	Central Business District with a Landmark and Historic Preservation Overlay, C-2:LHP:PD
Applicable Plans and Standards:	General Plan; Commercial Design Guidelines; and Planned Development Ordinance 2025
Parcel Size:	4.18 acres (182,080 square feet)
Surrounding Area:	

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

	Existing Land Use	**General Plan**	**Zoning**
North	Commercial	Central Business District	C-2:LHP
South	Commercial	Central Business District	C-2:LHP:PD
East	Commercial	Central Business District	C-2:LHP:PD
West	Parking Lot	Central Business District	C-2:LHP

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- As required by Section 29.80.095 of the Town Code for granting approval of a Planned Development Overlay Zone.
- That the amendment to the Planned Development Overlay Zone is consistent with the General Plan.
- As required by Section 29.20.190 (a) of the Town Code for granting a Conditional Use Permit.
- As required by Section 29.20.190 (b) of the Town Code for approving a Conditional Use Permit for a formal retail business greater than ten thousand (10,000) square feet.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.80.290 (2) of the Town Code for approving applications in historic districts.
- As required for compliance with the Commercial Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

Forward a recommendation to the Town Council.

BACKGROUND:

The subject property is located on the west side of University Avenue at the intersection of Elm Street and University Avenue (Exhibit 1). The subject of this application is one of the Old Town commercial center buildings, referred to as Building E in the adopted Planned Development (PD) Ordinance 2025 (Exhibit 3). Building E consists of a 15,957-square foot vacant tenant space, which was previously demised into two separate units:

- A 7,233 square foot restaurant space formerly occupied by Steamer's restaurant.
- An 8,724 square foot retail space formerly occupied by The Gap, a clothing retail store.

In December 1996, the Town Council adopted PD Ordinance 2025, amending the zoning ordinance effecting a zone change from C-2:LHP to C-2:LHP:PD at 50 University Avenue, Old Town commercial center (Exhibit 3). PD Ordinance 2025 authorized the redevelopment of Old Town, including the construction of several new buildings, among them Building E. The construction of Building E was completed in 1999.

In January 2023, the clothing retail store, The Gap, ceased operations, and the restaurant, Steamer's, closed in December 2024. Both tenant spaces in Building E have remained vacant since their respective closures.

In January 2025, the applicant, RH (Restoration Hardware), applied for a modification to the existing PD Ordinance to allow modifications to Building E, an Architecture and Site application for exterior modifications to the existing commercial building, and a Conditional Use Permit (CUP) for a formula retail use over 10,000 square feet with a restaurant use with alcohol service.

The Old Town Commercial Center is located within the University-Edelen Historic District, and any exterior modifications to buildings with the district are subject to review by the Historic Preservation Committee (HPC).

On February 26, 2025, the HPC reviewed the proposed exterior modifications to Building E, continued the item for further consideration, and provided feedback to the applicant's team (Exhibits 7, 8, 9, and 10).

On March 26, 2025, the HPC reconsidered the item, and made a recommendation of denial to the Planning Commission (Exhibits 11, 12, 13, and 14).

The proposed project includes a request for a PD Amendment and therefore requires a recommendation from the Planning Commission, with the final decision to be made by the Town Council. The application also requires Planning Commission consideration and recommendation, with the Town Council serving as the final decision-making body for the Architecture and Site, CUP, and PD Amendment applications. The applicant has provided a

Project Description and Letter of Justification (Exhibit 15), and proposed Development Plans (Exhibit 20).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the west side of University Avenue (Exhibit 1) and is developed as one of the Old Town commercial center buildings. The subject vacant 15,957-square foot tenant space was formerly two tenant spaces, a restaurant space formerly occupied by Steamer's, and a retail store space formerly occupied by The Gap, located on the ground floor in the northern building (Building E) adjacent to the corner of University Avenue and Elm Street. The property abuts commercial properties to the north, east, and south and a parking lot to the west.

B. Project Summary

The applicant is requesting approval for a modification to the existing PD Ordinance to allow modifications to Building E, an Architecture and Site application for exterior modifications to the existing commercial building, and a CUP for a formula retail use over 10,000 square feet with a restaurant with alcohol service in an existing tenant space. The proposed project occupies existing tenant spaces. No additional square footage is proposed.

When reviewing a CUP, the deciding body should consider the information in the applicant's business plan; however, the key consideration should be the proposed use since the business plan can change from owner to owner. The CUP runs with the land, and the deciding body should review the application based on the use described in the recommended Conditions of Approval (Exhibit 6) as opposed to the applicant's business plan.

C. Zoning Compliance

The C-2 zone permits formula retail businesses exceeding 10,000 square feet and restaurant uses with alcohol service, subject to approval of a CUP. The proposed project includes a request to modify the existing PD Ordinance to allow exterior modifications to Building E. The project meets the parking and height requirements outlined in the Town Code.

DISCUSSION:

A. Planned Development Amendment

The applicant is requesting approval to modify PD Ordinance 2025. In December 1996, the Town Council adopted PD Ordinance 2025 Performance Measures and Standards #15 b, c, and d, which governs the subject building, Building E, as part of the Old Town commercial center (Exhibit 3). The applicant requests an amendment to PD Ordinance 2025, removing the requirements that Building E be modified as follows (Exhibit 4):

- Design structure so that it appears to be a collective of individual structures that abut each other.
- The roof design shall be reflective of the individual structures (break-up rooflines).
- Corner tower shall be redesigned into a clipped corner design.

The applicants requests these change to allow for a more cohesive and contextually appropriate façade. The subject building's façade currently appears as three distinct structures. The applicant states, "the styles represented by the existing façade largely do not correspond to the architectural character of the University-Edelen Historic District, which includes the contributing styles of Mission Revival, Mediterranean, Craftsman, and Victorian."

The applicants proposes a unified Mediterranean-style design of the façade that reflects the proportions, window styles, and architectural details seen in the Old Town commercial center. The applicant believes the proposed design will create a more balanced and harmonious look that better fits Old Town and the University-Edelen Historic District (Exhibit 12 and 20).

B. Architecture and Site Analysis

The project proposes exterior modifications to Building E to establish a cohesive Mediterranean-style architectural character for a new single-tenant occupancy (Exhibit 20). The scope of work includes updates to all four building elevations for overall design consistency and visual appeal. Proposed exterior modifications include:

- Roof alterations to create symmetrical and consistent massing;
- Integration of arched and rectangular window and door openings;
- Installation of new fabric awnings and metal/glass canopy awnings;
- Addition of a new central pyramidal skylight; and
- Application of new stucco siding.

The existing one-story, 15,957-square foot commercial building will maintain its current footprint, with no increase in floor area. The overall building height would be slightly

reduced from 27 feet, four inches to 26 feet, eight inches, within the 45-foot height limit permitted in the C-2 zoning district.

The project retains the building's existing structural system and introduces a new multi-coat cement plaster exterior finish, accented with decorative steel and aluminum architectural elements. Architectural aluminum windows are proposed along all elevations.

The design incorporates step-backs at the ground level along the street-facing facades, alternating rectangular and semicircular fenestration, and introduces a varied parapet line at the roof. The proposed windows have deep recesses creating shadow lines and the design includes louvered and fabric awnings which add texture and depth to the new façade. The project proposes a centrally located restaurant, which will be illuminated by the new pyramidal skylight, bringing natural light into the interior space.

The proposed project is within the C-2A subdistrict of the Commercial Design Guidelines, which specifies site development and building design guidelines for projects within its boundaries. The proposed building remodel is consistent with the applicable provisions of the Commercial Design Guidelines as the project emphasizes display windows and storefront entries, maintains transparent storefronts and public right-of-way walls, utilizes high-quality store front materials, and uses awnings.

The applicant has provided a Project Description and Letter of Justification (Exhibit 15) discussing the proposed project in the context of the historic district, the Commercial Design Guidelines, and proposed Development Plans providing details of the proposed exterior work (Exhibit 20).

C. Historic Preservation Committee

The Old Town commercial center is located in the University-Edelen Historic District. Although the subject building was constructed in 1999, any exterior modifications to buildings within the district are subject to review by the HPC. Newer buildings support the district, although are not included as Contributors to the district.

Pursuant to Town Code Section 29.80.290 (2), in evaluating applications, the HPC considered the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district and its site.

On February 26, 2025, the HPC reviewed the proposed exterior modifications to Building E, continued the item for further consideration, and provided the following feedback to the applicant's team (Exhibits 7, 8, 9 and 10):

- Although the proposed design is a Mediterranean style, it is not as compatible with the existing Old Town buildings; it is not consistent with the Planned Development; or the character of the University/Edelen Historic District;
- The design should convey a collective of individual structures rather than one consistent and symmetrical massing;
- Consider the addition of tile roofing material; and
- Consider the impact of the skylight from all elevations.

On March 26, 2025, the HPC reconsidered the continued item. The applicant considered the Committee's direction from the February 26, 2025, meeting and decided not to modify the proposed exterior modifications and provided a response letter (Attachment 6 of Exhibit 12).

In the response letter the applicant thanked the HPC and stated "after careful consideration, we have chosen to maintain our current design. When developing our Proposal, we closely studied the existing Mediterranean components of the building and the Old Town Shopping Center, its proportions, window types and architectural details. We also considered the buildings immediately adjacent and incorporated their unified design into our building, both in color and articulation, with the goal of creating a harmonious façade design that assimilates into, rather than competes with the larger Historic District. At RH, we strive to obtain balance, symmetry and perfect proportions with our architectural approach and believe our design does exactly that. With respect, we would like to maintain our Proposal."

The Committee made a motion to recommend denial and has forwarded this recommendation to the Planning Commission for consideration. In support of its decision, the Committee cited the same feedback provided at the February 26, 2025 meeting, along with the subtle design changes discussed at the March 26, 2025 meeting, such as revisions to paint, lighting, materials, trees, landscaping, roof color, and other elements, to better achieve the appearance of a collection of individual structures (Exhibits 11, 12, 13 and 14).

Audio recordings of the HPC meetings held on February 26, 2025, and March 26, 2025, are available on the Town of Los Gatos website: https://losgatos-ca.municodemeetings.com/

D. Conditional Use Permit

The proposed project requires a Conditional Use Permit (CUP) application for a formula retail establishment exceeding 10,000 square feet, which will include the sale of home furnishings, interior design services, and an integrated restaurant. The restaurant

component will offer on-site alcohol service and is designed to complement the retail experience within the same space.

Town Code Section 29.10.020 defines formula retail business as a retail business which, along with 11 or more other business locations, is required by contractual or other arrangement to maintain any of the following: standardized merchandise, services, decor, uniforms, architecture, colors, signs, or other similar features.

The proposed business operates 60 retail locations in the United States, including 15 in California. Additionally, RH has five retail locations in Europe and four in Canada. The applicant has provided a Project Description and Letter of Justification (Exhibit 15), and Development Plans (Exhibit 21). Hours of operation are included in the recommended Conditions of Approval (Exhibit 6)

E. Conditional Use Findings

Pursuant to Town Code Section 20.20.109(a), the deciding body, on the basis of evidence submitted at the hearing, may grant a conditional Use permit when specifically authorized by the provisions of this chapter if it finds that:

1. The proposed uses of the property are essential to the public convenience or welfare;
2. The proposed uses will not impair the existing uses of the zone;
3. The proposed uses would not be detrimental to the public health, safety or general welfare; and
4. The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this chapter.

The applicant has provided the following justifications as found in the Project Description and Letter of Justification, Exhibit 15.

In regard to the first finding, the proposed use would be considered desirable to the public convenience or welfare in that the "proposed uses provide for a bespoke dining and shopping experience which will be desirable to both residents and visitors as a destination within Los Gatos. Further, the proposed project will be an addition to an existing RH gallery at 26 N Santa Cruz Ave, which has been an integral part of the Los Gatos community for over 10 years."

As required by finding two, the proposed application would not impair the integrity and character of the zone "it is a commercial use located in a commercial zone. Further, the Proposed Project is consistent with the Commercial Design Guidelines for C-2A zones and as a non-contributing structure within a historic preservation district. The Proposed Project maintains the existing building's massing and density, reimagines the existing façade variation, and maintains the pedestrian pass-through along the southern wall".

In regard to the third finding, the proposed use would not be detrimental to public health, safety, or general welfare as "the proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's), and would not be detrimental to public health, safety, and general welfare.

In regard to the final finding, the proposed use meets the objectives of the General Plan and Town Code as "they contribute to the variety of commercial uses in the Central Business District and meet the goals and policies of the 2040 General Plan (2020 Land Use and Community Development Elements)."

Pursuant to Town Code Section 29.20.190 (b), the deciding body, on the basis of the evidence submitted at the hearing, may deny a conditional use permit for a formula retail business greater than ten thousand (10,000) square feet if any of the following findings are made:

1. The proposed use of the property is not in harmony with specific provisions or objectives of the General Plan and the purposes of this chapter;
2. The proposed use will detract from the existing balance and diversity of business in the commercial district in which the use is proposed to be located;
3. The proposed use would create an over-concentration of similar types of businesses, or
4. The proposed use will detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

In regard to the first finding, the proposed use of the property is in harmony with specific provisions or objectives of the General Plan and the purposes of Chapter 29 of the Town Code. As required by finding two, the proposed use will not detract from the existing balance and diversity of business in the commercial district in which the use is proposed to be located. In regard to the third finding, the proposed use would not create an over-concentration of similar types of businesses. In regard to the final finding, the proposed use will not detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

F. <u>Parking</u>

The tenant spaces were previously a restaurant use (7,233 sf) and a retail use (8,724 sf) with a parking requirement of one space for every 300 square feet of floor area, or 54 spaces. The proposed use requires the same number of parking spaces as the existing tenant spaces will be merged. The site is part of the Old Town commercial center, which provides parking through 215 spaces onsite and 464 spaces in the Parking Assessment

District (PAD). Based on an analysis of the existing uses in the Old Town commercial center, the proposed use would not require any additional parking and would be accommodated through the spaces located onsite and in the PAD.

G. Traffic and Sidewalk Improvements

In 2018, the Town's Traffic Impact Fee Policy was modified to address changes in use within existing shopping centers. Changes in use are considered a continuation of the previously applied shopping center rate. No additional fees will be charged as the use from an ITE perspective will remain the same. Since no additional square footage is proposed for the project, no traffic study or traffic mitigation fee is required for the CUP.

The proposed project reconfigures a portion of the sidewalk to align with the proposed building façade entrances, the draft Conditions of Approval require the applicant to replace the sidewalk, curb, gutter and curb ramp on the east and north side of the project site and provide dedication of a new sidewalk easement (Exhibit 5).

H. Trees

The Town's Consulting Arborist provided a peer review report of the applicant's arborist report (Exhibits 16 and 17). There are 12 protected trees on this site. Two of the protected trees are recommended for removal as they conflict with the sidewalk reconfiguration. The sidewalk along University Avenue will be removed and replaced and the location of the two tree wells and Tree #11 (three-inch diameter, Crape myrtle) and #12 (seven-inch diameter, Coast live oak) will be removed. A 24-inch box Coast live oak will be planted in a new tree well for symmetry. Tree protection recommendations and replacement requirements are contained in the Conditions of Approval (Exhibit 5).

I. General Plan

The 2020 General Plan Land Use designation for the site is Central Business District. The proposed formula retail/restaurant use is consistent and meets the Central Business District requirements for the property with the approval of a CUP. A formula retail/restaurant space would support the mixture of community-oriented commercial goods, services, and lodging unique to the Central Business District and would maintain the small-town character of the downtown area.

In addition to maintaining neighborhood quality, the 2020 General Plan Land Use Element focuses on maintaining a "full-service" Town that provides a range of goods and services that support economic vitality, while limiting adverse impacts on the quality of life of all the residents.

The applicable goals and policies of the 2040 General Plan (2020 Land Use Element and 2020 Community Design Element) include, but are not limited to:

- Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area;
- Policy LU-1.8: Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos;
- Goal LU-9: To provide residents with adequate commercial and industrial services;
- Policy LU-9.2: Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the smalltown atmosphere;
- Goal CD-1: Preserve and enhance Los Gatos's character through exceptional community design;
- Goal CD-9: To preserve the character of Downtown Los Gatos and the quality of life for its citizens through high quality building design;
- Policy CD-9.1: Exterior building materials in the Central Business District should be consistent with those used in existing, tastefully executed surrounding buildings;
- Goal CD-10: To maintain the historic character of the Downtown; and
- Policy CD-10.1: Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants within 300 feet of the subject property.

The applicant provided a summary of their neighborhood outreach efforts in Exhibit 20. Staff has included all public comments received by 11:00 a.m., Friday, August 22, 2025, as Exhibit 21.

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

CONCLUSION:

A. Summary

The applicant is requesting approval of a modification to the existing PD Ordinance (2025) to allow modifications to Building E, and an Architecture and Site application for exterior modifications to the existing one-story commercial building located in the Old Town commercial center within the University-Edelen Historic District. In addition, the applicant is requesting approval of a Conditional Use Permit application to allow for formula retail use over 10,000 square feet (home furnishings store) with a restaurant use with alcohol service in the C-2:LHP zone. On March 26, 2025, the Historic Preservation Committee reviewed the proposed exterior modifications and forwarded a recommendation of denial to the Planning Commission as they were not able to make the findings for approving applications in historic districts.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation of denial of the proposed project application to the Town.

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation of approval of the applications to the Town Council with the following findings:
    a. Find the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301 (Exhibit 2);
    b. Make the findings required by Section 29.80.095 of the Town Code for granting approval of the Planned Development Ordinance (Exhibit 2);
    c. Make the required findings that the Planned Development Overlay Zone is consistent with the General Plan (Exhibit 2);
    d. Make the findings required by Section 29.20.190(a) for granting a Conditional Use Permit (Exhibit 2);
    e. Make the findings required by Section 29.20.190(b) for granting a Conditional Use Permit for a formal retail business greater than ten thousand (10,000) square feet (Exhibit 2);
    f. Make the required findings that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
    g. Make the findings required by Section 29.80.290(2) for approving applications in historic districts;

h. Make the required finding that the project complies with the Commercial Design Guidelines (Exhibit 2);
i. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2);
j. Adopt the amended Planned Development (Exhibit 4); and
k. Approve Architecture and Site application S-25-004 and Conditional Use Permit U-25-001 with conditions contained in Exhibit 5 and Exhibit 6 and the development plans in Exhibit 20.

2. Forward a recommendation to the Town Council for approval of the Planned Development Amendment application, Architecture and Site Application, and Conditional Use Permit with modified performance standards, additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Planned Development Ordinance 2025
4. Draft Planned Development Ordinance
5. Recommended Conditions of Approval A&S
6. Recommended Conditional of Approval CUP
7. HPC Action Letter, February 26, 2025
8. HPC Staff Report, February 26, 2025
9. HPC Desk Item, February 26, 2025
10. HPC Desk Minutes, February 26, 2025
11. HPC Action Letter, March 26, 2025
12. HPC Staff Report, March 26, 2025
13. HPC Desk Item, March 26, 2025
14. HPC Minutes, March 26, 2025
15. Project Description and Letter of Justification
16. Applicant Arborist Report
17. Consulting Arborist Peer Review
18. Applicant Response to Consulting Arborist Peer Review
19. Neighborhood Outreach Summary
20. Development Plans
21. Public comments received by 11:00 a.m., Friday, August 22, 2025

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31 University Avenue

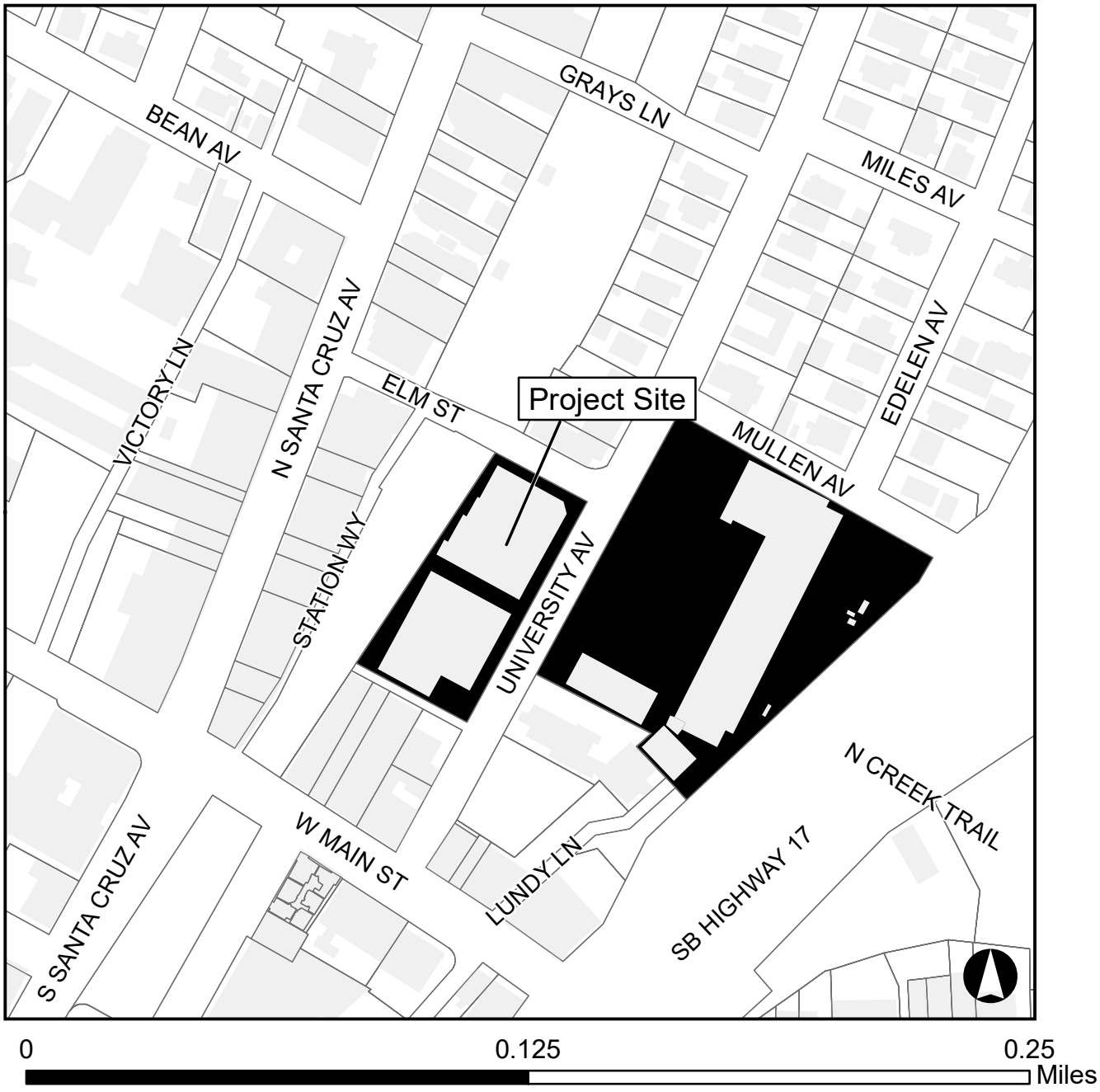


EXHIBIT 1

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PLANNING COMMISSION – *August 27, 2025*
REQUIRED FINDINGS FOR:

31 University Avenue
Planned Development Modification Application PD-25-001
Architecture Site Application S-25-004
Conditional Use Permit Application U-25-001

Consider a Request for Approval for Modification of Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC
Applicant: Rick Nelson, MBH Architects
Project Planner: Erin Walters

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required Findings for Amending a Planned Development:

- As required by Section 29.80.095 of the Town Code for granting a Planned Development Overlay Zone, the proposed amendment:
  1. The proposed PD amendment is consistent with Chapter 29, Article VIII, Division 2 of the Town Code in that it meets the purpose and intent of a Planned Development Overlay Zone;
  2. The proposed PD amendment is in conformance with the goals, policies, and applicable land use designations and standards of the Town's General Plan, including but not limited to Policy LU-1.4;
  3. The proposed PD amendment is in conformance with all other applicable provisions of the Town Code, including Town Council adopted guidelines, except as otherwise modified through the Planned Development process; and
  4. The proposed amendment includes development standards or uses that deviate from the underlying zoning in a way that results in innovative site planning and provides public benefit to the citizens of the Town by providing additional dining opportunities, availability of goods and services, and tax revenue.

Required consistency with the Town's General Plan:

- That the amendment to the Planned Development Overlay is consistent with the General Plan and its Elements, including but not limited to Policy LU-1.4; and that the amendment to the Planned Development Overlay zoning is consistent with the existing General Plan designation.

Required Findings for a Conditional Use Permit:

- As required by Section 29.20.190(a) of the Town Code for granting a Conditional Use Permit:

    1. The proposed uses of the property are essential or desirable to the public convenience or welfare in that it provides a bespoke dining and shopping experience which will be desirable to both residents and visitors as a destination within Los Gatos;
    2. The proposed uses will not impair the integrity and character of the zone since it is a commercial use located in a commercial zone. Further, the Proposed Project is consistent with the Commercial Design Guidelines for C-2A zones and as a non-contributing structure within a historic preservation district. The proposed project maintains the existing building's massing and density, reimagines the existing façade variation, and maintains the pedestrian pass-through along the southern wall;
    3. The proposed uses would not be detrimental to public health, safety or general welfare the proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's), and would not be detrimental to public health, safety, and general welfare; and
    4. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter as they contribute to the variety of commercial uses in the Central Business District and meet the goals and policies of the 2040 General Plan (2020 Land Use and Community Development Elements).

Required Findings for a Conditional Use Permit for a Formal Retail Business Greater than Ten Thousand (10,000) Square Feet:

- As required by Section 29.20.190 (b) of the Town Code the deciding body on the basis of evidence submitted at the hearing, may deny a Conditional Use Permit formal retail business greater than ten thousand (10,000) square feet of any of the following findings are made: **None of the findings can be made to deny the application.**
  Instead, the Planning Commission makes the following affirmative findings:
    1. The proposed use of the property is in harmony with specific provisions or objectives of the general plan and the purposes of this chapter;
    2. The proposed use will not detract from the existing balance and diversity of business in the commercial district in which the use is proposed to be located;
    3. The proposed use would not create an over-concentration of similar types of businesses, or
    4. The proposed use will not detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

Required compliance with the Zoning Regulations:

DRAFT

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required Findings for Approving Applications in Historic Districts:

- As required by Section 29.80.290(2) of the Town Code in evaluating applications in historic districts, the deciding body shall consider the architectural style, design, arrangement, textures, materials and color, and any other pertinent factors. Applications shall not be granted unless the following findings can be made:

  In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics of other features of the property, which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

Commercial Design Guidelines:

- The proposed building modifications are consistent with applicable provisions of the Commercial Design Guidelines.

CONSIDERATIONS

Considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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ORDINANCE 2025

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING A ZONE CHANGE FROM C-2 LHP TO C-2 PD LHP AT 50 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 at 50 University Avenue shown on the map which is attached hereto marked Exhibit A and is part of this Ordinance from C-2 LHP (Central Business District - Landmark Historic Preservation) to C-2 PD LHP (Central Business District - Planned Development - Landmark Historic Preservation).

SECTION II

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of the Steamer's building and numerous accessory structures (shown on the Official Development Plan, sheet 3) and the partial demolition and reconstruction of the Old Town Center. The Old Town Center will be considered demolished by Town Code (definition of demolition of an historic structure) since more than 25 percent of the front exterior walls will be removed, and more than 50 percent of all exterior walls will be removed. The building however, will not be demolished and interior walls will remain;
2. Construction of an underground parking garage with retail above, new commercial building adjacent to St. Luke's Church (20 University Avenue), and reconfiguration of the parking lot as shown on the Official Development Plan;

3. Changing the use of the auditorium to a retail use. A theater use is a permitted use within the existing auditorium, the amphitheater or elsewhere on the site;

4. Landscaping, streets and other improvements shown and required on the Official Development Plan;

5. a. Relocation of the Steamer's restaurant to another space within the project site, subject to the conditions of Steamer's most current Conditional Use Permit [216 seats].

   b. The existing restaurants (Wine Cellar - Suite 12 [49 seats]; California Cafe - Suite 8 [208 seats]; and the Waves (or new tenant) - Suite 1 [91 seats]), are permitted to remain in the existing Old Town Center building subject to their conditions of their Conditional Use Permit; any changes to their use or relocation within the Center on either side of University Avenue or increase in seating, will require a modification to the applicable Conditional Use Permit.

6. Uses permitted are those specified in the C-2 (Central Business District) zone by Sections 29.60.320 (Permitted Uses) and 29.20.185 (Conditional Uses) of the Town Code, as those sections exist at the time of the adoption of this Ordinance, or as they may be amended in the future. However, no use listed in Section 29.20.185 is allowed unless specifically authorized by this Ordinance, or by Conditional Use Permit.

SECTION III

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION IV

Architecture and Site Approval is required before there are exterior changes to the Old Town Center, demolition of the Steamer's building and construction work of the parking lot, new buildings and reconstruction of the Old Town Center is performed, whether or not a permit is required for the work and before any permit for construction is issued. Construction permits shall only be in a manner complying with Section 29.80.130 of the Town Code. Interior work of the Old Town Center is permitted to bring the building up to current Building Code and does not need Architecture and Site approval. A Building Permit and other applicable permits may be required for the interior work.

SECTION V

The attached Exhibit A (Map) and Exhibit B (Tentative Map and Development Plans, 20 sheets), are part of the Official Development Plan. The following must be complied with before issuance of any grading, demolition or construction permits:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

(Planning Section)

1. PARCEL. The parcel shall remain as one parcel.
2. HOLD HARMLESS. The developer has requested the Town's approval and has had the opportunity to review, comment and accept the process and approval. The developer shall hold the Town harmless from any claim or litigation alleging that this ordinance or subsequent approvals obtained by the developer for this project was processed, adopted, or approved in violation of any Federal, State, Town or other local law or regulation of any kind, and shall pay all costs involved in defending any such claim or litigation, including attorney fees.
3. PHASING. All buildings may be worked on simultaneously. Twenty Five percent of the occupancy of Building E shall be held until final occupancy has been given for the existing

Old Town Center and its two parking lots. A map shall be provided prior to the issuance of a building permit, indicating the tenant spaces of Building E and which units are proposed to have their occupancy held. During the final occupancy stage, these held units may be changed with Town approval.

4. TRASH ENCLOSURE/MECHANICAL EQUIPMENT. Trash enclosures and mechanical equipment shall be located as far from residential receptors as possible. The enclosures shall be constructed to provide full screening from residential receptor locations. The location of the trash enclosures will be reviewed during the Architecture and Site approval process. The quietest and smallest capacity heating, ventilation, and air conditions equipment that meets design specifications and Town Noise Ordinance standards shall be used. The roof equipment for Building D shall be restricted to the east end of the building and the vent exhausts shall be directed toward the Old Town parking lot.

5. ACCESS EASEMENT. If the trash pickup is proposed at Parking Lot 6, an access easement shall be required to be obtained from the Town, prior to Architecture and Site approval. If the easement is not granted, the revised trash pickup area shall be considered during the Architecture and Site approval process which may require redesign and/or reduction of building square footage.

6. RECYCLING. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Town's demolition inspection.

7. STEAMER'S. The outside seating area for the relocated Steamer's restaurant, will be reviewed during the Architecture and Site approval process to ensure it meets all Town Code and Town policy requirements.

8. CLOSED AREAS. All areas to be closed off within the existing Old Town Center shall be explicitly documented to ensure that these areas will not and cannot be used in the future during the Architecture and Site approval process. This documentation of the

closed areas shall be shown on the Architecture and Site plans and building permit plans. These areas shall visually be shown to be closed off during final inspection.

9. PLAQUES. The two plaques which currently exist on the building, (the history of Los Gatos plaque and the dedication to teachers and students plaque), shall be saved and replaced on the building prior to final occupancy.

10. PARKING SPACES. All parking spaces shall conform to current parking requirement dimensions. Parking spaces in the underground garage next to columns, walls or similar obstructions, shall have a minimum width of 9.5 feet. Parking plans will be reviewed during the Architecture and Site approval process.

11. RESTROOMS. The restrooms located within the buildings, which are not elusively for an individual office use, shall be available to the general public.

12. BUILDING D. The back wall (south side next to church) shall be painted to match or harmonize with the existing St. Luke's wall.

13. BUILDING D ACCESS. Access to the space between Building D and the St. Luke's wall may be securely closed to the public and accessible only to the appropriate and permitted maintenance/landscaping personnel.

14. WALL. The proposed 10 foot high wall along the south property line adjacent to St. Luke's Church shall not be constructed. The existing eight foot high wall shall remain. If the church later decides that the wall is needed, and the applicant wishes to install the wall, it shall be permitted with the appropriate approvals and permits from the Town.

15. BUILDING E. During the Architecture and Site approval process, Building E shall be modified as follows:

    a. Open up the center pathway. Building could be moved closer to the south property line to increase width of pathway.

    b. Design structure so that it appears to be a collective of individual structures that abut each other.

c. The roof design shall be reflective of the individual structures (break-up rooflines).

d. Corner tower shall be redesigned into a clipped corner design.

e. Provide more variety in the buildings.

16. STORE DELIVERIES. The area behind Building E, adjacent to Parking Lot 6, shall not be used for deliveries.

17. SIGNS. A sign program shall be submitted as part of the Architecture and Site approval process. Arched wrought iron signs advertising Old Town are permitted as shown on the attached Development Plans (Exhibit B). The margin of measurement for tenant signs may be reduced to a minimum of one inch around all of the words and symbols. The actual dimensions shall be finalized during the Architecture and Site approval process with the sign program. Signs identifying business and the Center shall not be either lighted from the interior or made of translucent materials.

(Engineering Section)

18. PUBLIC IMPROVEMENTS. The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. At the time of Architecture and Site Approval for the project, conformance with the Streetscape Plan for Central Business District Improvements (which includes benches and trash receptacles) will be determined and incorporated with the improvements identified below.

a. University Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, removal of mid-block crosswalks, signing, striping, storm and sanitary sewers, as required.

b. Elm Street. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.

c. Mullen Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.

19. HYDRAULIC CALCULATIONS. At the time of the final design of the project, existing and post-project hydraulic calculation for the project area and associated drainage conveyance facilities between the project and Los Gatos Creek. The hydraulic calculation should include calculations to confirm the preliminary findings of the EIR.

20. MID-BLOCK CROSSWALK. The existing mid-block cross walks shall be removed. No new mid-block crosswalk shall be installed. The only marked crosswalk to the site shall be at the Elm Street/University Avenue intersection and across Mullen Avenue at University Avenue.

21. INSURANCE. One million dollars ($1,000,000) of liability insurance holding the Town harmless shall be provided in a format acceptable to the Town Attorney before issuance of the building permit.

22. TRAFFIC IMPACT MITIGATION FEE (COMMERCIAL). The developer shall pay a proportional to the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit application is made. The number of trips used in the calculations will be the net additional trips as shown in Table 5-8 of the E.I.R. by Geier & Geier, dated September 1996. The fee shall be paid before issuance of the building permit. The traffic impact mitigation fee for this project using the current fee schedule is $89,280. The final fee shall be calculated from

the final plans using the rate schedule in effect at the time of the building permit application.

23. CHRISTMAS SHOPPING CONSIDERATIONS. Construction shall be scheduled or other measures implemented, to minimize construction impacts during the Christmas shopping season.

24. DEWATERING PLAN. Prior to issuance of a building permit, the project applicant shall prepare a dewatering plan specifying how groundwater would be handled when encountered during excavation, how temporary excavations would be protected from groundwater saturation and how permanent foundations would be kept dry from groundwater as well as from surface water runoff.

25. EROSION CONTROL PLAN. The project applicant shall prepare and implement an erosion control plan in conformance with the Town and California Regional Water Quality Control Board requirements prior to issuance of a building permit. The plan shall account for existing drainage conditions since most runoff generated on the sunken parking lot site during the excavation phase would be too low to drain to adjacent storm drains and would require pumping.

26. STREET LIGHTING. The project applicant shall prepare and submit to the Town during the Architecture and Site approval process, a street lighting program and plan for all streets surrounding the proposed project site.

27. TRAFFIC DIVERTER. At the time of Architecture and Site Application, various methods of preventing Old Town related traffic from using Edelen Avenue from Mullen Avenue shall be explored. The method of traffic diversion chosen shall also be approved by Central Fire Protection District.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS, FORESTRY & MAINTENANCE SERVICES:

28. TREE CARE. All tree care activities shall be accomplished by a licensed, competent tree care firm as approved by and under the supervision of the Director of Parks, Forestry & Maintenance Services.

29. PROTECTIVE FENCING. Prior to any construction or Building Permits being issued, the applicant shall meet with the Director of Parks, Forestry and Maintenance Services concerning the need for protective fencing around the existing trees. Such fencing is to be installed prior to, and be maintained during construction.

30. NEW TREES. Newly planted trees shall be double-staked, using rubber tree ties and shall be planted prior to acceptance of the subdivision.

31. IRRIGATION. No irrigation or planting shall be permitted under the dripline of existing native trees. All newly planted material shall be irrigated by an in-ground irrigation system.

32. CONSTRUCTION. No construction or grading shall take place within the dripline of existing trees.

33. AERATION TUBES. Any impervious area (excluding roadways) encroaching under the dripline of existing trees shall have aeration tubes installed.

34. LANDSCAPE PLAN. A precise landscaping plan shall be submitted at the Architecture and Site Approval stage of development. Planting on the south back of Building D shall be done in cooperation with St. Luke's Church.

35. WATER EFFICIENCY. This project is subject to the Town's Water Efficient Landscape Ordinance as per Chapter 26 Article IV of the Town Code. A review fee based on current resolution shall be paid when the landscape, irrigation plans and water calculations are submitted for review. Plans and fees must be submitted prior to issuance of a building permit.

36. ARBORIST REQUIREMENTS. The following measures from the Coate study (1996) shall be enforced to minimize damage to the three Oak trees:

a. The foundation which is installed ten feet from the fence, beginning 50 feet east of the curb, must be of pier and beam foundation design, not standard L-footing.

b. If an additional wall is installed adjacent to the existing property line wall, it shall also be of a pier and grade beam foundation design with the beam laid on top of the existing grade.

c. When pavement is removed from any area beneath the canopy of one of these trees, the pavement must be removed by breaking the pavement up with a jackhammer or by manual labor, and the broken pieces shall be loaded into a skip loader which is standing on undisturbed pavement. Roots which are exposed in the top three inches of soil, with removal of that pavement, shall be protected from compaction or other damage.

d. Under no circumstances shall equipment be allowed to drive on the exposed soil once the pavement has been removed until protection has been installed over the newly exposed roots.

e. The protective surfaces shall include a four inch layer of tree chips over any surface beneath the tree canopy which is newly exposed.

f. If it becomes necessary to drive construction equipment over any of those newly exposed areas, 1.5 inch plywood sheets shall be laid over a five inch layer of tree chips to prevent compaction of the soil by equipment wheels.

g. As part of the contract specifications for the general contractor and all subcontractors, construction personnel shall not be allowed to prune any of the Oak tree limbs or branches located direly above construction. An arborist certified by the International Society of Arboriculture shall be called to prune the canopy of the trees over the parking lot before

construction begin begins, if any conflicts arise between actual construction and the tree at later stages of construction, only the arborist shall be allowed to do additional pruning to solve the problem. All pruning must follow Western Chapter, International Society of Arboriculture Pruning Standards.

h. The two Oak trees located closest to University Avenue shall be fertilized by injecting a liquid fertilizer mix into all areas beneath the canopies of these trees, including that on the south side of the existing wall. The fertilizer shall be composed of Greenbelt 22-14-14 soluble fertilizer mixed at four pounds of fertilizer per 100 gallons of water, and injected at 10 gallons of this mix per one inch of trunk diameter into all areas beneath the canopy in exposed soil or through bricks where that becomes the only method by which fertilizer can be supplied to the root zone.

TO THE SATISFACTION OF THE DIRECTOR OF BUILDING AND ENGINEERING SERVICES:

37. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Standard Specifications for Public Works Construction. All work shall conform to the applicable Town ordinances. Adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of day. Dirt and debris shall not be washed into storm sewers. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

38. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Construction Inspector at least twenty-four (24) hours before starting any

work pertaining to on-site drainage facilities, grading, or paving; and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.

39. EROSION CONTROL (COMMERCIAL). Interim and final erosion control plans shall be prepared and submitted to the Engineering Development Section of the Planning Department. On sites over 5 acres, at Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Region Water Quality Control Board. Grading activities shall be limited to the period of least rainfall (April 15 to October 1). A maximum of two weeks is allowed between clearing of an area and stabilizing/building on this area if grading that is allowed to go on during the rainy season. In addition, straw bales and plastic sheeting shall be stored on-site for emergency control, if needed. Install filter berms, check dams, retention basins, silt fences, and straw bale dikes as needed on the project site, to protect downstream water quality during winter months.

40. UTILITIES. The developer shall install all utility service, including telephone, electric power, and other communications lines underground, as required by Town Code §27.50.015(b).

41. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to, curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, or signs shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvements to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

42. CURB RAMPS. The developer shall construct three or four (3 or 4) curb ramps according to State Standard Drawings at the crosswalks at University Avenue/Elm Street, University Avenue/Mullen Avenue and the University Avenue entrance. The exact number will be determined at the time of Architecture and Site Approval. The actual "Case" as shown on the standard to be used will be decided by the Engineering Construction Inspector during the construction phase.

43. AS-BUILT PLANS. After completion of the construction of all work in the public right-of-way or public easements, the original plans shall have all changes (change orders and field changes) clearly marked. The "As-built" plans shall again be signed and "wet-stamped" by the engineer who prepared the plans, attesting to the changes. The original "As-built" plans shall be reviewed and approved the Engineering Inspector. A photo Mylar of the approved "As-built" plans shall be provided to the TOWN before the release of the Faithful Performance Security.

44. DRIVEWAY APPROACH. The developer shall install four (4) Town Standard Commercial driveway approaches in the locations shown on the Official Development Plan. The new driveway approaches shall be constructed per Town Standard Detail S-5.

45. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit and will require construction security.

46. GARAGE ACCESS RAMP. The garage access ramp shall be widened to 30 feet. This will facilitate ingress and egress from the garage and allow the placement of a parking control station in the future. The ramp shall be clearly signed to prohibit pedestrian use.

47. BUILDING "E" PARKING. The underground garage can be used for construction worker parking once the Town Building Official has finaled the private use of the garage. In addition, the entrance to the parking garage shall be monitored at all time that it is open (e.g., guard, gate, etc.) to ensure it is not used by the public prior to the issuance of a Certificate of Occupancy for Building "E".

48. PARKING CONTINGENCY PLAN. The applicant shall prepare a construction worker parking contingency plan, to be implemented if directed to do so by the Town, to have construction workers park off-site. The plan shall include designation of a specific off-site location for all construction worker parking. This location shall not be within the Central Business District (C-2 zone) unless Town Council gives the authorization to a specific site, and workers shall be shuttled from the off-site location. The parking contingency plan shall be approved by the Director of Building and Engineering Services prior to the issuance of a building permit.

49. CONSTRUCTION DELIVERIES. All construction deliveries shall be restricted to the hours between 9:00 a.m. and 3:00 p.m. to minimize school and downtown impacts. The applicant should monitor construction activities to ensure that traffic flow along University are not adversely affected by materials/equipment deliveries. At no time shall street blockages be permitted that would impact the mobility of emergency service vehicles.

50. PEDESTRIAN ACCESS. Construction activities shall be planned and implemented so as to minimize disruption to pedestrian and vehicular traffic. The sidewalk shall be kept open on at least one side of each street at all times.

51. SANITARY SEWER LATERAL. Sanitary sewer laterals shall be televised by West Valley Sanitation District at the developer's expense and approved by the Town of Los Gatos before they are used or reused. Install sanitary sewer lateral clean-outs at the property line.

52. GREASE TRAPS. Meet all requirements of the County Health Department and West Valley Sanitation District for the interception, separation, or pretreatment of effluent for all existing and new uses.

53. NOISE REDUCTION. Equipment used for project construction shall utilize control techniques (improved mufflers, equipment redesign, use of silencers, ducts and mufflers) in order to minimize construction noise impacts. Construction noise shall be minimized by requiring the project contractors to agree with the following measures:

a. If the Noise Ordinance noise standard cannot be met at the Mullen Avenue property boundary or along the church boundary, temporary wooden fencing shall be erected during construction along that boundary.

b. A member of the project applicant's team shall be appointed to enforce construction hours allowed by Town Ordinance. The project applicant shall introduce this person to the Town staff and have this person accessible to the Town during all site preparation and construction activities.

c. Elimination of unnecessary idling of equipment.

d. Good maintenance and lubrication procedures shall be used on all construction equipment to reduce operating noise.

54. HAZARDOUS MATERIALS PLAN. A management plan for hazardous materials shall be prepared by the developer. This management plan shall identify all suspected hazardous materials (including contaminated soils, groundwater, PCBs, lead-based paints, asbestos) and specify applicable regulations that would determine appropriate handling and disposal of hazardous materials. The management plan shall provide detailed quantification of the types and quantities of asbestos. The plan shall also provide guidelines for the handling and disposal of lead-based paints. When handling and disposing of lead-based paints, appropriate measures shall be required to ensure compliance with applicable state hazardous waste and OSHA regulations (worker safety). The plan shall include plans for site safety/worker protection, sampling and investigation, and disposal/remediation for materials which exceed regulatory action levels and are determined to be hazardous. For suspected hazardous materials (contaminated soil and groundwater) which may be encountered during construction, contingency plans for site safety/worker protection, sampling and investigation, and disposal/remediation shall be included; these shall be based on soil and groundwater sampling and testing that have been completed to date. The plan shall be filed with the Town and all other appropriated agencies. Appropriate contract specifications shall be imposed on construction contractors

for proper handling and disposal of hazardous materials consistent with the required management plan. The developer shall complete an asbestos survey of the Steamer's building prior to demolition. The developer shall ensure that all existing asbestos containing materials are removed, closed off or encapsulated by a licensed abatement contractor prior to site preparation for renovation, rehabilitation and removal of any materials or fixtures. This will include undertaking a physical examination of the project site to determine the amount of each type of material to be closed off, encapsulated or removed, and mapping areas where asbestos containing materials are to be closed off, encapsulated and/or removed. An inspection and maintenance program shall be developed for any areas closed off or encapsulated to prevent any fiber release.

55. HAZARDOUS MATERIAL PREPARATION. During demolition and excavation activities, the developer shall be prepared for the potential of encountering hazardous materials in areas not already characterized. The developer shall be alerted for visible evidence of hazardous materials, such as soil discoloration, suspicious odors, or presence of underground tanks, piping or other buried building materials and shall provide for the collection of grab samples in the area of suspected contamination.

56. GROUNDWATER. If groundwater is encountered during project construction and dewatering is required, the developer shall undertake sampling and testing of the encountered groundwater in accordance with the contingency sampling and investigation plan. If groundwater is found to contain contaminants which exceed regulatory action levels, it may not be discharged into the existing storm drain system. Removal and handling of the contaminated groundwater shall be done in a manner acceptable to the Regional Water Quality Control Board, the Town and other jurisdictional agencies. Once more detailed project plans become available, the Town may choose to require the developer to submit a Notice of Intent (NOI) to the California Regional Water Quality Control Board prior to construction. If required, the NOI letter shall include mapping,

potential pollutant lists, and a detailed description of drainage factors regarding the project site during construction.

57. ELEVATOR CONTAMINANTS. The existence of contaminants in soil beneath the existing elevator room shall be determined and appropriate remediation shall be completed as required by applicable federal, state and local regulations. Appropriate contract specifications shall be imposed on construction contractors for proper handling and disposal of hazardous materials consistent with the required management plan.

58. PCB'S. The developer shall request PG&E to test the two transformers for PCBs and if present, PCBs shall be removed and disposed of properly.

59. NOTIFICATION REQUIREMENTS. The developer shall comply with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos, in accordance with Section 19827.5 of the California Health and Safety Code (adopted January 1, 1991).

60. EXISTING BASEMENT. While the existing hazard posed in the crawl hole basement area of Building B is not an impact of the proposed project, this area shall be immediately be closed off or abated and the soil decontaminated by a licensed abatement contractor (prior to initiation of any work on the proposed project). In the event the crawl hole basement of this area is permanently closed off, an inspection and maintenance program shall be developed to prevent any fiber release.

61. ASBESTOS EXPOSURE. All necessary measures shall be implemented to protect operating merchants, employees and customers from exposure to asbestos.

62. BAAQMD. To comply with BAAQMD nuisance abatement rules, the following dust (PM10) control measures shall be included as conditions of the grading permit:

    a. Water all active construction areas at least twice daily.

    b. Cover all trucks hauling soil, sand, and other loose debris or require all trucks to maintain at least two feet of freeboard.

c. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

d. Sweep (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

63. GEOLOGIC HAZARDS CHECKLIST. The developer shall submit to the Town a Geologic Hazards Checklist, as outlined by the California Department of Conservation Division of Mines and Geology, and appropriate geotechnical design studies demonstrating that the probable lateral forces experienced at the project site from a seismic event have been taken into consideration in the design and construction plans for the proposed project. These studies shall address building foundation design for the parking garage and Buildings D and E as well as for any seismic retrofit found to require new or upgraded foundations in Buildings A and B. Project plans for seismic retrofitting of Buildings A and B shall demonstrate conformance with 1994 Uniform Building Code requirements (including 1995 California amendments) and/or recommendations made by Boley Consulting Engineers, whichever requirements are determined to be appropriate by the Town.

64. SEISMIC RETROFIT. The developer shall provide plans or designs for structural repairs in order to seismically retrofit the existing buildings. Such plans or designs shall include any and all foundations needed to support each location of seismic retrofitting. Proposed plans shall conform to the current Uniform Building Code, with California amendments in effect in Town.

65. BUILDING CODE. Project plans shall demonstrate conformance with current Uniform Building Code requirements (including California amendments in effect in Town) and/or recommendations made by Boley Consulting Engineers (whichever requirements are determined to be appropriate by the Town) to repair and upgrade the structures in order

to integrate the structural system and to make Buildings A and B capable of providing resistance to gravity and seismic loads.

66. The westerly wall of the underground garage under Building E shall contain a structurally designed section or sections that would structurally accommodate being knocked out for access to and from a possible future below-grade parking level on Town Parking Lot No. 6.

TO THE SATISFACTION OF CENTRAL FIRE PROTECTION DISTRICT

67. SPRINKLERS. Fire sprinkler system shall be modified as necessary for Buildings A, B and C. An automatic fire sprinkler system shall be installed in Buildings D and E and the parking garage.

68. HYDRANTS. Additional fire hydrants may be required. This will be determined during the Architecture and Site approval process.

TO THE SATISFACTION OF THE CHIEF OF POLICE

69. LIGHTING. The stairwells and building recesses shall have proper lighting with illumination no less than five foot candles at five feet off the ground. If telephones are provided, they shall be located in the open courtyard, not hidden away behind walls.

TO THE SATISFACTION OF SANTA CLARA COUNTY WATER DISTRICT

70. DRAINAGE. There shall be no overbank drainage into the Los Gatos Creek from grading the site. Storm runoff shall be collected via an onsite storm drain system and distributed to an existing city storm drain system or an outfall into the creek. If an outfall is desired, it shall be designed in accordance with District guide sheets.

71. PERMIT. A District permit is required for any construction adjacent to or within the Los Gatos Creek.

SECTION VI

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on December 2, 1996, 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 December 16, 1996. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES: Steven Blanton, Jan Hutchins, Randy Attaway
Vice Mayor Linda Lubeck

NAYS: None

ABSENT: Mayor Joanne Benjamin

ABSTAIN:

SIGNED: Linda L. Lubeck
VICE MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST: Marian D Cooper
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



50 UNIVERSITY AVE

EXHIBIT A

TOWN OF LOS GATOS

Application No. Z-96-1. Change of zoning map amending the Town Zoning Ordinance.

☒ Zone Change from C-2 LHP to C-2 PD LHP

☐ Prezoning to

RECOMMENDED by Planning Commission date 11/13/96

Approved by Town Council date December 16, 1996 Ord. 2025

Clerk Marian Cooper Mayor VICE-MAYOR

Draft Ordinance to be modified by Town Council deliberations and direction.

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING PLANNED DEVELOPMENT ORDINANCE 2025 TO ALLOW MODIFICATIONS TO BUILDING E AT 50 UNIVERSITY AVENUE (OLD TOWN CENTER)

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

WHEREAS, on December 16, 1996, the Town Council adopted Planned Development (PD) Ordinance 2025, amending the zoning ordinance effecting a zone change from C-2:LHP (Commercial Business District, Landmark and Historic Preservation Overlay Zone: Planned Development) to C-2:LHP:PD at 50 University Avenue, Old Town commercial center; and

WHEREAS, The PD Ordinance 2025 authorized the redevelopment of Old Town commercial center, including the construction of several new buildings, among them Building E; and

WHEREAS, the construction of Building E, located in the Old Town commercial center, was completed in 1999; and

WHEREAS, in January 2025, the applicant, RH (Restoration Hardware), applied for a modification to the existing PD Ordinance to allow modifications to Building E; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 27, 2025, at which time the Commission considered the public testimony, the Staff Report prepared for that meeting, and all other documentation related to the PD Amendment, made findings and forwarded a recommendation of _____ to the Town Council; and

WHEREAS, the amendments are consistent with the General Plan and its Elements; and

WHEREAS, the amendments are consistent with Chapter 29, "Zoning Regulations" of the Town Code.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I. Planned Development Overlay Zone.

The Town Code of the Town of Los Gatos is hereby amended to change zoning on property located at 50 University Avenue (APN 529-02-044) as shown on the map attached hereto as

Exhibit A, as and is part of this Ordinance, from C-2:LHP:PD to C-2:LHP:PD. Ordinance 2025, passed and adopted by the Town Council of Los Gatos on December 16, 1996, remains in effect with the following amendments to Performance Standard 15 of Section V of Ordinance 2025:

15. BUILDING E. During the architecture and site approval process building E shall be modified as follows:
    a. Open up the center pathway. Building could be moved closer to the South property line to increase width of pathway.
    ~~b. Design structure so that it appears to be a collective of individual structures that abut each other.~~
    ~~c. The roof design shall be reflective of the individual structures (break-up rooflines).~~
    ~~d. Corner tower shall be redesigned into a clipped corner design.~~
    e. Provide more variety in the buildings.

SECTION II. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

SECTION III. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the City Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

DRAFT

SECTION IV. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the ____ day of _____ 2025, by the following vote:

COUNCIL MEMBERS:
AYES:
NAYS:
ABSENT:
ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

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

DRAFT

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PLANNING COMMISSION – *August 27, 2025 - Draft*
CONDITIONS OF APPROVAL

31 University Avenue
Architecture Site Application S-25-004

Consider a Request for Approval for Modification of Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC
Applicant: Rick Nelson, MBH Architects

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested per Section 29.20.335 of the Town Code. Reasonable extensions of time not exceeding one year may be granted upon application, and can be granted if approved by the deciding body prior to the expiration date. Therefore, it is recommended that applications for a time extension be filed with the Community Development Department at least 60 days prior to the expiration date of the approval.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans and completed prior to issuance of a building permit where applicable.
7. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the

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construction plans.

8. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
11. DEMOLITION AFFIDAVIT: Prior to issuance of a building permit, a demolition affidavit must be submitted and signed by the property owner, project architect, project engineer and contractor.
12. PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the Architecture and Site application.
13. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
14. COMPLIANCE MEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.

Building Division

15. PERMITS REQUIRED: A Building Permit is required for the renovation of two existing

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commercial tenant spaces.

16. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
17. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
18. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division before submitting the building permit application.
19. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
20. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
21. SITE ACCESSIBILITY: At least one accessible route within the site boundary shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces that are on the same site.
22. ACCESSIBLE PARKING: The parking lots and parking structure, where parking is provided for the public as clients, guests, or employees, shall provide accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances and adjacent parking, accessible parking spaces shall be dispersed and located as close as possible to the accessible entrances.
23. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans, including its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
24. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
25. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
26. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
27. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874

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b. Engineering/Parks & Public Works Department: (408) 399-5771
c. Santa Clara County Fire Department: (408) 378-4010
d. West Valley Sanitation District: (408) 378-2407
e. Santa Clara County Environmental Health Department: (408) 918-3479
f. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

28. PAYMENT OF PARKS AND PUBLIC WORKS ("PPW") ENGINEERING PLAN CHECK FEE AND INSPECTION FEE – At the time of the first construction submittal, the Applicant shall submit for approval an off-site construction plan and a detailed construction project cost estimate prepared and stamped by the Applicant's civil engineer for improvements outside of the building. The cost estimate shall break out off-site improvements separately. This cost estimate will be used to determine the Encroachment Permit Fee per the Town's adopted fee schedule in effect at the time application is made. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine if any additional encroachment permit fee is due. This adjustment fee, if any must be paid prior to the issuance of any construction related permit. The applicant shall not be eligible for any refund, even if the engineer's estimate is reduced in subsequent submittals. The Town Engineer, at his or her sole discretion, may require different unit prices be used in the engineering cost estimate.
29. PUBLIC IMPROVEMENTS – Prior to the issuance of any building permit and prior to any work being done in the Town's right of way, the Applicant must submit Public Improvement Plans for review and approval through an Encroachment Permit application with the Town. All public improvements shall be made according to the Town's latest adopted Standard Plans, Standard Specifications, Engineering Design Standards, and the Entitled Plan Set. The Applicant is required to confirm the location of existing utility lines along the project frontage by potholing, as necessary. Prior to any potholing, Applicant shall submit a separate encroachment permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right of way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.
    a. Once the Public Improvement Plans have been approved and all fee have been paid, the Town will issue an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right of way or Town easement. New

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concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. The Applicant shall include with their encroachment permit application a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices.

b. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans.
c. Right-of-way improvements shall include, at a minimum, the following items:
    i. STREET TREES - The Applicant shall plant at least one (1) street tree along the project frontage as shown on the entitled plan set. The street tree plans shall be per Town Standard Drawings and must include Town Standard tree grates as shown on Sheet T-1C of the approved plans.
    ii. TREE GRATES – The Applicant shall install at least one (1) Town Standard Tree Grates as shown on Sheet T-1C of the approved plans. Tree grates shall be 4'x6', black power coated model OT-T24 by Urban Accessories, or approved equal. The tree grates shall be shown on the improvement plans to be located at the back of curb to the approval of the Town Engineer and shall be installed with the street trees prior to the first occupancy. STREET MARKINGS - The Applicant shall install necessary street markings of a material and design approved by the Town Engineer and replace any that are damaged during construction. These include but are not limited to all pavement markings, parking stall markings, painted curbs, and handicap markings. All permanent pavement markings shall be thermoplastic and comply with Caltrans Standards. Color and location of painted curbs shall be shown on the plans and are subject to approval by the Town Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, or sand blasting if in paint.
    iii. SIDEWALK - The Applicant shall replace to existing Town standards all sidewalk on the east and north side of the project site. The actual amount of sidewalk to be replaced shall be determined by the Public Works Construction Inspector in the field prior to construction. Sidewalk replacement shall be constructed per the Town Standard Drawings. Sidewalk work in the Villa Hermosa area shall comply with the Villa Hermosa Style per Standard Plan Nos. ST-224 and ST-225 and as modified in the approved entitlement plans.
    iv. CURB RAMP(S) - The Applicant shall re-construct one (1) curb ramp in accordance with the latest Caltrans State Standard Drawing at the corner of University Avenue and Elm Street. The actual ramp "Case" shall be identified on the plans and shall be to the approval of the Town Engineer.
    v. CURB AND GUTTER - The Applicant shall replace to existing Town standards all new curb and gutter shown replaced on Sheet C4.0 of the entitled plan set as

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determined by the Public Works Construction Inspector in the field prior to construction. New curb and gutter shall be constructed per the Town Standard Drawing ST-210 (Vertical).

vi. BICYCLE PARKING – The Applicant shall provide at least two (2) short-term inverted "U" type bicycle racks on-site to the approval of the Town Engineer.

vii. STORM WATER CATCH BASIN(S) - The Applicant shall repair the curb at the storm water catch basin located on University Avenue near the intersection of University Avenue and Elm Street in accordance with the Town Standard Drawing.

viii. STREET LIGHT(S)

1. The Applicant shall relocate two (2) post top street light(s) per sheet A004 of the entitled plan set per Town Standard Drawing EL-6 to El-7. The Applicant is responsible for all PG&E service fees and hook-up charges. Any new service point connection required to power the new lights shall be shown on the construction drawings along with the conduit, pull boxes and other items necessary to install the street lights. An Isometric lighting level needs to be provided by the designer/contractor. A separate light study may be required by the Town Engineer. The light fixtures shall be Holophane Granville GVP2 series, with 100 Watt power, Black finish, Modern Style housing, 4K color temperature, standard finial, black terminal color, or approved equal. The light shall have IES Classification Type III or V. The pole shall be Holophane North Yorkshire NYS series, with cast iron and steel construction, 13'8" height, Fluted tapered shaft style (FTB), 20" round base, P08 tenon, LAB mounting bolts, black finish (BK) and with receptacle (RXXXY). The base shall fit the Town Standard 12" bolt circle pattern per detail EL-7 and shall be constructed on a street light base per Town Standards. The final location and style of street lights and poles are to be reviewed and approved by the Town Engineer during review of the submitted construction lighting plan. As these lights are a long lead-time item, it is recommended that the Applicant contact the manufacturer early in the construction phase of the project.
2. A letter shall be provided by PG&E stating that public street light billing will be per Rule LS2A. Private lights shall be metered with billing addressed to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.

30. TREE REMOVAL PERMIT – The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal or relocation of existing trees on-site or in the public right-of-way prior to the issuance of a building permit or demolition building permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.

31. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS – The Public Improvement Plans (referred to as "Improvement Plans") shall be submitted to the Parks and Public Works Department. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.

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a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website. The Improvement Plans shall include:
b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a sheet index including a sequential numeric page number for each sheet (i.e. "Sheet 1 of 54"), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.
c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.
d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.
e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.
f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.
g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.
h. A Photometric Lighting Plan analyzing the full-width of the adjacent right-of-way. The plan shall show the average maintained horizontal illumination in foot-candles and the average to minimum uniformity ratio. Lighting shall be in compliance with the Town's Standard Specification section 2.38.
i. A Landscaping Plan for the project site and the full width of the public right-of-ways adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.
j. General Notes found in the Town of Los Gatos General Guidelines.
k. A statement in the general notes indicating the need to obtain a Caltrans Oversized/Overweight Vehicles Transportation Permit if oversized or overweight vehicles are expected to be used

32. STANDARD PLAN COMPLIANCE – The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, and the design of all off-site storm drainage facilities shall be in accordance with most

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current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.

33. UTILITY RESPONSIBILITIES – The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. The public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.
34. UTILITY COMPANY COORDINATION – The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Improvement Plan review.
35. PREPARATION OF ELECTRICAL PLANS – All street lighting plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit necessary stamped and signed Traffic Signal Plan with the Improvement Plans.
36. EXTERIOR SITE LIGHTING STANDARDS – The Applicant shall submit a photometric plan for off-site lighting showing lighting levels in compliance with the Town Standard Specifications section 2.38 as part of the Improvement Plans. The plan shall show the minimum maintained horizontal illumination in foot-candles and the uniformity ratio for all areas. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the Town Engineer.
37. DEVELOPER STORM WATER QUALITY RESPONSIBILITY – The Applicant is responsible for ensuring that all contractors including subcontractors are aware of all stormwater quality measures and implement such measures. The Applicant shall perform all construction activities in accordance with approved Improvement Plans, Los Gatos Town Code Chapter 12 – Grading, Erosion and Sediment Control, and the National Pollutant Discharge Elimination System (NPDES) General Permit. Failure to comply with these rules and regulations will result in the issuance of correction notices, citations, or a project stop order.
38. CLEAN, INSPECT, AND REPAIR STORM LINE – If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the

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storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to building permit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system

39. GRADING & DRAINAGE WINTER MORATORIUM – All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

40. EROSION CONTROL – The Applicant shall include in the Improvement Plans interim (if needed) and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant must implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The erosion control plans shall be in compliance with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

41. SITE TRIANGLE AND TRAFFIC VIEW AREA – Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.

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42. PRECONSTRUCTION MEETING – After the issuance of any Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and,
    c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
43. FLOOR DRAINS – All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.
44. OFF-HOURS MATERIAL DELIVERY – The Applicant shall coordinate with the future site operators so that all site delivery of materials and goods are delivered off-hours and on-site. This will allow the on-site customer parking for the development site to be utilized during business hours, and not be impacted by the staging of delivery vehicles. The Applicant shall provide a written plan, to ensure that this condition is satisfied, prior to occupancy of the first site building. The plan shall be to the approval of the Town Engineer.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

45. DEDICATIONS – The Applicant or owner shall dedicate a new sidewalk easement and quitclaim the existing sidewalk easement around the site so that the new easement follows the proposed building contours. These actions shall be recorded with the County, and an electronic copy (PDF) of the recorded quitclaimed existing easement and newly recorded sidewalk easement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to issuance of a building permit.
46. TEMPORARY CONSTRUCTION EASEMENT – Prior to the issuance of a building permit, it shall be the sole responsibility of the project to obtain any and all proposed or required easements and/or permissions necessary to perform any work on neighboring private property herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

47. RECORD DRAWINGS – The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an

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AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

48. RESTORATION OF PUBLIC IMPROVEMENTS – The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.
49. LANDSCAPE MAINTENANCE AGREEMENT – The Applicant shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the property owner agrees to maintain the vegetated areas along the project's University Avenue and Elm Street frontages located within the public right-of-way. The agreement must be executed and accepted by the Town Attorney prior to the issuance of any occupancy permit.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

50. PROJECT CONSTRUCTION SETUP – All storage and office trailers will be kept off the public right-of-way.
51. PUBLIC WORKS CONSTRUCTION NOTICE – The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
52. PROJECT CONSTRUCTION SCHEDULE – The contractor shall submit the project schedule in a static PDF 11"x17" format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
53. PROJECT CONSTRUCTION HANDOUT – The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
54. PROJECT CONSTRUCTION SUPERVISION – The Contractor shall always provide a qualified supervisor on the job site during construction.
55. PUBLIC WORKS CONSTRUCTION INSPECTION – All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall

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be removed as deemed appropriate by the Town Engineer.

56. PROJECT CONSTRUCTION HOURS – Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
    b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
    c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
    d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
    e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
    f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
    g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
    h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.
57. PROJECT CONSTRUCTION BMPs – All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
58. PROJECT CONSTRUCTION EXCAVATION – The following provisions to control traffic

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congestion, noise, and dust shall be followed during site excavation and construction:

a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
b. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.
c. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.
d. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
e. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices.
f. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.
g. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.
h. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

59. MATERIAL HAULING ROUTE AND PERMIT – For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. The haul route for this project shall be determined by the Town's Land Development Inspector. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the Applicant. Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

60. PROJECT CLOSE-OUT – Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the

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Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.

61. DOWNTOWN HOLIDAY CONSTRUCTION MORATORIUM – Due to concerns for business impacts during the holiday season (defined as starting the Monday of Thanksgiving week through January 1), there shall be no construction activities in the Downtown area within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the Town Engineer.
62. CONSTRUCTION WORKER PARKING – The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).
63. SITE WATER DISCHARGE – In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

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THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

64. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – Post construction storm water pollution prevention requirements shall include:
    a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant's property by Town staff will be charged to the Applicant at the Town's adopted fully-loaded hourly rates.
    b. Maintenance of the storm drain inlets "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
    c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
    d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
    e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
    f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE DIRECTOR OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

65. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire departement operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
66. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet 0011) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls, and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. *Sprinklers shall be installed for the entire structure.*
67. FIRE ALARM: Fire alarm requirement will be a deferral submittal item.

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68. REQUIRED FIRE FLOW: (Letter received) The fire flow for this project is 2968 GPM at 20 psi residual pressure. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 25%, establishing a required adjusted fire flow of 2226 GPM at 20 psi residual pressure. Note: The minimum required number of spacing of the hydrants shall be in accordance with CFC Table C102.1.
69. FIRE DEPARTMENT CONNECTION: (As noted on Sheet 001) The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. IT shall be located within 100 feet of a public fire hydrant and within ten (10) feed of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two -and-one-half (2-1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard].
70. KNOX KEY BOXES/LOCKS WHERE REQUIRED FOR ACCESS: (As noted on Sheet A004) Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. LOCKS. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code official. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. [CFC Sec. 506].
71. Note that a plan review is required prior to any proposed tenant improvement.
72. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

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31 University Avenue
Conditional Use Permit U-25-001

Consider a Request for Approval for Modification of Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC
Applicant: Rick Nelson, MBH Architects

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any intensification beyond this authorized use requires a Conditional Use Permit amendment.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested per Section 29.20.335 of the Town Code. Reasonable extensions of time not exceeding one year may be granted upon application, and can be granted if approved by the deciding body prior to the expiration date. Therefore, it is recommended that applications for a time extension be filed with the Community Development Department at least 60 days prior to the expiration date of the approval.
3. LAPSE FOR DISCONTINUANCE. If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. USE: A formula retail business greater than 10,000 square feet with a restaurant with alcohol service and outdoor seating is permitted.
5. HOURS: The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., Monday through Saturday, and 10:00 a.m. to 9:00 p.m., Sunday.
6. BUSINESS LICENSE: A business license from the Town of Los Gatos Finance Department including a Certificate of Use and Occupancy approval from Planning must be obtained prior to the commencement of any new or change of use.
7. LIVE ENTERTAINMENT: Live entertainment until 10:00 p.m. is permitted in conformance with the Town Policy regulating Late Night Entertainment.
8. GENERAL: Uniformed privately provided security guards may be required in or around the premises by the Chief of Police if alcohol related problems occur that are not resolved by the licensed owner.
9. CONFORMANCE WITH CODE. No part of this approval shall be construed to permit a violation of any part of the Code of the Town of Los Gatos.

10. COMPLIANCE WITH LOCAL, STATE, and FEDERAL LAWS. The subject use shall be conducted in full compliance with all local, state, and federal laws.
11. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
12. COMPLIANCE MEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.

Additional Agency Review

13. ADDITIONAL REQUIREMENTS. Additional agencies may require conformance review or permits for additional requirements, including but not limited to, Santa Clara County Environmental Health Department, West Valley Sanitation, and West Valley Collection and Recycling.

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TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

February 26, 2025

Rick Nelson, MBH Architects
Via email

RE: **31 University Avenue**
Planned Development Modification PD-25-001
Architecture and Site Application S-25-004
Conditional Use Permit U-25-001

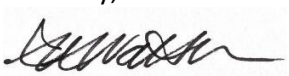
Requesting Approval for Modification of Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC.
Applicant: Rick Nelson, MBH Architects.
Project Planner: Erin Walters.

On February 26, 2025, the Los Gatos Historic Preservation Committee considered the request, discussed the item, and continued the application to a meeting date certain of March 26, 2025, with the following feedback:

- Although the proposed design is a Mediterranean style, it is not as compatible with the existing Old Town buildings; it is not consistent with the Planned Development; or the character of the University/Edelen Historic District;
- The design should convey a collective of individual structures rather than one consistent and symmetrical massing;
- Consider the addition of tile roofing material; and
- Consider the impact of the skylight from all elevations.

If you have any questions, I can be contacted by phone at (408) 354-6867or by email at ewalters@losgatosca.gov.

Sincerely,



Erin M. Walters, Senior Planner

cc: Lindsey Laird, RH, via email

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DATE: February 21, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT Requesting Approval for Modification of Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification PD-25-001, Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting approval for exterior modifications to an existing commercial building, Building E in the Old Town Los Gatos Shopping Center in the University/Edelen Historic District on property zoned C-2:LHP:PD, located at 31 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1999
2. Town of Los Gatos Historic Status Code: R
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University Edelen District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject building is located in the Old Town commercial center on the southwest corner of University Avenue and Elm Street. Planned Development Ordinance 2025 was approved in 1996

PREPARED BY: Erin M. Walters
Senior Planner

and provided for redevelopment of Old Town, including construction of several new buildings (Attachment 1). Amongst the new construction completed in 1999 was the subject building, referred to as Building E in the PD Ordinance. The Old Town commercial center remains in the University-Edelen Historic District and the newer buildings support the district, although are not included as Contributors to the district.

Included in PD Ordinance 2025 is a condition that required Building E to be designed so that it appears to be a collective of individual structures that abut each other with a roof design reflective of individual structures (Attachment 1, Condition 15). Once completed, Building E became the longtime home of a restaurant and several retail uses.

In January 2025, the applicant applied for modification of PD Ordinance 2025, an Architecture and Site application for exterior modifications to Building E, and a Conditional Use Permit for formula retail use exceeding 10,000 square feet and for a restaurant. The proposed exterior modifications are the subject of this report and the aspect of the project on which the Committee should focus.

DISCUSSION:

The applicant is proposing to modify the exterior of Building E to establish more cohesive architecture for the future single tenant of the building. The applicant provided a Letter of Justification discussing the proposed project in the context of the historic district (Attachment 2) and Development Plans providing details of the proposed exterior work (Attachment 3). Exterior modifications would be made to all four elevations and include:

- Roof alterations creating consistent and symmetrical massing;
- Changes to window and door shapes, integrating arched and rectangular fenestration;
- New fabric awnings and metal and glass canopy awnings;
- A new skylight; and
- New stucco siding.

A color and materials sheet showing the proposed finishes of the new exterior materials is included on A406 in the Development Plans included as Attachment 3.

CONCLUSION:

The applicant is seeking a recommendation from the Committee for exterior modifications to Building E. Should the Committee find merit in the request, the Committee should forward a recommendation of approval for the request to the Planning Commission. The application package would continue through the discretionary review process and would not return to the Committee.

CONSIDERATIONS:

A. Considerations Required with Recommendation

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

_____ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

1. Planned Development Ordinance 2025
2. Applicant's Request and Letter of Justification
3. Development Plans

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ORDINANCE 2025

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING A ZONE CHANGE FROM C-2 LHP TO C-2 PD LHP AT 50 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 at 50 University Avenue shown on the map which is attached hereto marked Exhibit A and is part of this Ordinance from C-2 LHP (Central Business District - Landmark Historic Preservation) to C-2 PD LHP (Central Business District - Planned Development - Landmark Historic Preservation).

SECTION II

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of the Steamer's building and numerous accessory structures (shown on the Official Development Plan, sheet 3) and the partial demolition and reconstruction of the Old Town Center. The Old Town Center will be considered demolished by Town Code (definition of demolition of an historic structure) since more than 25 percent of the front exterior walls will be removed, and more than 50 percent of all exterior walls will be removed. The building however, will not be demolished and interior walls will remain;
2. Construction of an underground parking garage with retail above, new commercial building adjacent to St. Luke's Church (20 University Avenue), and reconfiguration of the parking lot as shown on the Official Development Plan;

3. Changing the use of the auditorium to a retail use. A theater use is a permitted use within the existing auditorium, the amphitheater or elsewhere on the site;

4. Landscaping, streets and other improvements shown and required on the Official Development Plan;

5. a. Relocation of the Steamer's restaurant to another space within the project site, subject to the conditions of Steamer's most current Conditional Use Permit [216 seats].

   b. The existing restaurants (Wine Cellar - Suite 12 [49 seats]; California Cafe - Suite 8 [208 seats]; and the Waves (or new tenant) - Suite 1 [91 seats]), are permitted to remain in the existing Old Town Center building subject to their conditions of their Conditional Use Permit; any changes to their use or relocation within the Center on either side of University Avenue or increase in seating, will require a modification to the applicable Conditional Use Permit.

6. Uses permitted are those specified in the C-2 (Central Business District) zone by Sections 29.60.320 (Permitted Uses) and 29.20.185 (Conditional Uses) of the Town Code, as those sections exist at the time of the adoption of this Ordinance, or as they may be amended in the future. However, no use listed in Section 29.20.185 is allowed unless specifically authorized by this Ordinance, or by Conditional Use Permit.

SECTION III

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION IV

Architecture and Site Approval is required before there are exterior changes to the Old Town Center, demolition of the Steamer's building and construction work of the parking lot, new buildings and reconstruction of the Old Town Center is performed, whether or not a permit is required for the work and before any permit for construction is issued. Construction permits shall only be in a manner complying with Section 29.80.130 of the Town Code. Interior work of the Old Town Center is permitted to bring the building up to current Building Code and does not need Architecture and Site approval. A Building Permit and other applicable permits may be required for the interior work.

SECTION V

The attached Exhibit A (Map) and Exhibit B (Tentative Map and Development Plans, 20 sheets), are part of the Official Development Plan. The following must be complied with before issuance of any grading, demolition or construction permits:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

(Planning Section)

1. PARCEL. The parcel shall remain as one parcel.
2. HOLD HARMLESS. The developer has requested the Town's approval and has had the opportunity to review, comment and accept the process and approval. The developer shall hold the Town harmless from any claim or litigation alleging that this ordinance or subsequent approvals obtained by the developer for this project was processed, adopted, or approved in violation of any Federal, State, Town or other local law or regulation of any kind, and shall pay all costs involved in defending any such claim or litigation, including attorney fees.
3. PHASING. All buildings may be worked on simultaneously. Twenty Five percent of the occupancy of Building E shall be held until final occupancy has been given for the existing

Old Town Center and its two parking lots. A map shall be provided prior to the issuance of a building permit, indicating the tenant spaces of Building E and which units are proposed to have their occupancy held. During the final occupancy stage, these held units may be changed with Town approval.

4. TRASH ENCLOSURE/MECHANICAL EQUIPMENT. Trash enclosures and mechanical equipment shall be located as far from residential receptors as possible. The enclosures shall be constructed to provide full screening from residential receptor locations. The location of the trash enclosures will be reviewed during the Architecture and Site approval process. The quietest and smallest capacity heating, ventilation, and air conditions equipment that meets design specifications and Town Noise Ordinance standards shall be used. The roof equipment for Building D shall be restricted to the east end of the building and the vent exhausts shall be directed toward the Old Town parking lot.

5. ACCESS EASEMENT. If the trash pickup is proposed at Parking Lot 6, an access easement shall be required to be obtained from the Town, prior to Architecture and Site approval. If the easement is not granted, the revised trash pickup area shall be considered during the Architecture and Site approval process which may require redesign and/or reduction of building square footage.

6. RECYCLING. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Town's demolition inspection.

7. STEAMER'S. The outside seating area for the relocated Steamer's restaurant, will be reviewed during the Architecture and Site approval process to ensure it meets all Town Code and Town policy requirements.

8. CLOSED AREAS. All areas to be closed off within the existing Old Town Center shall be explicitly documented to ensure that these areas will not and cannot be used in the future during the Architecture and Site approval process. This documentation of the

closed areas shall be shown on the Architecture and Site plans and building permit plans. These areas shall visually be shown to be closed off during final inspection.

9. PLAQUES. The two plaques which currently exist on the building, (the history of Los Gatos plaque and the dedication to teachers and students plaque), shall be saved and replaced on the building prior to final occupancy.

10. PARKING SPACES. All parking spaces shall conform to current parking requirement dimensions. Parking spaces in the underground garage next to columns, walls or similar obstructions, shall have a minimum width of 9.5 feet. Parking plans will be reviewed during the Architecture and Site approval process.

11. RESTROOMS. The restrooms located within the buildings, which are not elusively for an individual office use, shall be available to the general public.

12. BUILDING D. The back wall (south side next to church) shall be painted to match or harmonize with the existing St. Luke's wall.

13. BUILDING D ACCESS. Access to the space between Building D and the St. Luke's wall may be securely closed to the public and accessible only to the appropriate and permitted maintenance/landscaping personnel.

14. WALL. The proposed 10 foot high wall along the south property line adjacent to St. Luke's Church shall not be constructed. The existing eight foot high wall shall remain. If the church later decides that the wall is needed, and the applicant wishes to install the wall, it shall be permitted with the appropriate approvals and permits from the Town.

15. BUILDING E. During the Architecture and Site approval process, Building E shall be modified as follows:

    a. Open up the center pathway. Building could be moved closer to the south property line to increase width of pathway.

    b. Design structure so that it appears to be a collective of individual structures that abut each other.

c. The roof design shall be reflective of the individual structures (break-up rooflines).

d. Corner tower shall be redesigned into a clipped corner design.

e. Provide more variety in the buildings.

16. STORE DELIVERIES. The area behind Building E, adjacent to Parking Lot 6, shall not be used for deliveries.

17. SIGNS. A sign program shall be submitted as part of the Architecture and Site approval process. Arched wrought iron signs advertising Old Town are permitted as shown on the attached Development Plans (Exhibit B). The margin of measurement for tenant signs may be reduced to a minimum of one inch around all of the words and symbols. The actual dimensions shall be finalized during the Architecture and Site approval process with the sign program. Signs identifying business and the Center shall not be either lighted from the interior or made of translucent materials.

(Engineering Section)

18. PUBLIC IMPROVEMENTS. The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. At the time of Architecture and Site Approval for the project, conformance with the Streetscape Plan for Central Business District Improvements (which includes benches and trash receptacles) will be determined and incorporated with the improvements identified below.

a. University Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, removal of mid-block crosswalks, signing, striping, storm and sanitary sewers, as required.

b. Elm Street. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.

c. Mullen Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.

19. HYDRAULIC CALCULATIONS. At the time of the final design of the project, existing and post-project hydraulic calculation for the project area and associated drainage conveyance facilities between the project and Los Gatos Creek. The hydraulic calculation should include calculations to confirm the preliminary findings of the EIR.

20. MID-BLOCK CROSSWALK. The existing mid-block cross walks shall be removed. No new mid-block crosswalk shall be installed. The only marked crosswalk to the site shall be at the Elm Street/University Avenue intersection and across Mullen Avenue at University Avenue.

21. INSURANCE. One million dollars ($1,000,000) of liability insurance holding the Town harmless shall be provided in a format acceptable to the Town Attorney before issuance of the building permit.

22. TRAFFIC IMPACT MITIGATION FEE (COMMERCIAL). The developer shall pay a proportional to the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit application is made. The number of trips used in the calculations will be the net additional trips as shown in Table 5-8 of the E.I.R. by Geier & Geier, dated September 1996. The fee shall be paid before issuance of the building permit. The traffic impact mitigation fee for this project using the current fee schedule is $89,280. The final fee shall be calculated from

the final plans using the rate schedule in effect at the time of the building permit application.

23. CHRISTMAS SHOPPING CONSIDERATIONS. Construction shall be scheduled or other measures implemented, to minimize construction impacts during the Christmas shopping season.

24. DEWATERING PLAN. Prior to issuance of a building permit, the project applicant shall prepare a dewatering plan specifying how groundwater would be handled when encountered during excavation, how temporary excavations would be protected from groundwater saturation and how permanent foundations would be kept dry from groundwater as well as from surface water runoff.

25. EROSION CONTROL PLAN. The project applicant shall prepare and implement an erosion control plan in conformance with the Town and California Regional Water Quality Control Board requirements prior to issuance of a building permit. The plan shall account for existing drainage conditions since most runoff generated on the sunken parking lot site during the excavation phase would be too low to drain to adjacent storm drains and would require pumping.

26. STREET LIGHTING. The project applicant shall prepare and submit to the Town during the Architecture and Site approval process, a street lighting program and plan for all streets surrounding the proposed project site.

27. TRAFFIC DIVERTER. At the time of Architecture and Site Application, various methods of preventing Old Town related traffic from using Edelen Avenue from Mullen Avenue shall be explored. The method of traffic diversion chosen shall also be approved by Central Fire Protection District.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS, FORESTRY & MAINTENANCE SERVICES:

28. TREE CARE. All tree care activities shall be accomplished by a licensed, competent tree care firm as approved by and under the supervision of the Director of Parks, Forestry & Maintenance Services.

29. PROTECTIVE FENCING. Prior to any construction or Building Permits being issued, the applicant shall meet with the Director of Parks, Forestry and Maintenance Services concerning the need for protective fencing around the existing trees. Such fencing is to be installed prior to, and be maintained during construction.

30. NEW TREES. Newly planted trees shall be double-staked, using rubber tree ties and shall be planted prior to acceptance of the subdivision.

31. IRRIGATION. No irrigation or planting shall be permitted under the dripline of existing native trees. All newly planted material shall be irrigated by an in-ground irrigation system.

32. CONSTRUCTION. No construction or grading shall take place within the dripline of existing trees.

33. AERATION TUBES. Any impervious area (excluding roadways) encroaching under the dripline of existing trees shall have aeration tubes installed.

34. LANDSCAPE PLAN. A precise landscaping plan shall be submitted at the Architecture and Site Approval stage of development. Planting on the south back of Building D shall be done in cooperation with St. Luke's Church.

35. WATER EFFICIENCY. This project is subject to the Town's Water Efficient Landscape Ordinance as per Chapter 26 Article IV of the Town Code. A review fee based on current resolution shall be paid when the landscape, irrigation plans and water calculations are submitted for review. Plans and fees must be submitted prior to issuance of a building permit.

36. ARBORIST REQUIREMENTS. The following measures from the Coate study (1996) shall be enforced to minimize damage to the three Oak trees:

a. The foundation which is installed ten feet from the fence, beginning 50 feet east of the curb, must be of pier and beam foundation design, not standard L-footing.

b. If an additional wall is installed adjacent to the existing property line wall, it shall also be of a pier and grade beam foundation design with the beam laid on top of the existing grade.

c. When pavement is removed from any area beneath the canopy of one of these trees, the pavement must be removed by breaking the pavement up with a jackhammer or by manual labor, and the broken pieces shall be loaded into a skip loader which is standing on undisturbed pavement. Roots which are exposed in the top three inches of soil, with removal of that pavement, shall be protected from compaction or other damage.

d. Under no circumstances shall equipment be allowed to drive on the exposed soil once the pavement has been removed until protection has been installed over the newly exposed roots.

e. The protective surfaces shall include a four inch layer of tree chips over any surface beneath the tree canopy which is newly exposed.

f. If it becomes necessary to drive construction equipment over any of those newly exposed areas, 1.5 inch plywood sheets shall be laid over a five inch layer of tree chips to prevent compaction of the soil by equipment wheels.

g. As part of the contract specifications for the general contractor and all subcontractors, construction personnel shall not be allowed to prune any of the Oak tree limbs or branches located direly above construction. An arborist certified by the International Society of Arboriculture shall be called to prune the canopy of the trees over the parking lot before

construction begin begins, if any conflicts arise between actual construction and the tree at later stages of construction, only the arborist shall be allowed to do additional pruning to solve the problem. All pruning must follow Western Chapter, International Society of Arboriculture Pruning Standards.

h. The two Oak trees located closest to University Avenue shall be fertilized by injecting a liquid fertilizer mix into all areas beneath the canopies of these trees, including that on the south side of the existing wall. The fertilizer shall be composed of Greenbelt 22-14-14 soluble fertilizer mixed at four pounds of fertilizer per 100 gallons of water, and injected at 10 gallons of this mix per one inch of trunk diameter into all areas beneath the canopy in exposed soil or through bricks where that becomes the only method by which fertilizer can be supplied to the root zone.

TO THE SATISFACTION OF THE DIRECTOR OF BUILDING AND ENGINEERING SERVICES:

37. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Standard Specifications for Public Works Construction. All work shall conform to the applicable Town ordinances. Adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of day. Dirt and debris shall not be washed into storm sewers. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

38. PUBLIC WORKS INSPECTIONS. The developer or his representative shall notify the Engineering Construction Inspector at least twenty-four (24) hours before starting any

work pertaining to on-site drainage facilities, grading, or paving; and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.

39. EROSION CONTROL (COMMERCIAL). Interim and final erosion control plans shall be prepared and submitted to the Engineering Development Section of the Planning Department. On sites over 5 acres, at Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Region Water Quality Control Board. Grading activities shall be limited to the period of least rainfall (April 15 to October 1). A maximum of two weeks is allowed between clearing of an area and stabilizing/building on this area if grading that is allowed to go on during the rainy season. In addition, straw bales and plastic sheeting shall be stored on-site for emergency control, if needed. Install filter berms, check dams, retention basins, silt fences, and straw bale dikes as needed on the project site, to protect downstream water quality during winter months.

40. UTILITIES. The developer shall install all utility service, including telephone, electric power, and other communications lines underground, as required by Town Code §27.50.015(b).

41. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to, curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, or signs shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvements to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

42. CURB RAMPS. The developer shall construct three or four (3 or 4) curb ramps according to State Standard Drawings at the crosswalks at University Avenue/Elm Street, University Avenue/Mullen Avenue and the University Avenue entrance. The exact number will be determined at the time of Architecture and Site Approval. The actual "Case" as shown on the standard to be used will be decided by the Engineering Construction Inspector during the construction phase.

43. AS-BUILT PLANS. After completion of the construction of all work in the public right-of-way or public easements, the original plans shall have all changes (change orders and field changes) clearly marked. The "As-built" plans shall again be signed and "wet-stamped" by the engineer who prepared the plans, attesting to the changes. The original "As-built" plans shall be reviewed and approved the Engineering Inspector. A photo Mylar of the approved "As-built" plans shall be provided to the TOWN before the release of the Faithful Performance Security.

44. DRIVEWAY APPROACH. The developer shall install four (4) Town Standard Commercial driveway approaches in the locations shown on the Official Development Plan. The new driveway approaches shall be constructed per Town Standard Detail S-5.

45. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit and will require construction security.

46. GARAGE ACCESS RAMP. The garage access ramp shall be widened to 30 feet. This will facilitate ingress and egress from the garage and allow the placement of a parking control station in the future. The ramp shall be clearly signed to prohibit pedestrian use.

47. BUILDING "E" PARKING. The underground garage can be used for construction worker parking once the Town Building Official has finaled the private use of the garage. In addition, the entrance to the parking garage shall be monitored at all time that it is open (e.g., guard, gate, etc.) to ensure it is not used by the public prior to the issuance of a Certificate of Occupancy for Building "E".

48. PARKING CONTINGENCY PLAN. The applicant shall prepare a construction worker parking contingency plan, to be implemented if directed to do so by the Town, to have construction workers park off-site. The plan shall include designation of a specific off-site location for all construction worker parking. This location shall not be within the Central Business District (C-2 zone) unless Town Council gives the authorization to a specific site, and workers shall be shuttled from the off-site location. The parking contingency plan shall be approved by the Director of Building and Engineering Services prior to the issuance of a building permit.

49. CONSTRUCTION DELIVERIES. All construction deliveries shall be restricted to the hours between 9:00 a.m. and 3:00 p.m. to minimize school and downtown impacts. The applicant should monitor construction activities to ensure that traffic flow along University are not adversely affected by materials/equipment deliveries. At no time shall street blockages be permitted that would impact the mobility of emergency service vehicles.

50. PEDESTRIAN ACCESS. Construction activities shall be planned and implemented so as to minimize disruption to pedestrian and vehicular traffic. The sidewalk shall be kept open on at least one side of each street at all times.

51. SANITARY SEWER LATERAL. Sanitary sewer laterals shall be televised by West Valley Sanitation District at the developer's expense and approved by the Town of Los Gatos before they are used or reused. Install sanitary sewer lateral clean-outs at the property line.

52. GREASE TRAPS. Meet all requirements of the County Health Department and West Valley Sanitation District for the interception, separation, or pretreatment of effluent for all existing and new uses.

53. NOISE REDUCTION. Equipment used for project construction shall utilize control techniques (improved mufflers, equipment redesign, use of silencers, ducts and mufflers) in order to minimize construction noise impacts. Construction noise shall be minimized by requiring the project contractors to agree with the following measures:

a. If the Noise Ordinance noise standard cannot be met at the Mullen Avenue property boundary or along the church boundary, temporary wooden fencing shall be erected during construction along that boundary.

b. A member of the project applicant's team shall be appointed to enforce construction hours allowed by Town Ordinance. The project applicant shall introduce this person to the Town staff and have this person accessible to the Town during all site preparation and construction activities.

c. Elimination of unnecessary idling of equipment.

d. Good maintenance and lubrication procedures shall be used on all construction equipment to reduce operating noise.

54. HAZARDOUS MATERIALS PLAN. A management plan for hazardous materials shall be prepared by the developer. This management plan shall identify all suspected hazardous materials (including contaminated soils, groundwater, PCBs, lead-based paints, asbestos) and specify applicable regulations that would determine appropriate handling and disposal of hazardous materials. The management plan shall provide detailed quantification of the types and quantities of asbestos. The plan shall also provide guidelines for the handling and disposal of lead-based paints. When handling and disposing of lead-based paints, appropriate measures shall be required to ensure compliance with applicable state hazardous waste and OSHA regulations (worker safety). The plan shall include plans for site safety/worker protection, sampling and investigation, and disposal/remediation for materials which exceed regulatory action levels and are determined to be hazardous. For suspected hazardous materials (contaminated soil and groundwater) which may be encountered during construction, contingency plans for site safety/worker protection, sampling and investigation, and disposal/remediation shall be included; these shall be based on soil and groundwater sampling and testing that have been completed to date. The plan shall be filed with the Town and all other appropriated agencies. Appropriate contract specifications shall be imposed on construction contractors

for proper handling and disposal of hazardous materials consistent with the required management plan. The developer shall complete an asbestos survey of the Steamer's building prior to demolition. The developer shall ensure that all existing asbestos containing materials are removed, closed off or encapsulated by a licensed abatement contractor prior to site preparation for renovation, rehabilitation and removal of any materials or fixtures. This will include undertaking a physical examination of the project site to determine the amount of each type of material to be closed off, encapsulated or removed, and mapping areas where asbestos containing materials are to be closed off, encapsulated and/or removed. An inspection and maintenance program shall be developed for any areas closed off or encapsulated to prevent any fiber release.

55. HAZARDOUS MATERIAL PREPARATION. During demolition and excavation activities, the developer shall be prepared for the potential of encountering hazardous materials in areas not already characterized. The developer shall be alerted for visible evidence of hazardous materials, such as soil discoloration, suspicious odors, or presence of underground tanks, piping or other buried building materials and shall provide for the collection of grab samples in the area of suspected contamination.

56. GROUNDWATER. If groundwater is encountered during project construction and dewatering is required, the developer shall undertake sampling and testing of the encountered groundwater in accordance with the contingency sampling and investigation plan. If groundwater is found to contain contaminants which exceed regulatory action levels, it may not be discharged into the existing storm drain system. Removal and handling of the contaminated groundwater shall be done in a manner acceptable to the Regional Water Quality Control Board, the Town and other jurisdictional agencies. Once more detailed project plans become available, the Town may choose to require the developer to submit a Notice of Intent (NOI) to the California Regional Water Quality Control Board prior to construction. If required, the NOI letter shall include mapping,

potential pollutant lists, and a detailed description of drainage factors regarding the project site during construction.

57. ELEVATOR CONTAMINANTS. The existence of contaminants in soil beneath the existing elevator room shall be determined and appropriate remediation shall be completed as required by applicable federal, state and local regulations. Appropriate contract specifications shall be imposed on construction contractors for proper handling and disposal of hazardous materials consistent with the required management plan.

58. PCB'S. The developer shall request PG&E to test the two transformers for PCBs and if present, PCBs shall be removed and disposed of properly.

59. NOTIFICATION REQUIREMENTS. The developer shall comply with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos, in accordance with Section 19827.5 of the California Health and Safety Code (adopted January 1, 1991).

60. EXISTING BASEMENT. While the existing hazard posed in the crawl hole basement area of Building B is not an impact of the proposed project, this area shall be immediately be closed off or abated and the soil decontaminated by a licensed abatement contractor (prior to initiation of any work on the proposed project). In the event the crawl hole basement of this area is permanently closed off, an inspection and maintenance program shall be developed to prevent any fiber release.

61. ASBESTOS EXPOSURE. All necessary measures shall be implemented to protect operating merchants, employees and customers from exposure to asbestos.

62. BAAQMD. To comply with BAAQMD nuisance abatement rules, the following dust (PM10) control measures shall be included as conditions of the grading permit:

    a. Water all active construction areas at least twice daily.

    b. Cover all trucks hauling soil, sand, and other loose debris or require all trucks to maintain at least two feet of freeboard.

c. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

d. Sweep (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

63. GEOLOGIC HAZARDS CHECKLIST. The developer shall submit to the Town a Geologic Hazards Checklist, as outlined by the California Department of Conservation Division of Mines and Geology, and appropriate geotechnical design studies demonstrating that the probable lateral forces experienced at the project site from a seismic event have been taken into consideration in the design and construction plans for the proposed project. These studies shall address building foundation design for the parking garage and Buildings D and E as well as for any seismic retrofit found to require new or upgraded foundations in Buildings A and B. Project plans for seismic retrofitting of Buildings A and B shall demonstrate conformance with 1994 Uniform Building Code requirements (including 1995 California amendments) and/or recommendations made by Boley Consulting Engineers, whichever requirements are determined to be appropriate by the Town.

64. SEISMIC RETROFIT. The developer shall provide plans or designs for structural repairs in order to seismically retrofit the existing buildings. Such plans or designs shall include any and all foundations needed to support each location of seismic retrofitting. Proposed plans shall conform to the current Uniform Building Code, with California amendments in effect in Town.

65. BUILDING CODE. Project plans shall demonstrate conformance with current Uniform Building Code requirements (including California amendments in effect in Town) and/or recommendations made by Boley Consulting Engineers (whichever requirements are determined to be appropriate by the Town) to repair and upgrade the structures in order

to integrate the structural system and to make Buildings A and B capable of providing resistance to gravity and seismic loads.

66. The westerly wall of the underground garage under Building E shall contain a structurally designed section or sections that would structurally accommodate being knocked out for access to and from a possible future below-grade parking level on Town Parking Lot No. 6.

TO THE SATISFACTION OF CENTRAL FIRE PROTECTION DISTRICT

67. SPRINKLERS. Fire sprinkler system shall be modified as necessary for Buildings A, B and C. An automatic fire sprinkler system shall be installed in Buildings D and E and the parking garage.

68. HYDRANTS. Additional fire hydrants may be required. This will be determined during the Architecture and Site approval process.

TO THE SATISFACTION OF THE CHIEF OF POLICE

69. LIGHTING. The stairwells and building recesses shall have proper lighting with illumination no less than five foot candles at five feet off the ground. If telephones are provided, they shall be located in the open courtyard, not hidden away behind walls.

TO THE SATISFACTION OF SANTA CLARA COUNTY WATER DISTRICT

70. DRAINAGE. There shall be no overbank drainage into the Los Gatos Creek from grading the site. Storm runoff shall be collected via an onsite storm drain system and distributed to an existing city storm drain system or an outfall into the creek. If an outfall is desired, it shall be designed in accordance with District guide sheets.

71. PERMIT. A District permit is required for any construction adjacent to or within the Los Gatos Creek.

SECTION VI

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on December 2, 1996, 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 December 16, 1996. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES: Steven Blanton, Jan Hutchins, Randy Attaway
Vice Mayor Linda Lubeck

NAYS: None

ABSENT: Mayor Joanne Benjamin

ABSTAIN:

SIGNED: Linda L. Lubeck
VICE MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST: Marian D Cooper
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



50 UNIVERSITY AVE

EXHIBIT A

TOWN OF LOS GATOS

Application No. Z-96-1. Change of zoning map amending the Town Zoning Ordinance.

☒ Zone Change from C-2 LHP to C-2 PD LHP

☐ Prezoning to _____

RECOMMENDED by Planning Commission date 11/13/96

Approved by Town Council date December 16, 1996 Ord. 2025

Clerk Marian Cooper Mayor VICE-MAYOR

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RH

January 29, 2025

Historic Preservation Committee
110 E. Main Street
Los Gatos, CA 95030

Project: **RH – Los Gatos**
Location: 31 University Ave

Subject: **Supplemental Letter of Justification for Architecture and Site Approval; Planned Development Ordinance Amendment**

PROJECT DESCRIPTION & REQUEST

RH is proposing a remodel to a 15,330 sq. ft. building located at 31 University Avenue, which will feature an innovative retail experience seamlessly integrating luxury home furnishings collections within a curated hospitality program (the "Proposed Project"). The existing building at 31 University Avenue is governed by a Planned Development Ordinance and is also located within the University/Edelen Historic District ("Historic District") of Los Gatos as a non-contributing structure.

Due to these overlays, **RH is requesting architecture and site approval from the Historic Preservation Committee, as well as an amendment to Planned Development Ordinance 2025, adopted on December 16, 1996**. Specifically, RH is seeking to remove the requirements set forth in the Ordinance that states the building be designed "so that it appears to be a collective of individual structures that abut each other," to allow a more harmonious façade that better relates to its surroundings.

Please refer to the Letter of Justification dated January 8, 2025 for further information on RH, site details and our proposed uses.

LANDMARK AND HISTORICAL PRESERVATION OVERLAY - STANDARDS FOR REVIEW AND FINDINGS

The Proposed Project is located within a landmark and historic preservation overlay as a non-contributing structure, specifically the University/Edelen Historic District ("Historic District"). As such it is subject to Division 3 – Historic Preservation and LHP or Landmark and Historic Preservation Overlay Zone of the Town's Code of Ordinances, specifically Section 29.80.290 (2), shown below in **bold**.

> Sec. 29.80.290. Standards for review.
>
> In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall

not be granted unless:

(1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(3) For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

In designing a remodel of the existing non-contributing building at 31 University Ave, RH prioritized harmony and compatibility in the facade design as well as with its surrounding context. The Proposed Project is sensitive to and supportive of the larger Historic District as it expands the Mediterranean components of the existing building's style while maintaining the existing building's footprint, setbacks, massing, and density. This expansion of the Mediterranean style is represented by the Proposed Project's building material, stucco, as well as in the doors and window rhythm, type and proportions, which are consistent with both the existing building's Mediterranean style, as well as that of the larger Old Town Shopping Center across University Ave.

The plaster material, rectangular and arched windows, and rhythm of roof/window line individually and together relate to the existing structure at 31 University and the larger Old Town Shopping Center. In particular, the stucco and proposed openings evoke the style of 50 University Ave, a significant commercial structure within the University/Edelen Historic District. The Proposed Project limits decorative details and scale however, in sensitivity and support of the Historic District's contributing structures.

As a result of these limited stylistic choices, the Proposed Project successfully creates a harmonious façade design that assimilates into, rather than competes with, its surroundings and the larger Historic District. Consequently, the Proposed Project does not adversely change the exterior of the existing building or adversely impact its relationship with its neighboring structures and the larger Historic District.

Thank you for your consideration of this application.

RH

January 8, 2025

Sean Mullin, Planning Manager
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Project: **RH – Los Gatos**
Location: 31 University Ave

Subject: **Letter of Justification for Architecture and Site Approval; Conditional Use Permit; Planned Development Ordinance Amendment**

PROJECT DESCRIPTION & REQUEST

RH is requesting architecture and site approval, as well as a conditional use permit ("CUP") for 1) formula retail use exceeding 10,000 sf, and 2) for restaurant use with the selling of alcoholic beverages for consumption on-premises. Additionally, RH is requesting an amendment to Planned Development Ordinance 2025, adopted on December 16, 1996. RH is seeking these approvals to allow for the remodel of a 15,330 sq. ft. building located at 31 University Avenue, which will feature an innovative retail experience seamlessly integrating luxury home furnishings collections within a curated hospitality program (the "Proposed Project").

BACKGROUND

A curator of design, taste and style in the luxury lifestyle market, RH offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

Committed to creating architecturally inspiring and immersive retail spaces that blur the lines between residential and retail, indoors and outdoors, home and hospitality, RH Design Galleries are bespoke design destinations presenting the largest curated and fully integrated assortment of luxury home furnishings in the world. From restored landmark buildings to grand-scale contemporary structures, these architecturally inspiring spaces reimagine and redefine the shopping experience.

Designed with sensory-inspiring spaces that cannot be replicated online, these innovative and architecturally significant retail environments include lush gardens, professional design services, one-of-a-kind culinary experiences, and artistic installations of curated RH Collections by internationally acclaimed designers and artisans across the globe.

In addition to RH Madrid, the Gallery at Plaza del Marqués de Salamanca, RH Aynho Park, a magnificent 17th-century estate in the English countryside, and RH Brussels, a grand 18th century French baroque mansion prominently situated on the premier Boulevard de Waterloo, RH chairman & CEO Gary Friedman has revitalized several landmark properties across North America, including the former Museum of Natural History in Boston, the historic Three Arts Club in Chicago, the Historic Post Office in Greenwich, Connecticut; the Bethlehem Steel Building in San Francisco, and the brand's impressive Gallery in New York's Meatpacking District.

The plan for a RH Design Gallery, together with a food and beverage program, allows for the reimagination of an exceptional building that is appropriately scaled and sited on a key intersection of Old Town Los Gatos.

SITE DETAILS

The existing 15,330 sf building for the Proposed Project is sited at the corner of University Ave and Elm St, and sits on a 4.18 acre parcel that spans both sides of University Ave which houses an outdoor retail center known as the Old Town Shopping Center.

The Proposed Project will combine two previously separate tenant spaces within the existing building, which were previously home to a 6,400 sf Steamers of Los Gatos and a 8,641 sf Gap.

The zoning for the site is C-2:LHP:PD: Central Business District with a Landmark & Historic Preservation and Planned Development overlay. The Proposed Project's uses are allowed per zoning with a Conditional Use Permit. The Proposed Project will maintain the existing square footage of the existing building and would comply with the zoning ordinance standards for setbacks and building height.

ARCHITECTURE

The primary proposed building material is a multi-coat cement plaster system with steel and aluminum decorative building elements. The existing structural system is maintained in place. Architectural aluminum windows line the exterior elevations and provide transparency across the facades facing Elm St, University Ave, and along the pedestrian pass-through on the building's southern side.

The length of the facades across University Ave and Elm St are scaled down through sections that alternatively step back in ground plane from each other. These wall panels also alternatively feature rectangular- or semicircular- topped windows, as well as a parapet line that steps up and down in height in line with the panels. These features ultimately provide a sense of rhythm, symmetry, visual relief, and interest to the length of the existing building. Further, the fenestration sits materially inside the edge of the exterior wall, providing for deep shadows, which along with projected louvered awnings add additional textural detail across the facades.

Finally, the full-service restaurant sits centrally inside the Proposed Project and is covered by a pyramidal skylight that brings in light and highlights the cafe as a central gathering space. Barrel-vaulted hallways bookend both sides of the cafe, which add an uncommon architectural expression, facilitates a unique play of light, and creates a sense of place as customers enter the Gallery or exit the cafe.

USES

A majority of the Proposed Project will display furniture and décor in a series of complete living, bath, and bed rooms. There will also be a restaurant on the ground floor beyond the entryway, along with a kitchen and other back of house. An Interior Design Studio room will also be sited toward the back of the store, where interior designers can provide customers further assistance. The vision within the building is to reimagine the retail experience by blurring the lines between residential and retail, hospitality and home, indoors and outdoors – creating an immersive retail environment that is more home than store. All amenities will be made available to the public during the hours of store operation.

CONDITIONAL USE PERMIT FINDINGS

In the C-2 zone, Town code requires a CUP for a formula retail business exceeding 10,000 sf and for restaurant use with the selling of alcoholic beverages for consumption on-premises (Section 29.20.185). Los Gatos stipulates terms for the approval or denial of conditional use permits under Section 29.20.190. The Proposed Project and its uses will comply with the objectives in the following manner:

(1) The proposed uses of the property are essential or desirable to the public convenience or welfare;

The proposed uses provide for a bespoke dining and shopping experience which will be desirable to both residents and visitors as a destination within Los Gatos. Further, the Proposed Project will be an addition to an existing RH gallery at 26 N Santa Cruz Ave, which has been an integral part of the Los Gatos community for over 10 years.

(2) The proposed uses will not impair the integrity and character of the zone;

The proposed use will not impair the integrity and character of the zone as it is a commercial use located in a commercial zone.

Further, the Proposed Project is consistent with the Commercial Design Guidelines for C-2A zones and as a non-contributing structure within a historic preservation district. The Proposed Project maintains the existing building's massing and density, reimagines the existing facade variation, and maintains the pedestrian pass-through along the southern wall.

(3) The proposed uses would not be detrimental to public health, safety or general welfare;

The proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's), and would not be detrimental to public health, safety, and general welfare.

(4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

The proposed uses are in harmony with the General Plan and the Town Code because they contribute to the variety of commercial uses in the Central Business District.

The goals and policies of the 2040 General Plan (2020 Land Use and Community Development Elements) applicable to this project include, but are not limited to:

Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Policy LU-9.3: Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

Policy LU-9.6: Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

Policy CD-1.4: Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

(5) A hazardous waste facility proposal is subject to the California Health and Safety Code, Article 8.7, Section 25199—25199.14 and shall be consistent with the Santa Clara County Hazardous Waste Management Plan.

Not Applicable

PD ORDINANCE AMENDMENT FINDINGS

The Proposed Project is located within a landmark and historic preservation overlay ("LHP") as a non-contributing structure. The Proposed Project is also governed by a planned development overlay ("PD"), specifically PD Ordinance 2025, adopted on December 16, 1996. RH seeks to amend the PD Ordinance as proposed. Town code Section 29.80.120 allows for amendments to PD's, provided the proposed amendment meets the requirements and findings of Town code Section 29.80.095. The proposed PD Amendment and the Proposed Project comply with the required findings in the following manner:

(1) The proposed PD is in compliance with all sections of this division.

The proposed PD amendment is within the limitations of use of a planned development as it pertains to property within an LHP overlay zone, and serves to enhance the Town's historic resources that provide a public benefit to the citizens of the Town.

(2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

The proposed PD amendment maintains a baseline set of requirements consistent with the Town's general plan. The policies consistent with the PD amendment include, but are not limited to:

Policy LU-6.5: The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Policy LU-9.3: Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the small-town atmosphere.

Policy CD-9.1: Exterior building materials in the Central Business District should be consistent with those used in existing, tastefully executed surrounding buildings.

Policy CD-12.2: Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial or public buildings.

(3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

The PD amendment seeks a modification to specifically to requirements in PD Ordinance 2025 but otherwise maintains a baseline set of requirements consistent with the Town's land use regulations and design guidelines, including Ordinance 1920 and 2168, which governs over the University/Edelen Historic District, and which includes the Proposed Project's site.

The Proposed Project is consistent with the design guidelines for the remodel of a non-contributing structures within the University/Edelen Historic District. The Proposed Project is sensitive to and supportive of the larger District as it expands the Mediterranean components of the existing building's style while maintaining the existing building's footprint, setbacks, massing, and density. The Proposed Project's stucco building material, as well as doors and window rhythm, type and proportions, are consistent to the existing building's Mediterranean style, as well as that of the larger Old Town Shopping Center across University Ave. In particular, the stucco and proposed openings evoke the style of 50 University Ave, a significant commercial structure within the LHP. The Proposed Project limits decorative details and scale however, to in sensitivity and support of the District's contributing structures.

The proposed PD amendment and Proposed Project also conform with required findings for LHP applications per Town Code Section 29.80.290, as the proposed work does not adversely affect the exterior architecture or its relationship with its surroundings:

Sec. 29.80.290. Standards for review. In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the

application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or
e. The proposed PD provides a public benefit to the citizens of the Town.

The proposed PD amendment facilitates the revitalization of a vacant storefront into a mixed commercial amenity of innovative and creative use programming for the benefit of both residents and visitors, which satisfies conditions (b) and (e) above.

CONCLUSION

We believe the Proposed Project will enhance the corner of University Ave and Elm St in Old Town Los Gatos by at once seamlessly fitting into the character and scale of the neighborhood surrounding, while also providing visual interest through harmonious, textured, and elevated design. While the Proposed Project's programming does not represent a change of use from the existing use at the building, the reimagined dining and shopping space will help improve customer experience, thereby helping to activate pedestrian activity in this area.

The Proposed Project:

- Respects the existing scale and character of surrounding structures, and blends rather than competes with the established character of the area.
- Presents elevations that are of high-quality design and construction, and a positive addition to and compatible with the Town's ambiance. The Proposed Project enhances the character and unique identity of the existing commercial neighborhood.
- Represents no change in use from the former tenants at the existing building; rather the Proposed Project will improve and reimagine a blend of both uses under one roof.

DEVELOPER and DESIGN FIRM INFORMATION

RH

RH is a curator of design, taste and style in the luxury lifestyle market. The company offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

RH operates Galleries and outlets throughout the U.S., Canada, UK and Europe.

There are places you visit and those you remember™

Awards and Recognition

Award of Merit - Interior/Tenant Improvement – ENR Mountain States - RH Denver - 2016

Connecticut Preservation Award - Connecticut Trust for Historic Preservation – Former Greenwich Post Office - 2015

Preservation Excellence Award (Adaptive Reuse) – Chicago Landmarks – Three Arts Club - 2016

MBH Architects

MBH Architects is a full service architecture and integrated services firm building innovative solutions from offices in the San Francisco Bay Area, New York City, Denver, Mumbai and Bengaluru since 1989.

MBH Architects is a Minority-Owned Business Enterprise (MBE) with staff from around the world. Their wide array of experience includes over 10,000 projects of nearly every project type, and their global reach spans more than 96 countries worldwide. MBH Architects take incredible pride in our work and clients' satisfaction.

Awards and Recognition

Gold - Shop! Design Awards - Bucherer Time Machine Flagship Store - 2023

Commercial Construction & Renovation Project Profile Award - 300 Grant - 2021

AIA East Bay Design Awards - 930 Brittan - 2021

Urban Confluence Design Competition - Breeze of Innovation - 2021

Honorable Mention - MNSD's Retail Renovation Competition - Peet's Coffee Georgetown - 2017

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RH - LOS GATOS

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

ABBREVIATIONS

&	AND
@	AT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN'S W/ DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALUM'AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BSMT	BASEMENT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HGT	CEILING HEIGHT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST / (E)	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT LIGHTING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HC	HOLLOW CORE
HCWD	HOLLOW CORE WOOD DOOR
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HMF	HEATING, VENTILATION & COOLING
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITION
HW	HOT WATER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
L	LONG (LENGTH)
LAV	LAVATORY
LAM	LAMINATE
LW	LIGHTWEIGHT
LBS	POUNDS
LF	LINEAR FOOT
LH	LEFT-HANDED
LL	LANDLORD
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPNG	OPENING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
P	PAINT
PT	PORCELAIN TILE
PTD	PAINTED
P.T.	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REQD	REQUIRED
REF	REFERENCE
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SIPS	STRUCT. INSULATED PANEL
SND INS	SOUND INSULATION
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
THK	THICKNESS
THR	THRESHOLD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
W/	WITH
W/O	WITHOUT
WA	WALL ANCHOR
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WP	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

PROJECT TEAM

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GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
4. THROUGHOUT THIS SET OF DRAWINGS, THE TERM "SDB" REFERS TO THE CLIENT/TENANT. THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.
5. THE CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR SDB REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY E REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
6. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
7. DIMENSIONS SHOWN AS "VIF" SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN. DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
8. DIMENSIONS SHOWN AS 'CLEAR OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES; INCLUDING FLOOR FINISHES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
9. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
10. ELEVATIONS REFERENCED ARE ABOVE SDB FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
11. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
12. GENERAL CONTRACTOR SHALL PREPARE THE FLOOR LEVEL AND SMOOTH AND PROVIDE FOR THE FILLING OF ALL FLOOR DRAINS, FLOOR SINKS OR OTHER SUCH DEPRESSIONS, CRACKS OR IRREGULARITIES IN FLOOR SLAB.
13. PROVIDE BLOCKING AT WALLS TO MEET CODE MINIMUM WHERE REQUIRED FOR SUPPORT OF FIXTURES/ACCESSORIES.
14. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL TRADES AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ARCHITECT AND/OR SBD REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
15 FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNMENT AGENCY SHALL BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN CONTRACT.
16. STORAGE IN STOCK/STORAGE ROOMS SHALL BE MAINTAINED 18 INCHES OR MORE BELOW SPRINKLER HEAD DEFLECTORS, A 3-INCH RED STRIPE SHALL BE MARKED ALONG ALL WALLS WITHIN STOCK/STORAGE AT THE MAXIMUM STORAGE HEIGHT, AND STRIPE SHALL BE LABELED " NO STORAGE ABOVE THIS LINE" IN WHITE LETTERS A MINIMUM OF ONCE ON EACH WALL

PROJECT DATA

APN:	529 02 044
EXISTING E31 BUILDING AREA (GROSS)	7,233 SF
EXISTING E35 BUILDING AREA (GROSS)	8,724 SF
(NO CHANGE TO EXISTING GROSS AREA)	
OCCUPANCY GROUP:	M & A-2 S-2 (GARAGE)
STORIES:	2- STORY
CONSTRUCTION TYPE:	IIB, VB
OCCUPANT LOAD:	M - 185 OCC A-2 - 100 OCC
SPRINKLERED (YES/NO):	YES (EXISTING)

SCOPE DESCRIPTION

TENANT IMPROVEMENT OF TWO GROUND FLOOR TENANT SPACES. THE TWO SPACES WILL HAVE THE INTERIOR DEMOLISHED AND RE-CONFIRMED INTO ONE SPACE. THE NEW USE WILL BE A RETAIL SHOWROOM INCLUDING A RESTAURANT.

THERE IS NO CHANGE IN GROSS BUILDING AREA OR PROPOSED USE.

SCOPE TO INCLUDE COMPLETE BUILD-OUT WITH ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, KITCHEN EQUIPMENT AND FINISHES THROUGHOUT.

CODE INFORMATION

AUTHORITY HAVING JURISDICTION: TOWN OF LOS GATOS

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
GREEN BUILDING CODE:	CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE	2022

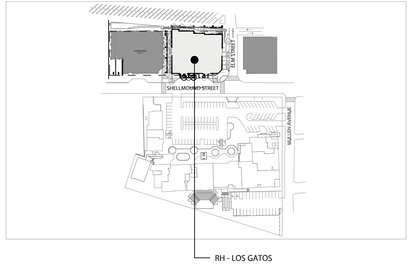
VICINITY MAP



PROJECT SITE
RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

PLAN NORTH TRUE NORTH

KEY PLAN



RH - LOS GATOS

SYMBOLS LEGEND

EXISTING WALL
NEW WALL
NEW PARTIAL HT WALL
COOLER/FREEZER WALL
STRUCT GRID
LEASE LINE
CENTERLINE
WALL TYPE

ENLARGED DETAIL INDICATOR
SECTION INDICATOR
POINT OF BEGINNING
KEYNOTE
DRAWING REVISION INDICATOR
FINISH INDICATOR
DOOR NO.
STRUCTURAL/EXISTING COLUMN GRIDLINE INDICATOR
INTERIOR ELEVATION INDICATOR
DETAIL INDICATOR

DRAWING INDEX

SHEET NO	SHEET NAME	10/16/2024 PRE-APPLICATION PACKAGE	11/06/2024 PLANNING SUBMITTAL	11/22/2024 100% SCHEMATIC DESIGN	01/09/2025 PLANNING SUBMITTAL 2
	ARCHITECTURAL				
A001	COVER SHEET	●	●	●	●
AS101	SITE PLAN	●	●	●	●
AD101	EXISTING FLOOR PLAN	●	●	●	●
A100	EXISTING BASEMENT PLAN	●	●	●	●
A101	FLOOR PLAN	●	●	●	●
A104	ROOF PLAN	●	●	●	●
A201	EXTERIOR ELEVATIONS	●	●	●	●
A202	EXTERIOR ELEVATIONS	●	●	●	●
A203	EXISTING EXTERIOR ELEVATIONS				●
A204	EXISTING EXTERIOR ELEVATIONS				●
A301	BUILDING SECTIONS	●	●	●	●
A400	EXISTING BUILDING PHOTOS	●	●	●	●
A401	EXISTING BUILDING PHOTOS	●	●	●	●
A402	EXTERIOR BUILDING RENDERS	●	●	●	●
A403	EXTERIOR BUILDING RENDERS	●	●	●	●
A404	INTERIOR BUILDING RENDERS	●	●	●	●
A405	INTERIOR BUILDING RENDERS	●	●	●	●
A406	MATERIAL FINISHES		●	●	●
A500	EXTERIOR SIGNAGE (FOR REFERENCE ONLY)	●	●	●	●

	LIGHTING							
LT-1.0	LIGHTING LAYOUT		●	●	●			
LT-2.0	EXTERIOR LIGHTING ELEVATIONS		●	●	●			



PLUMBING CALCULATIONS

OCCUPANCY LOAD PER 2022 CBC TABLE 1004.5

FUNCTION OF SPACE	OCCUPANCY LOAD FACTOR (SQUARE FEET)	SQUARE FOOTAGE	TOTAL OCCUPANTS
MERCANTILE	1 PER 60	11073 SF	185 OCC
ASSEMBLY (WITHOUT FIXED SEATS) UNCONCENTRATED	1 PER 15	900 SF	60 OCC
FIXED BOOTH SEATING	1 PER 24"		36 OCC
KITCHEN	1 PER 200	800 SF	4 OCC
TOTAL:		12,776 SF	286 OCC

*PER TABLE CPC 4-1 FOOTNOTE - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT MAY BE EXCLUDED.
*PER TABLE CPC 422.1 - RESULT IN FRACTIONAL NUMBERS, SUCH NUMBER SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER.
FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBER SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

M OCCUPANCY (PER OCC. LOAD) @ GROUND FLR

185 OCCUPANTS I 93 MALE & 93 FEMALE

i. WATER CLOSET (M): 93 OCCUPANTS X 1/100 = .93
ii. WATER CLOSET (F): 93 OCCUPANTS X 1/100 = .93
iii. URINAL (M): 93 OCCUPANTS X 1/200 = .47
iv. LAVATORY (M): 93 OCCUPANTS X 1/200 = .47
v. LAVATORY (F): 93 OCCUPANTS X 1/200 = .47

+

A-2 OCCUPANCY (PER OCC. LOAD) @ GROUND FLR

100 OCCUPANTS I 50 MALE & 50 FEMALE

i. WATER CLOSET (M): 50 OCCUPANTS X 1/50 = 1
ii. WATER CLOSET (F): 50 OCCUPANTS X 1/25 = 2
iii. URINAL (M): 50 OCCUPANTS X 1/200 = .25
iv. LAVATORY (M): 50 OCCUPANTS X 1/150 = .34
v. LAVATORY (F): 50 OCCUPANTS X 1/150 = .34

=

SUM UP ALL REQUIRED FIXTURES

i. WATER CLOSET (M): .93 + 1 = 1.93 -> 2
ii. WATER CLOSET (F): .93 + 2 = 2.93 -> 3
iii. URINAL (M): .47 + .25 = .72 -> 1
iv. LAVATORY (M): .47 + .34 = .81 -> 1
v. LAVATORY (F): .47 + .34 = .81 -> 1

FRACTIONAL METHOD	WATER CLOSETS		URINALS	LAVATORIES	
	M	F		M	F
TOTAL	2	3*	1	1	1
REQUIRED	5		1	2	
PROVIDED	6		1 WC (MEN ONLY)	6	

*POTTY PARITY - PER CPC 422.1 NOTE 3 - THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

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510 865 8663
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Seal

Consultant

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01	10/18/2024	PRE-APPLICATION PACKAGE
02	11/06/2024	PLANNING SUBMITTAL
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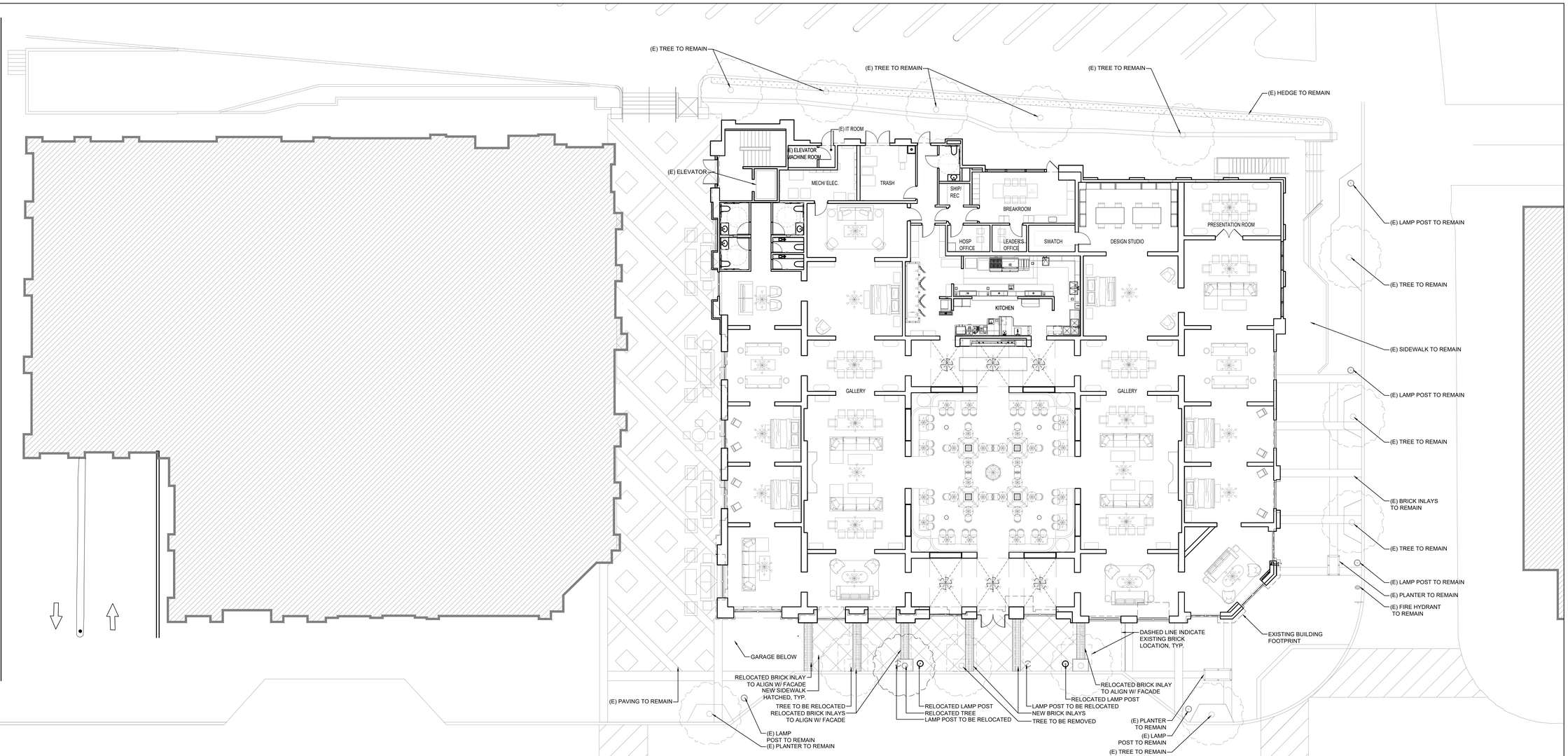
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

COVER SHEET

Drawing No.

A001

Plotted: Friday, January 10, 2025, 1:13 pm by Brenda B
Filepath: C:\Users\BrendaB\Documents\Revit Central Files\RH-LOS GATOS_59485_brendaB.rvt
Model: Cover Sheet.dwg



TRUE NORTH PLAN NORTH SCALE: 1/16"=1'-0"

SITE PLAN | 1

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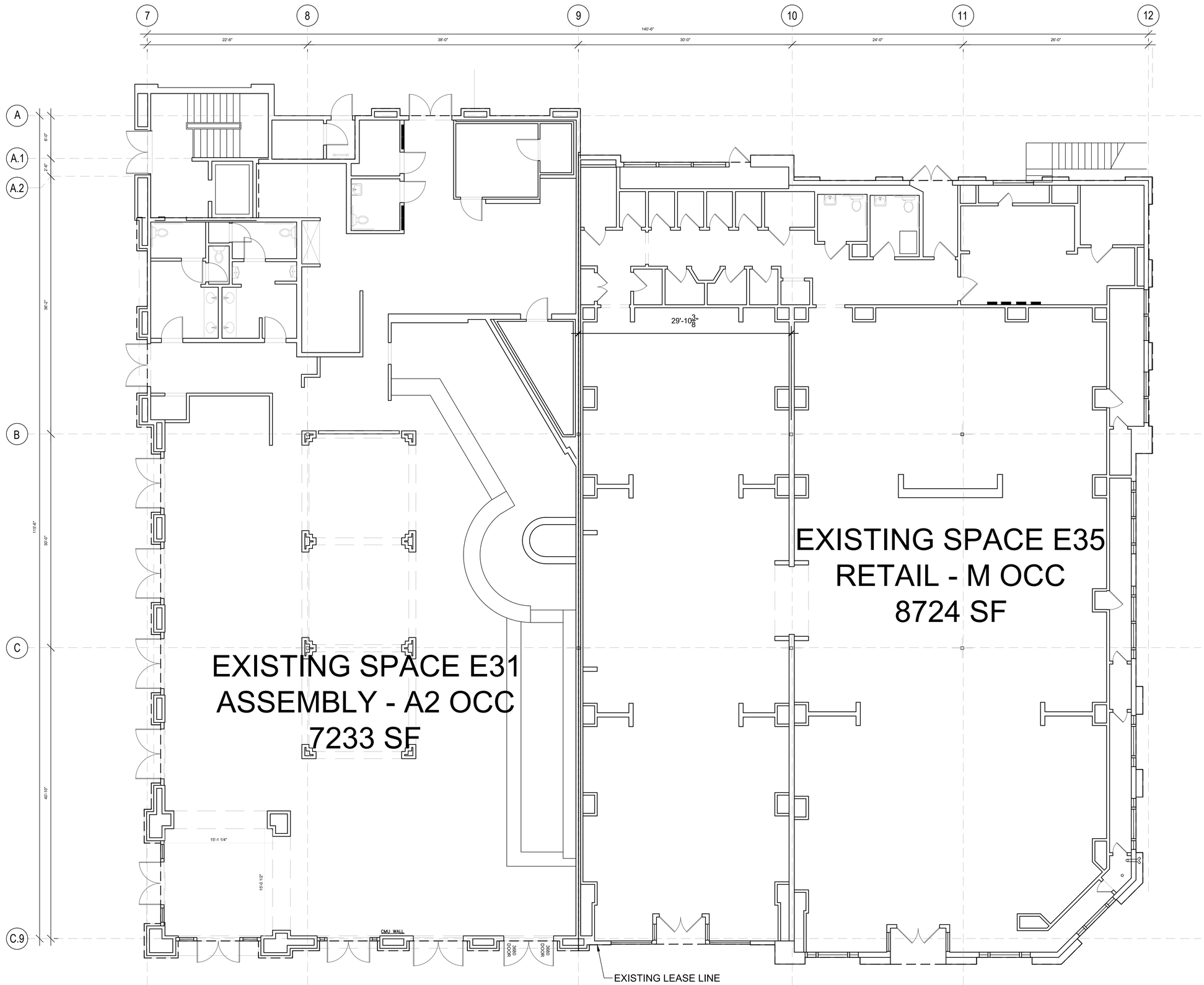
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

SITE PLAN

Drawing No.

AS101

Plotted: Friday, January 10, 2025 1:37pm by Brenda B
File Name: K:\RH\LOS GATOS\Drawings\AS101 Site Plan.dwg



TRUE NORTH

PLAN NORTH

SCALE: 3/16"=1'-0"

EXISTING FLOOR PLAN | 1

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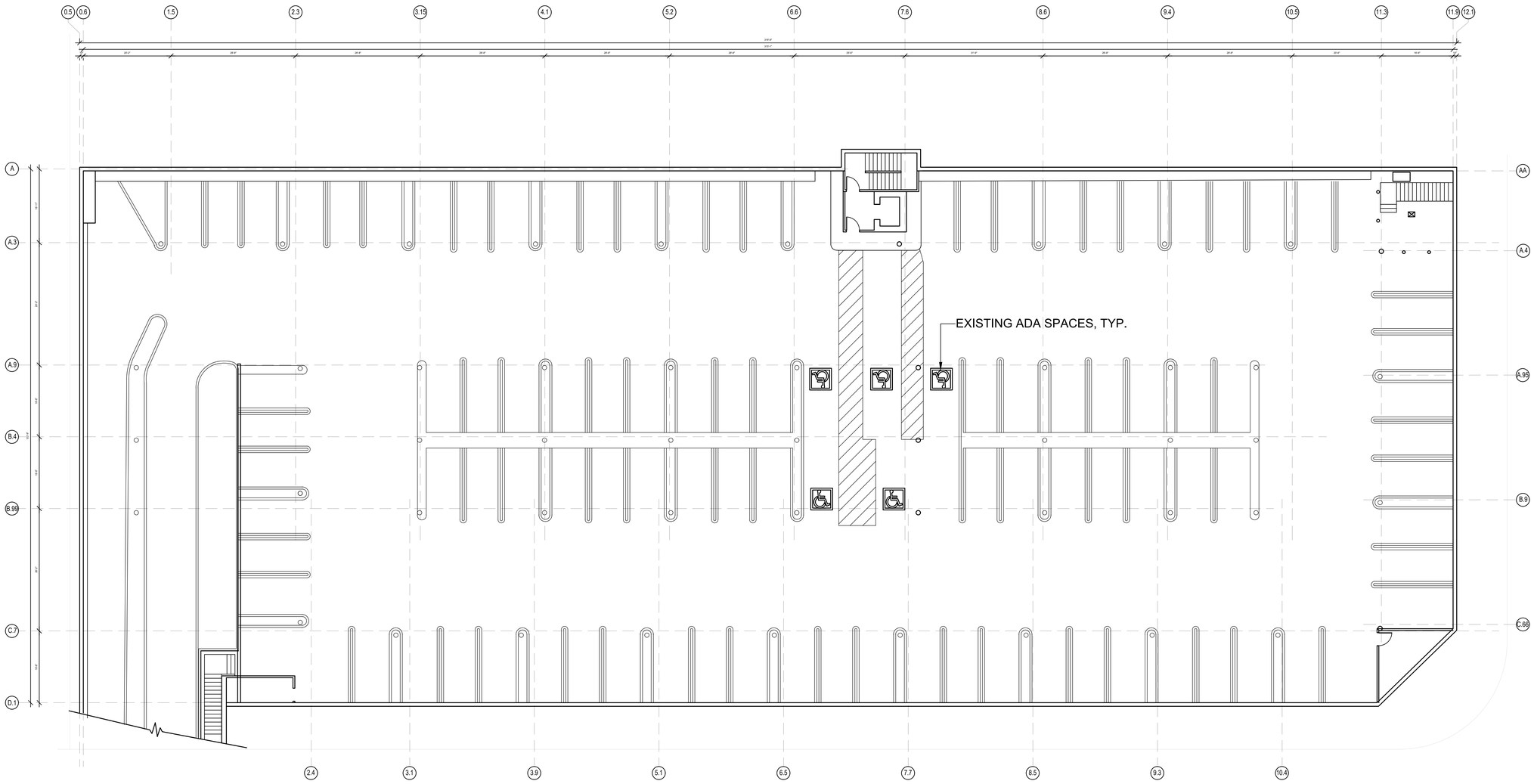
Drawing Title

EXISTING FLOOR PLAN

Drawing No.

AD101

Plotted: Friday January 10, 2025 1:31:15 pm by Brenda B
File: G:\Work\59485\CAD\Arch\59485 - Existing Floor Plan.dwg



FOR REFERENCE ONLY

SCALE: 3/32"=1'-0" EXISTING BASEMENT PARKING PLAN | 1

Plotted: Friday, January 10, 2025, 1:13 pm by brendab
C:\Users\brendab\Documents\59485_RH_Los Gatos_Central_brendab.rvt Basement Plan.dwg

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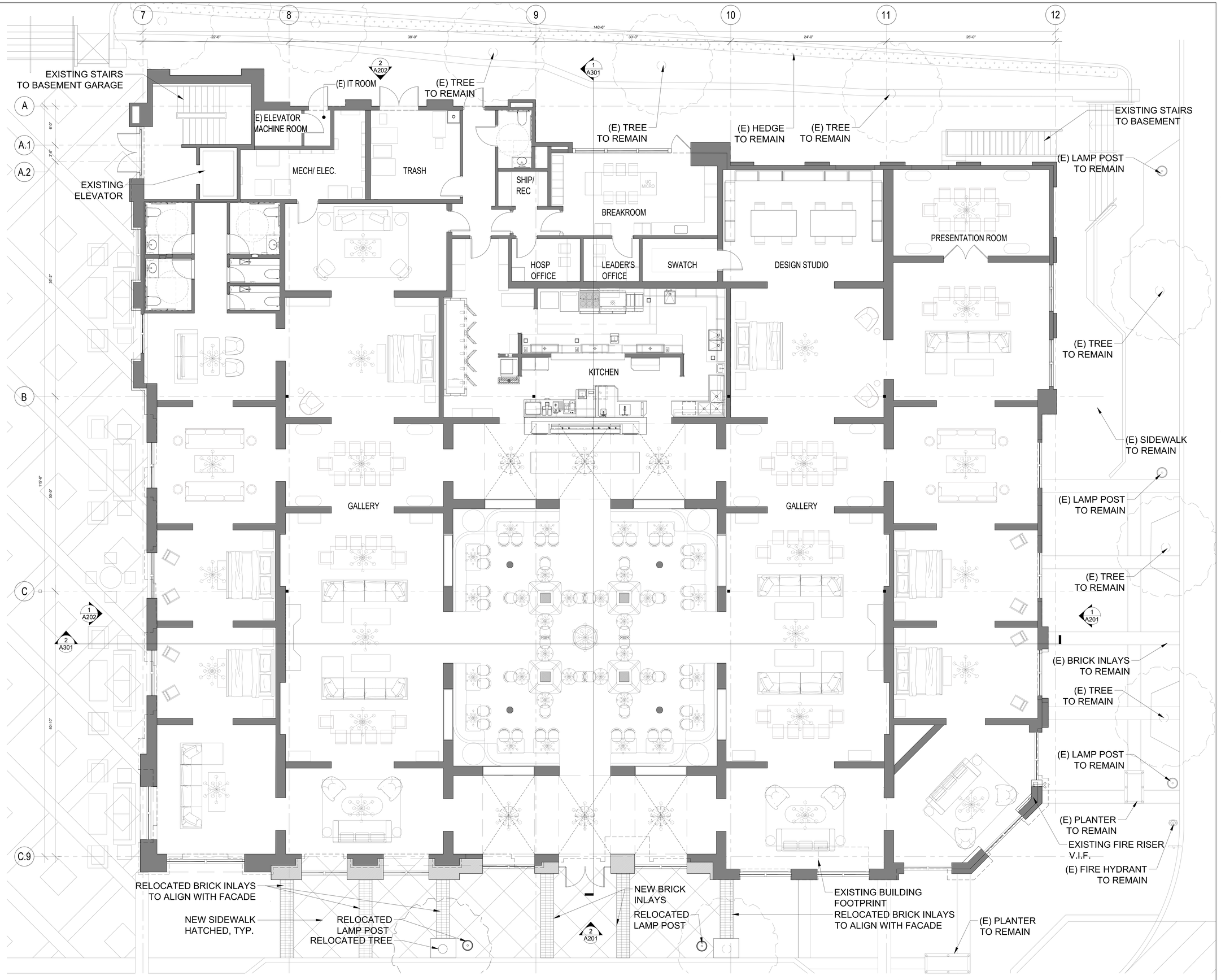
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXISTING
BASEMENT PLAN

Drawing No.

A100



SCALE: 3/16"=1'-0"

FLOOR PLAN | 1

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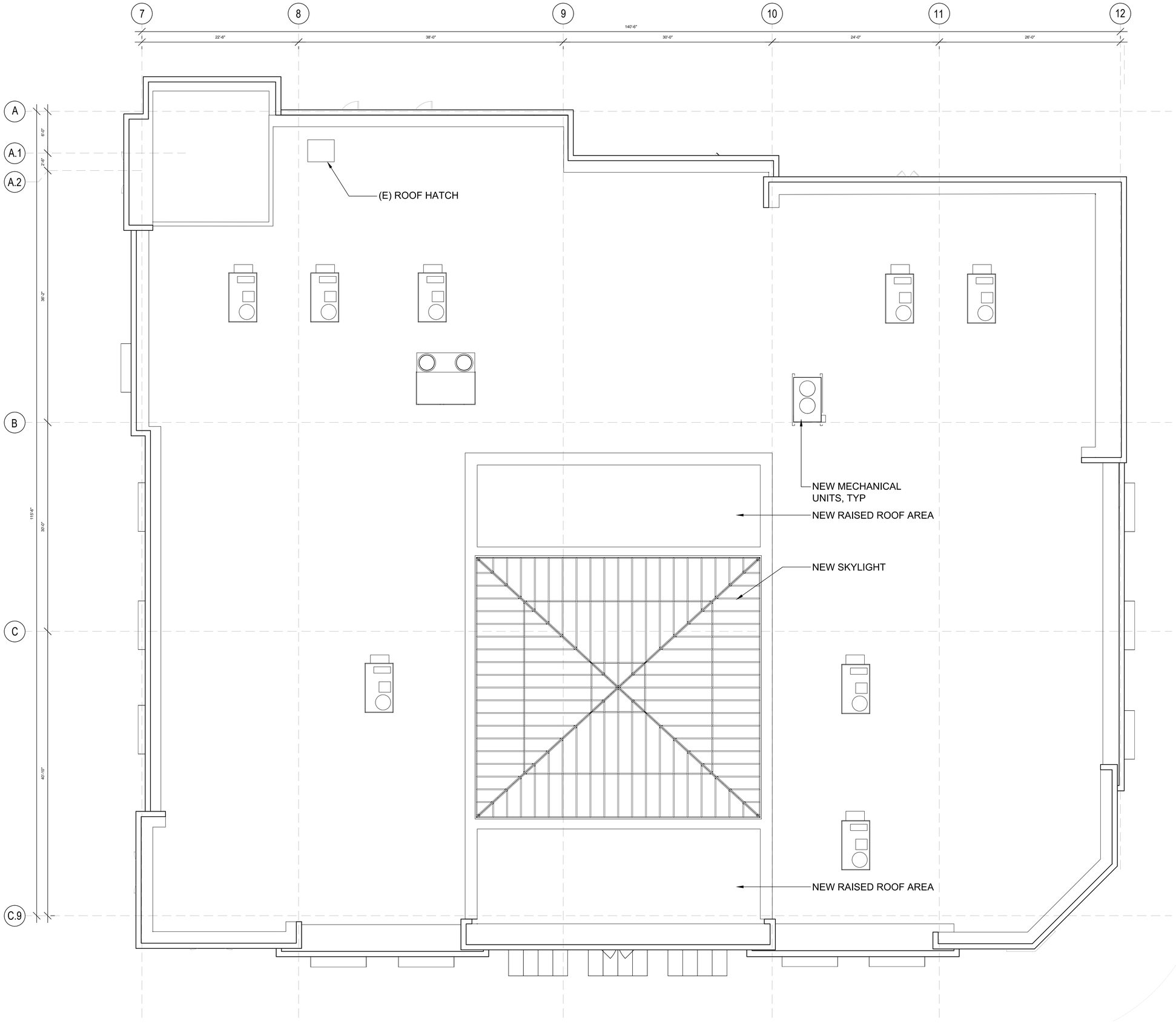
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

FLOOR PLAN

Drawing No.

A101

Plotted: Friday January 10, 2025 1:33 pm by Brenda B
File Name: N:\MBH\LOS GATOS_Owners\A1 - Floor Plans.dwg



TRUE NORTH PLAN NORTH SCALE: 3/16"=1'-0"

ROOF PLAN | 1

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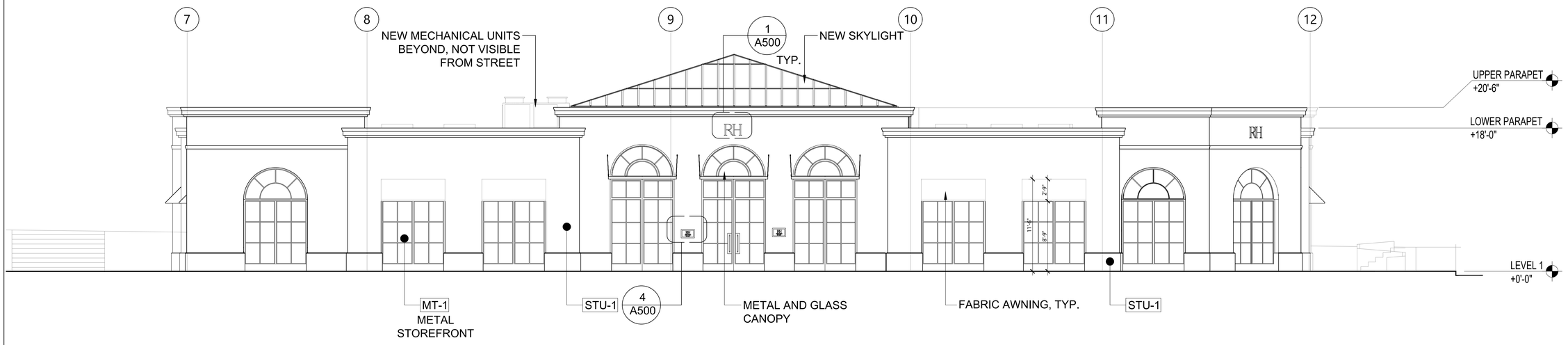
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

ROOF PLAN

Drawing No.

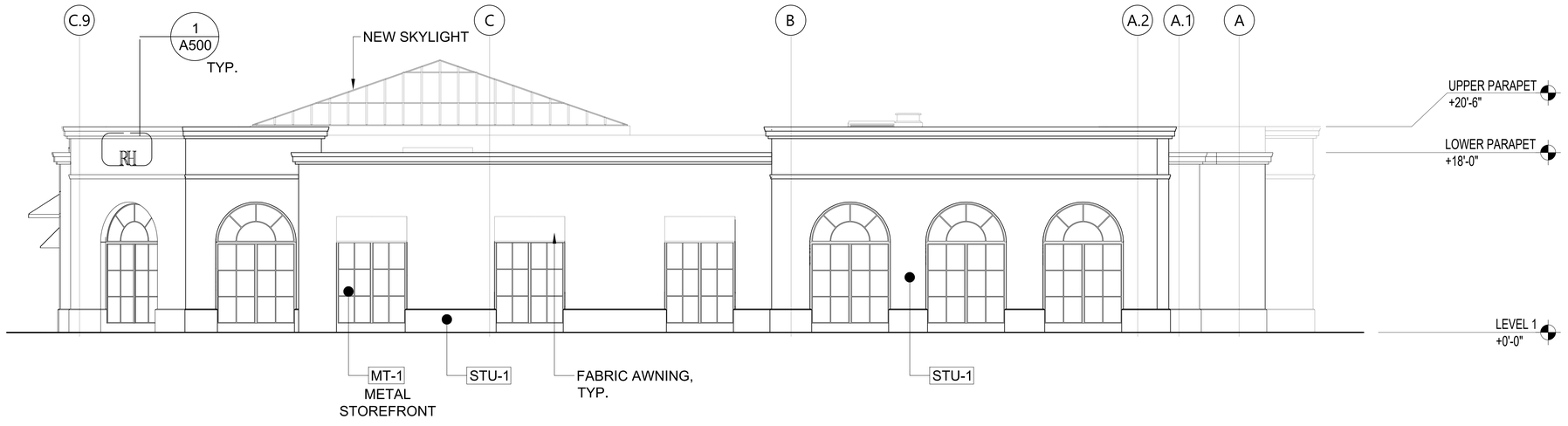
A104

Last Friday January 10, 2025 1:32pm by Brenda B
J:\Jobs\59485\01 CAD\02 Sheets\A104 - Roof Plan.dwg



NOTE: FOR FINISH SPECS SEE SHEETA406

SCALE: 3/16"=1'-0" PROPOSED SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" PROPOSED EAST EXTERIOR ELEVATION | 1

Last Friday January 10, 2025 1:32pm by Brenda B
G:\Jobs\59485\CAD\Sheets\A201 - Exterior Elevations.dwg

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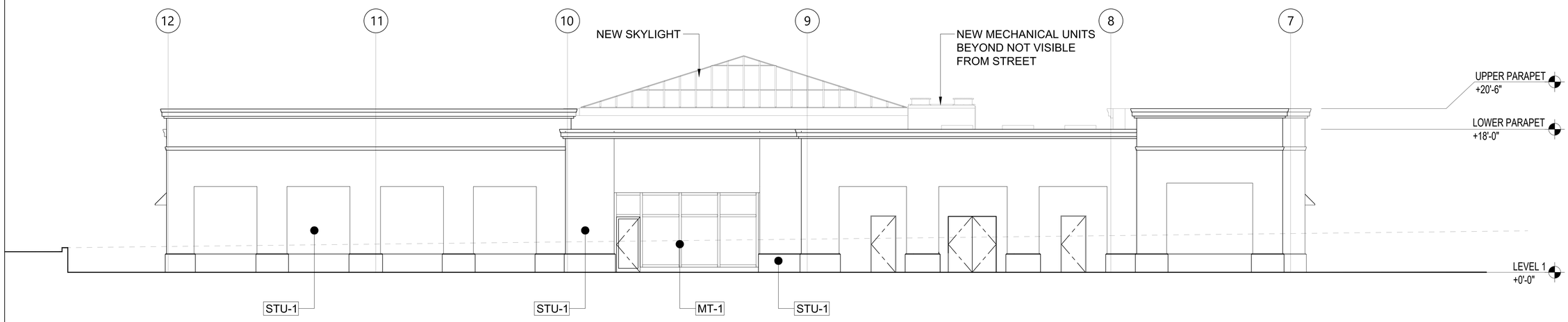
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Scale	As noted
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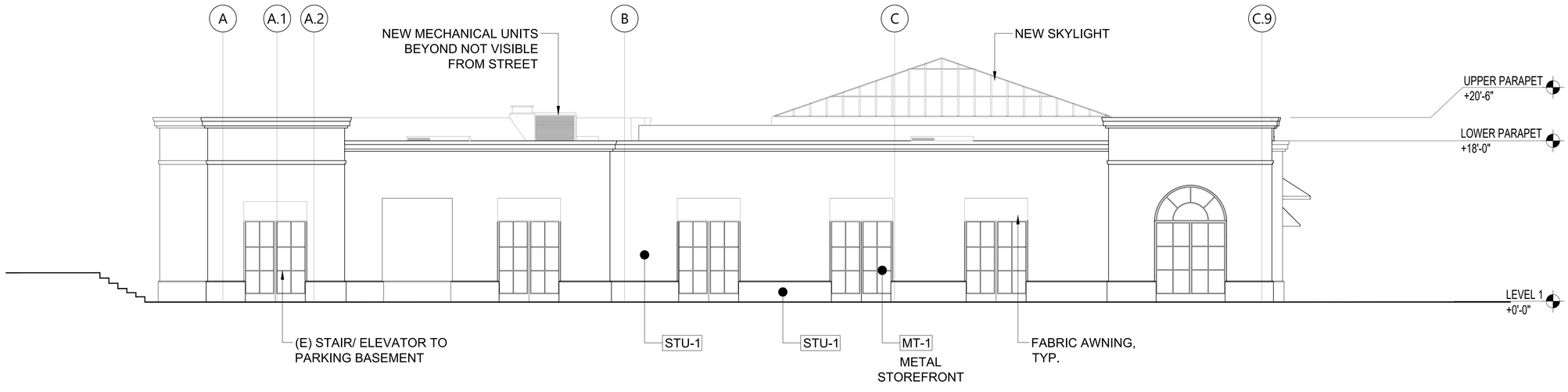
EXTERIOR ELEVATIONS

Drawing No.

A201



SCALE: 3/16"=1'-0" PROPOSED NORTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" PROPOSED WEST EXTERIOR ELEVATION | 1

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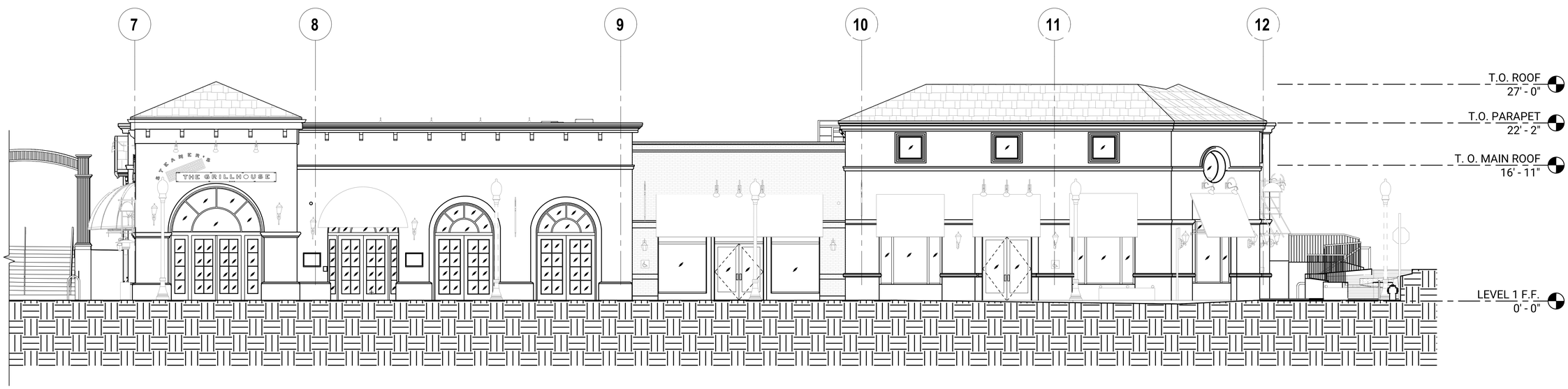
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

EXTERIOR ELEVATIONS

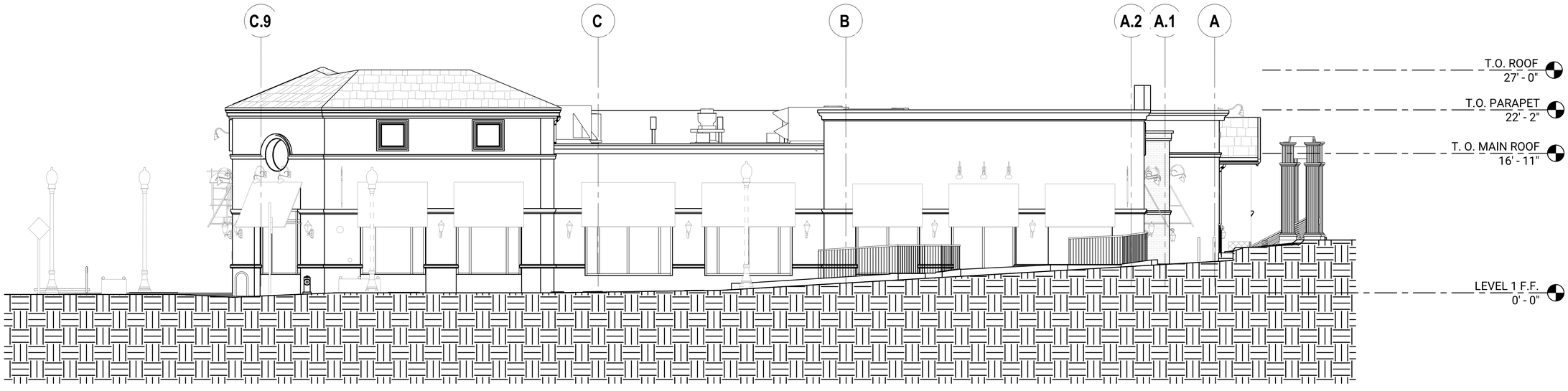
Drawing No.

A202

Plotted: Friday January 10, 2025 1:32pm by Brendab
J:\Projects\59485 LOS GATOS, CA\Arch\59485 Exterior Elevations.dwg



SCALE: 3/16"=1'-0" EXISTING SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" EXISTING EAST EXTERIOR ELEVATION | 1

RH

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Scale	As noted

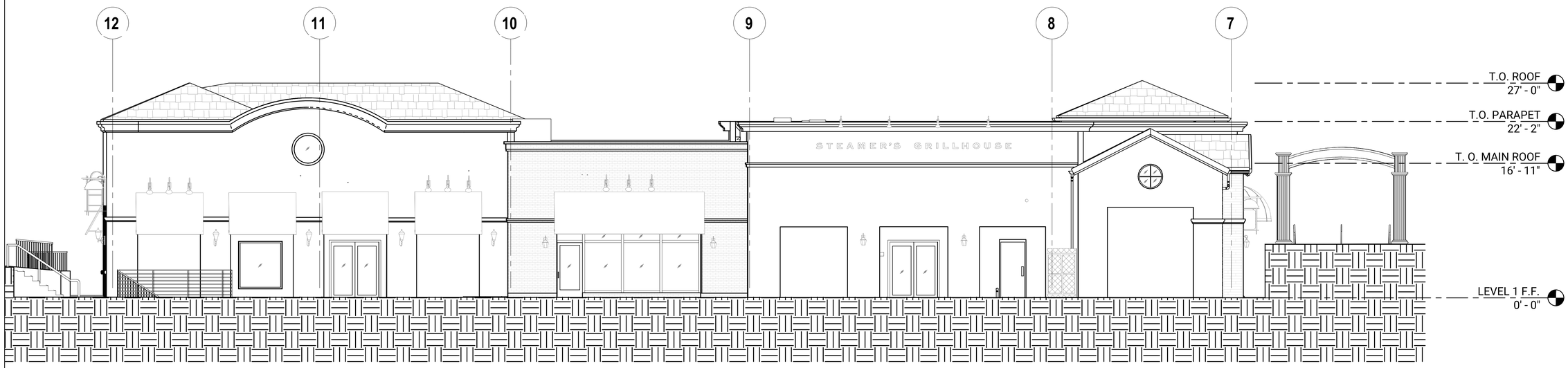
Drawing Title

EXISTING EXTERIOR ELEVATIONS

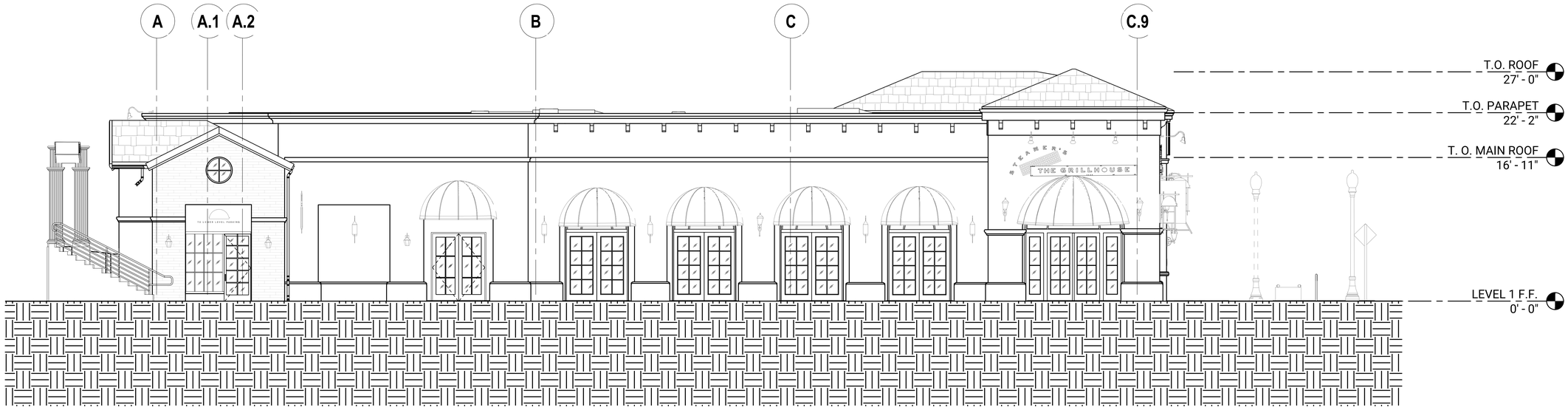
Drawing No.

A203

Last Friday January 10, 2025 1:32pm by Brenda B
G:\Shared Drives\MBH\Projects\59485 - Los Gatos\Revit\59485 - Existing Exterior Elevations.dwg



SCALE: 3/16"=1'-0" EXISTING NORTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" EXISTING WEST EXTERIOR ELEVATION | 1

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RH - LOS GATOS
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Scale	As noted

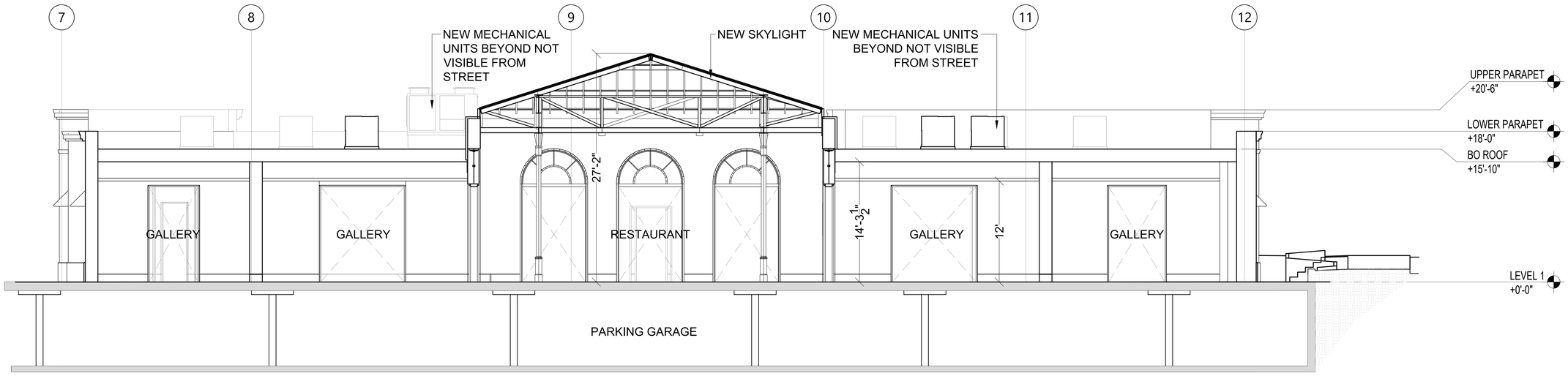
Drawing Title

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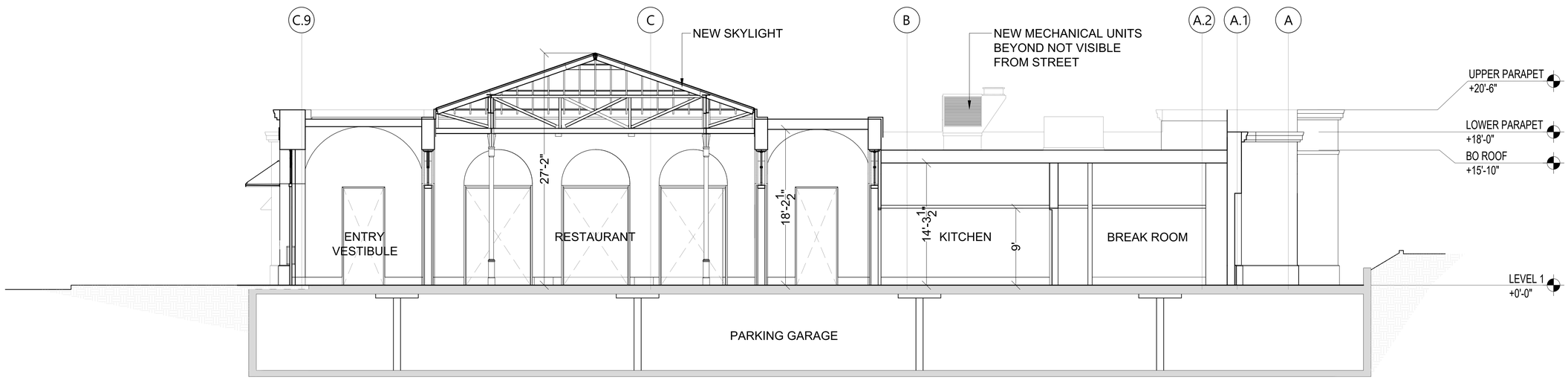
Drawing No.

A204

Plotted: Friday, January 10, 2025 1:32pm by Brenda B
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SCALE: 3/16"=1'-0" PROPOSED BUILDING SECTION | 2



SCALE: 3/16"=1'-0" PROPOSED BUILDING SECTION | 1

RH

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Scale	As noted
Drawing Title	

BUILDING SECTIONS

Drawing No.

A301

Friday January 10, 2025 1:52pm by Brenda B
G:\Jobs\59485\CAD\Sheets\A301 - Building Sections.dwg





SCALE: N.T.S.

EXISTING BUILDING PHOTOS | 1

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Drawing Title

EXISTING BUILDING PHOTOS

Drawing No.

A400

Last Friday January 10, 2025 1:32pm by Brenda B
Z:\Projects\59485_RH Los Gatos\Revit\59485_Central_Building.rvt





SCALE: N.T.S.

EXISTING BUILDING PHOTOS | 1

RH

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Drawing Title

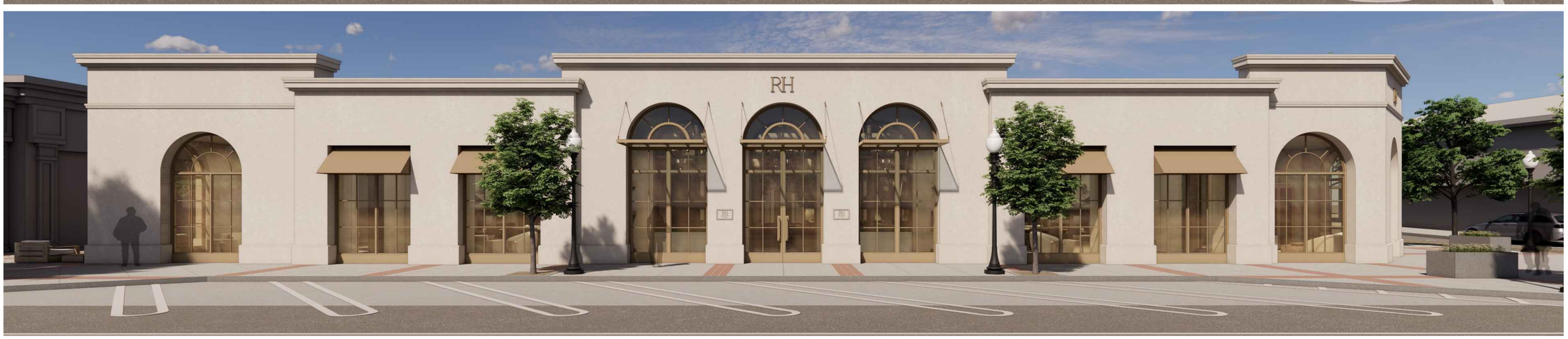
EXISTING BUILDING PHOTOS

Drawing No.

A401

Plotted: Monday, January 13, 2025 1:32pm by Brenda B
File: K:\RH\RH2 LOS GATOS_Current\Arch\1 - Existing Building.dwg





SCALE: N.T.S.

PROPOSED EXTERIOR RENDERS | 1

RH

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Scale	As noted

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A402

Plotted: Friday, January 10, 2025 1:13 pm by: Brenda B
C:\Users\Brenda\Documents\RH\LOS GATOS_Central_detB_Exterior Building Renders.rvt





SCALE: N.T.S.

PROPOSED EXTERIOR RENDERS | 1

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Reviewed By:	Rick N
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Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A403

Friday January 10, 2025 1:53pm by Brenda B
G:\Work\59485\CAD\A_Sheets\A403 Exterior Building Renderings





SCALE: N.T.S.

PROPOSED INTERIOR RENDERS | 1

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Reviewed By:	Rick N
Scale	As noted

Drawing Title

INTERIOR BUILDING RENDERS

Drawing No.

A404

Plotted: Friday, January 10, 2025 7:33pm by Brenda B
File Name: N:\RH\59485 LOS GATOS, CA\Revit\Arch\A404 - Interior Building Renders.dwg



SCALE: N.T.S.

PROPOSED INTERIOR RENDERS | 1

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Reviewed By:	Rick N
Scale	As noted

Drawing Title

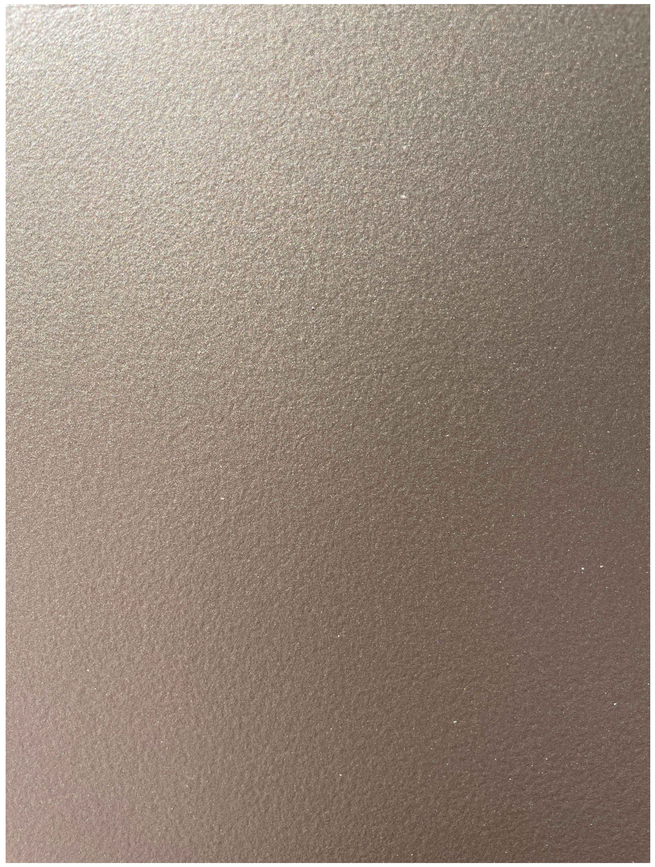
INTERIOR BUILDING RENDERS

Drawing No.

A405

Plotted: Friday, January 10, 2025 1:33pm by Brenda B
Filename: K:\RH\RH25_LOS GATOS_Interior Building Renders.dwg

MATERIAL FINISHES



MT-1

METAL FINISH
MFR: CREATIVE PAINTS SAN FRANCISCO
PAINTED METAL CUSTOM METALLIC PLAINT

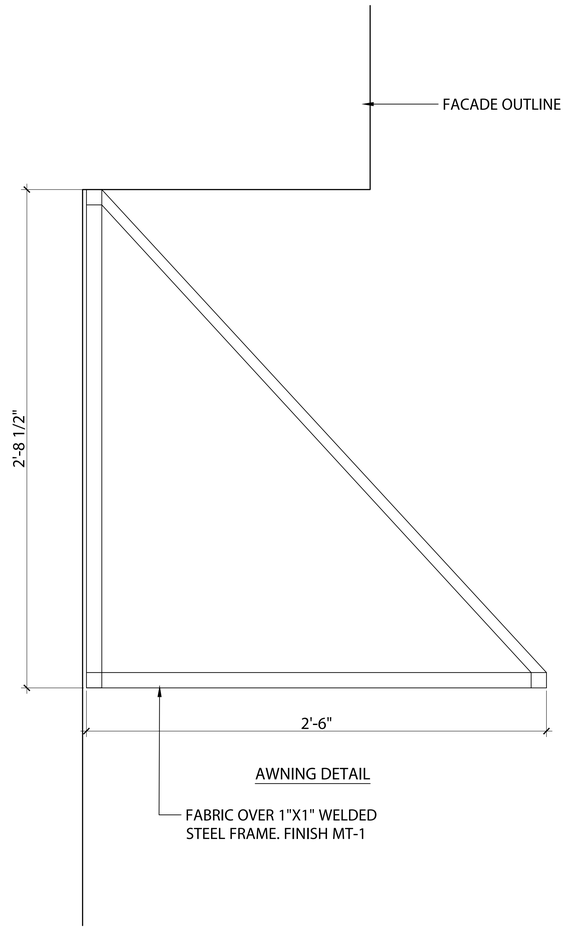


STU-1

STUCCO SYSTEM
MFR: RICK MARS
EXTERIOR CLADDING
LIGHT CREAM PROPRIETARY 5 COAT VENETIAN PLASTER
CUSTOM FINISH PER OWNER REQUIREMENTS



FABRIC AWNING



AWNING DETAIL

FABRIC OVER 1"X1" WELDED
STEEL FRAME. FINISH MT-1

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 atlantic avenue
Alameda, CA 94501
510.865.8663
mbharch.com

Seal

Consultant

No.	Date	Issued/Revised
01	10/18/2024	PRE-APPLICATION PACKAGE
02	11/06/2024	PLANNING SUBMITTAL
03	11/22/2024	100% SCHEMATIC DESIGN
04	01/09/2025	PLANNING SUBMITTAL 2

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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

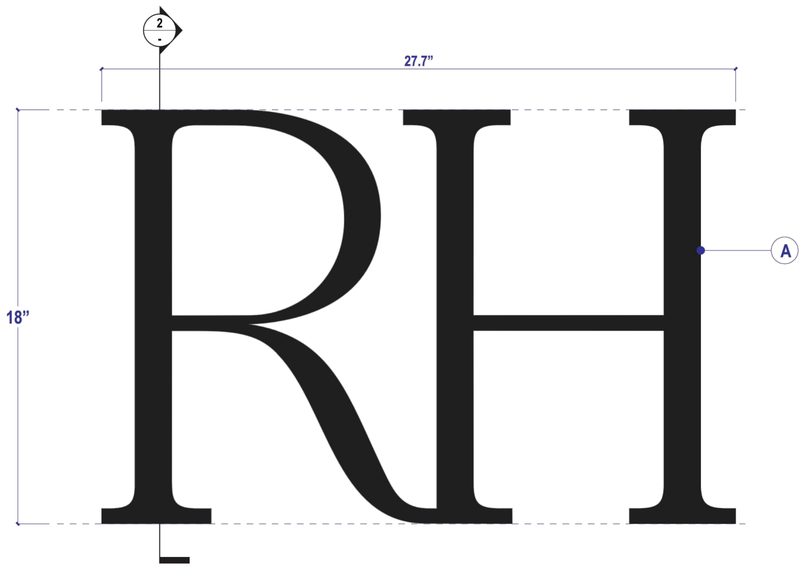
Drawing Title

MATERIAL FINISHES

Drawing No.

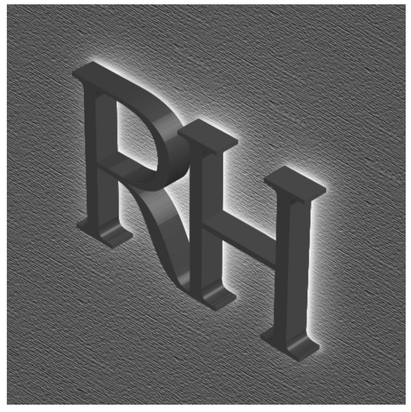
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Plotted: Friday, January 10, 2025 1:13 pm by: Brenda B
C:\Users\Brenda\Documents\RH\LOS GATOS_Central_brenda B_Material Finishes.dwg



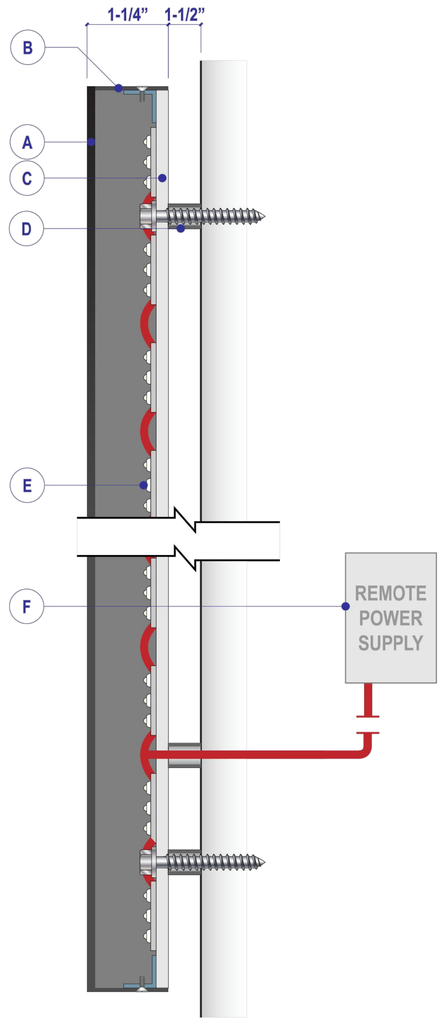
1 17-IN RH LOGO HALO-LIT - DETAIL

Scale 1/8: 1"



3 ILLUMINATION SAMPLE

NTS



2 SECTION

Scale 1/4: 1"

SPECIFICATIONS:

A. 1/8" THICK ALUMINUM FACE PAINT TO MATCH AWNINGS/WINDOW FRAMES

NOTE: SOME STROKE ADJUSTED TO ACCOMODATE LED LIGHT LAYOUT REQUIREMENTS

B. .050" THICK ALUMINUM RETURNS PAINTED RAL 9005 JET BLACK SATIN (MP923) MOUNTED TO "C" VIA ANGLE BRACKETS AND SCREWS

C. 3/16" POLYCARBONATE BACK WITH SINGLE LAYER OF WHITE FROSTED CRYSTAL 7725E-324 DIFFUSER RIVETED TO ALUMINUM ANGLE BRACKETS MOUNTED TO FINISH WALL VIA 1/4"-20 SCREWS AND ANCHOR IN 7 PLACES

D. 1/2" DIA. ALUMINUM SPACERS

E. AGI LIGHT 3000K

F. MAGNITUDE M150L12DC-AR LED DRIVER



NOT 100% SCALE
20" X 30" FRAME
MATCHES RENDERING

4 ENTRY PLAQUE SIGN DETAIL

ALL ELECTRICAL COMPONENTS ARE **UL** APPROVED AND FOLLOW 600 GROUNDING AND BONDED GUIDELINES

THOMAS-SWAN
SIGN COMPANY, INC.
2717 GOODRICK AVENUE, RICHMOND, CA 94801
510-232-9610 • CALIFORNIA LICENSE #269069

© 2021 THOMAS SWAN SIGN COMPANY, INC.
All rights reserved. This drawing and the concepts, ideas and design development expressed herein are intended for use on this project only, and remain the sole property of Thomas Swan Sign Company, Inc. Original design concepts developed as part of this work remain the property and copyright of their respective owners. All dimensions and measurements are to be approved by the Client prior to any manufacturing or installation of these designs. Items are at scale noted when this page is printed at 11" x 17".

PROJECT NAME & ADDRESS: RESTORATION HARDWARE

SIGN TYPE: RH HALO-LIT BUILDING LOGO

FILE NAME: 18IN_LOS GATOS

APPROVED FOR CONSTRUCTION - INCLUDE NAME & DATE: ☐

DATE / REVISIONS:

CLIENT: Restoration Hardware

SALES: Ryan Goss

DRAWN BY:

JOB NUMBER: 8258

QUANTITY: 2

SHEET NUMBER: 1.00

FOR REFERENCE ONLY

SCALE: N.T.S.

EXTERIOR SIGNAGE | 1

Plotted: Friday, January 10, 2025 7:33:20 am By: Brenda B
File Name: N:\8258 LOS GATOS_Current\A500 - Exterior Signage.dwg

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 atlantic avenue
Alameda, CA 94501
510.865.8663
mbharch.com

Seal

Consultant

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03	11/22/2024	100% SCHEMATIC DESIGN
04	01/09/2025	PLANNING SUBMITTAL 2

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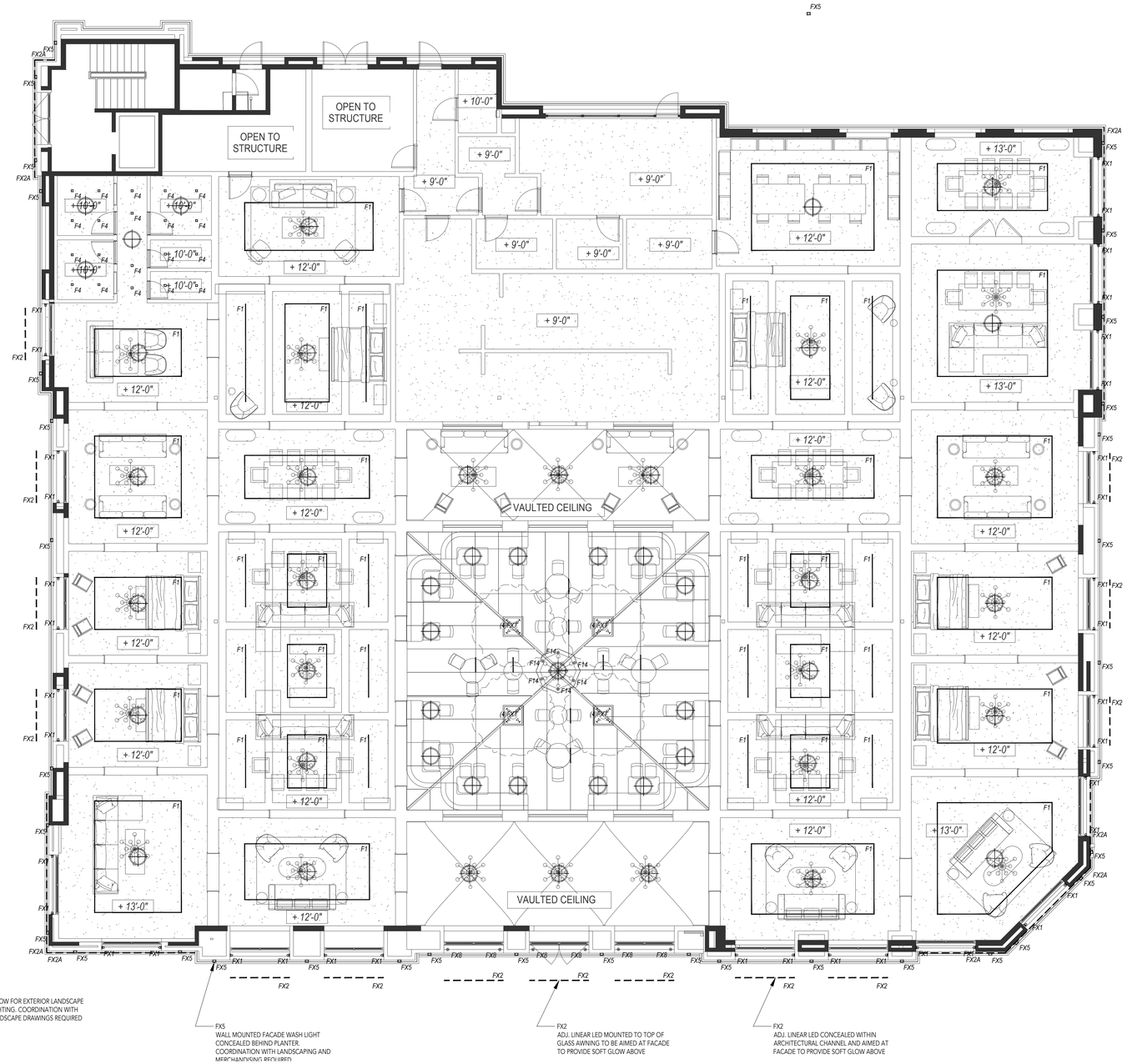
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXTERIOR SIGNAGE

Drawing No.

A500



1 EXTERIOR LIGHTING LAYOUT
1/8" = 1'-0"

rkv DESIGN

23823 MALIBU ROAD
SUITE 50 - 212
MALIBU, CA 90265

www.rkv-design.com

+1 310 924 2185

NOTES FOR GENERAL CONTRACTOR:

1. General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
2. GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
3. GC to furnish and install adequare drainage around all direct burial transformers and recessed in-grade light fixtures.
4. GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
5. GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW

LIGHTING CONTROL SYSTEM SEQUENCE OF OPERATION:

ALL BUILDING LIGHTING AT RH LOS GATOS IS CONTROLLED BY PRESET SCENES ON A TIME CLOCK SCHEDULE.

BUILDING WIDE SCENE DESCRIPTIONS

SCENE 1: RETAIL DAY ACTIVATES AT 7:00AM DAILY, 15 SECOND FADE TIME. INTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH. EXTERIOR LIGHTING TURNS OFF

SCENE 2: RETAIL NIGHT ACTIVATES 15 MINUTES BEFORE SUNSET, 15 SECOND FADE TIME. EXTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH.

SCENE 3: OVERNIGHT ACTIVATES AT 11PM. MOST INTERIOR LIGHTING TURNS OFF, LIGHTING DESIGNER TO DETERMINE OVERNIGHT SETTING ON SITE AHEAD OF GALLERY OPENING.

SCENE 4: EVENT ACTIVATES ON-DEMAND DURING OPENING EVENT. LIGHTING DESIGNER WILL DETERMINE CUSTOM SETTING APPROVED BY RH.

NOTES FOR ZONING AND LIGHTING CONTROLS:

1. ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
2. ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	———	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F14	⊕	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	▹	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▫	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⁘	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS

PROJECT:

RH LOS GATOS

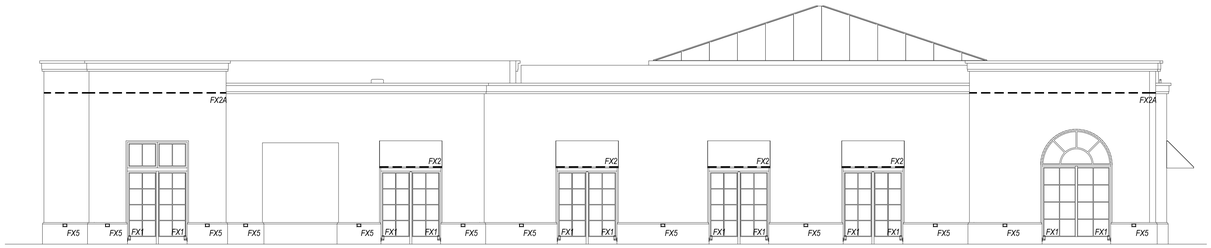
35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

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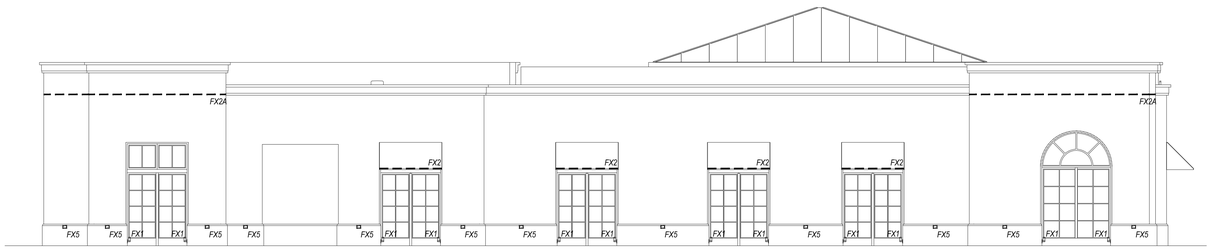
LIGHTING LAYOUT

SHEET:

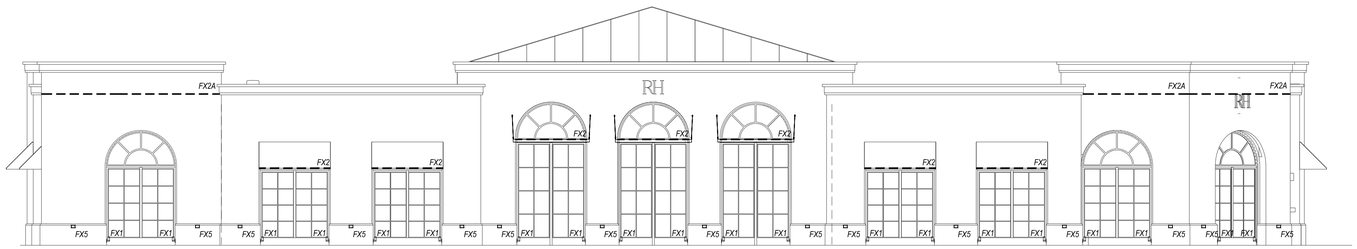
LT-1.0



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

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FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS

rkv DESIGN

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3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW

PROJECT:

RH LOS GATOS

35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

EXTERIOR LIGHTING ELEVATIONS

SHEET:

LT-2.0

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DATE: February 26, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT Requesting Approval for Modification of Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification PD-25-001, Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters.

REMARKS:

Attachment 4 includes existing and proposed building and streetscape elevations.

ATTACHMENTS:

Previously Received with the February 26, 2025, Staff Report:

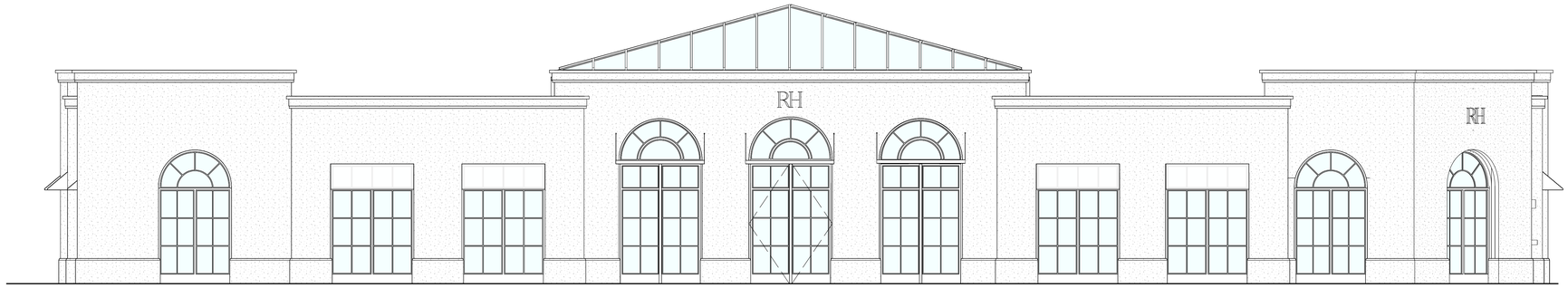
1. Planned Development Ordinance 2025
2. Applicant's Request and Letter of Justification
3. Development Plans

Received with this Desk Item Report:

4. Existing and Proposed Building Elevations

PREPARED BY: Erin M. Walters
Senior Planner

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1 PROPOSED SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE
SCALE: 3/16" = 1'-0"



2 EXISTING SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE
SCALE: 3/16" = 1'-0"

RH

RH - LOS GATOS

Project Address

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 Atlantic Ave
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

Seal

Consultant

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No.	Date	Issue/ Revised
	02/26/2025	HISTORICAL REVIEW

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 3/16" = 1'-0"

Drawing Title

EXTERIOR ELEVATIONS COMPARISON

Drawing No.

A003

ATTACHMENT 4



1 PROPOSED EAST ELEVATION - VIEW FROM ELM ST
SCALE: 3/16" = 1'-0"



2 EXISTING EAST ELEVATION - VIEW FROM ELM ST
SCALE: 3/16" = 1'-0"

RH

RH - LOS GATOS

Project Address

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

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960 Atlantic Ave
Alameda, CA 94501
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	02/26/2025	HISTORICAL REVIEW

Project 59485

Drawn By: BD

Reviewed By: RN

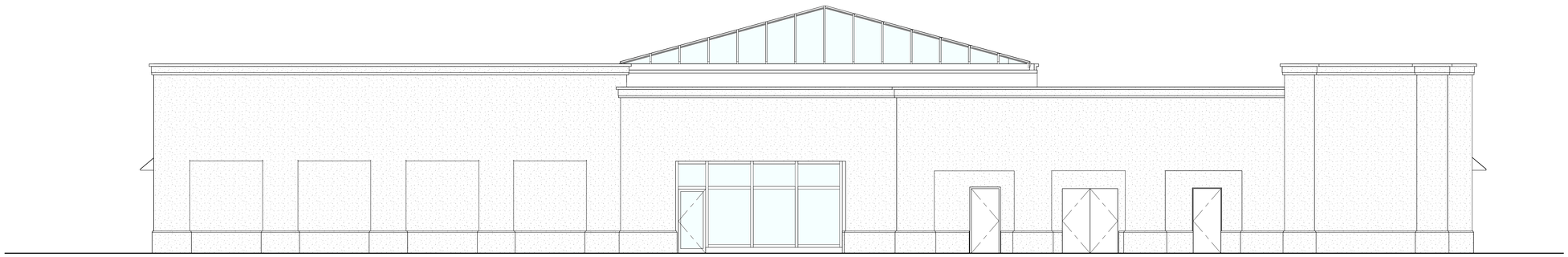
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Drawing Title

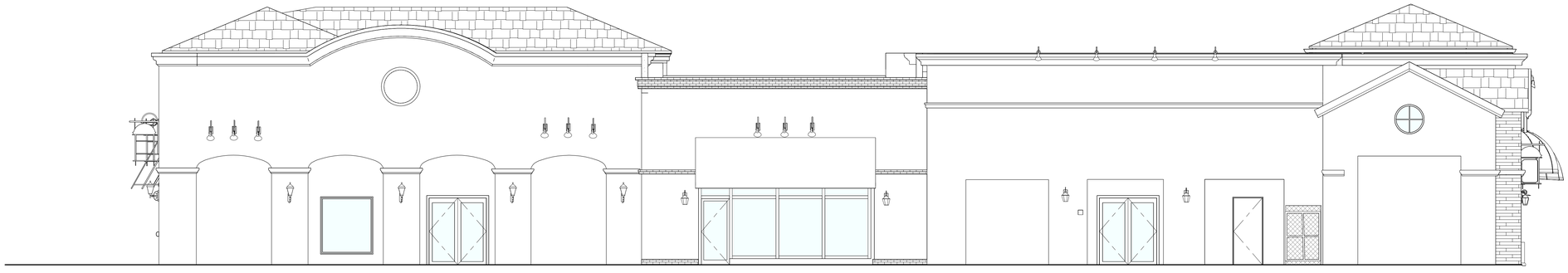
EXTERIOR ELEVATIONS COMPARISON

Drawing No.

A004



1 **PROPOSED NORTH ELEVATION - VIEW FROM REAR PARKING LOT**
SCALE: 3/16" = 1'-0"



2 **EXISTING NORTH ELEVATION - VIEW FROM REAR PARKING LOT**
SCALE: 3/16" = 1'-0"

RH

RH - LOS GATOS

Project Address

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

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960 Atlantic Ave
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Tel 510 865 8663
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Project 59485

Drawn By: BD

Reviewed By: RN

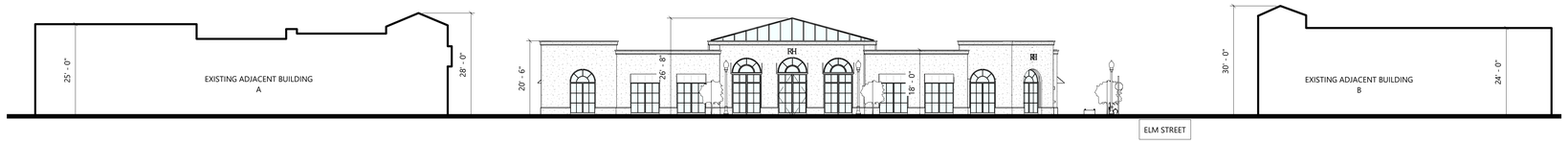
Scale 3/16" = 1'-0"

Drawing Title

EXTERIOR ELEVATIONS COMPARISON

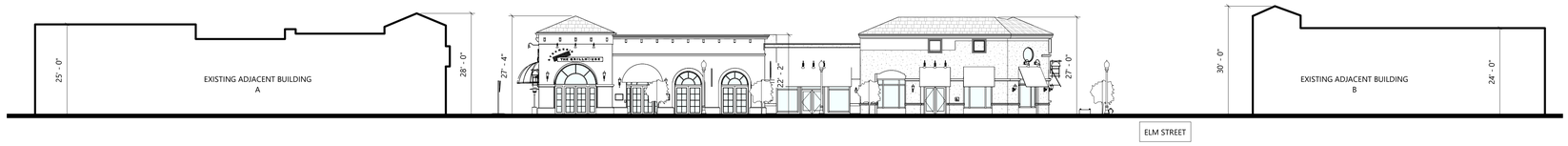
Drawing No.

A005



1 PROPOSED BUILDING VIEW FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"



2 EXISTING BUILDING VIEW FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"

RH

RH - LOS GATOS

Project Address

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 Atlantic Ave
Alameda, CA 94501
Tel 510 865 8663
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No.	Date	Issue/ Revised
	02/26/2025	HISTORICAL REVIEW

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 1/16" = 1'-0"

Drawing Title

MASSING ELEVATIONS

Drawing No.

A002

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING FEBRUARY 26, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on February 26, 2025, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Planning Commissioner Susan Burnett, and Committee Member Alan Feinberg.

Absent: Planning Commissioner Emily Thomas and Vice Chair Martha Queiroz.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – January 22,2025

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

VOTE: **Motion passed unanimously, 3-0.** Commissioner Thomas and Vice Chair Queiroz absent.

PUBLIC HEARINGS

2. 17121 Wild Way
   Request for Review PHST-24-022

   Consider a Request to Construct Exterior Alterations (Window and Door Replacement) to a Pre-1941 Single-Family Residence on Property Zoned R-1:20. APN 424-30-080. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: ALG Homes, LLC
   Applicant: Erik Zang
   Project Planner: Maria Chavarin

The project planner presented the staff report.
Opened Public Comment.

Mark Hulbert, Preservation Architect,

Mark has decades of experience with historic resources which includes windows. Window manufacturers now offer more historic style windows. Of the array of window choices, he recommends for residential buildings, either the Marvin's ultimate series or the Anderson's E series. Both offer high quality and offer customization. The existing windows are steel. But at 100 years old, they are leaky and rusty on the interior. A new steel replacement is four times the cost if other options. Steel is also bulky and heavy. There is nothing wrong with fiberglass. There are solid and aluminum clad choices. They offer casing choices. The Marvin's Ridgeland profile matches the windows on the house. The windows' interior would be wood and painted.

Committee members asked questions of the applicant.

Mark Hulbert, Preservation Architect,

The Marvin clad has simulated divided lites. The old windows have a 1-¼ inch sash of steel. The new windows have a 2-inch sash necessary to meet environmental needs. The dark sample is the Anderson profile. The Marvin example is a better profile match. The casing is a better match. There is a better profile on the muntin. It is a custom narrow muntin. The divided lites are simulated and not individual glass panes. The windows will be double-paned, environmental, and fire glass. All forty windows will be changed. Marvin can customize each one. The color of the window will be a dark charcoal. The metal edge will not show. It'll be a full window. The frame, sash, casings are all one piece. The Fire Department asks that all the windows be changed for fire protection. The steel doors will remain.

Closed Public Comment.

Committee members discussed the matter.

Surprised to find a Tudor style home of this quality and age is in this Town. It is truly unique. Thank you for taking the extra effort to preserve what is there. Thank you to the owners for doing what we asked and presenting it to us.

MOTION: **Motion** by **Committee Member Fienberg** to Approve the Request to Construct Exterior Alterations (Window and Door Replacement) to a Pre-1941 Single-Family Residence on Property Zoned R-1:20. APN 424-30-080. Recommending the Marvin window described as a half metal clad and wood interior window. **Seconded** by **Commissioner Burnett**.

VOTE: **Motion passed unanimously, 3-0.** Commissioner Thomas and Vice Chair Queiroz absent.

3. <u>354 Bachman Court</u>
   Request for Review Application HS-25-008

   Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the Almond Grove

Historic District on Property Zoned R-1D:LHP:PD. APN 510-58-004. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.
Property Owner: John Haas
Applicant: Renewal by Andersen/Hilda Ramirez
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Hilda Ramirez, Applicant

Mr. Haas, the owner, attempted to purchase twelve retrofit Fibrex windows and one patio door. The original windows are vinyl. The owner's main concern is about energy efficiency.

Closed Public Comment.

Committee members asked questions of Staff.

Sean Mullin, Project Planner

When the Design Guidelines were written, these materials were not available. "Fibrex" is the brand name for wood composite. The applicant is proposing like-for-like double-hung windows.

Committee members discussed the matter.

MOTION: **Motion** by **Commissioner Burnett** to Approve a Request for Approval to Construct Exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP:PD. APN 510-58-004. **Seconded** by **Allen Feinberg.**

VOTE: **Motion passed unanimously, 3-0.** Commissioner Thomas and Vice Chair Queiroz absent.

4. <u>123 Wilder Avenue</u>
   Architecture and Site Application S-23-039

   Consider a Request to Construct Exterior Alterations (Siding Replacement) to an Existing Accessory Structure (Garage) Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski
Applicant: Jose De La O
Project Planner: Sean Mullin

The project planner presented the staff report.

Applicant is not present.

Opened and Closed Public Comment.

Committee members discussed the matter.

Concerned that the applicant has not shown up or sent a representative. Would like to hear from them before deciding. In support since the proposed siding would complement the house which has the same style siding. The owner wants to change the siding but that requires an entirely different application. The setbacks are not standard either. If the siding changes, it loses the setback variance. Could not support the application if it does not follow the rules.

Committee members asked questions of Staff.

Sean Mullin, Project Planner
A potential remedy is to apply for a Variance to the shingle siding and a Variance for the non-conforming setback. If the exterior is so rotten, it can be demolished with in-kind replacement. If deemed reparable by the Building Official, they can replace in kind using the same footprint. Communication with the applicant is challenging. It is best to have them appear to a hearing to get their feedback.

MOTION: **Motion** by **Chair Quintana** to Continue to a Date Uncertain the Request to Construct Exterior Alterations (Siding Replacement) to an Existing Accessory Structure (Garage), for Staff to Communicate with the Applicant as to Difficulties of a Non-in-Kind Replacement and for Next Steps. **Seconded** by **Commissioner Burnett.**

VOTE: **Motion passed unanimously, 3-0.** Commissioner Thomas and Vice Chair Queiroz absent.

5. 31 University Avenue
Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001

Requesting Approval for Modification of the Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044.

Planned Development Modification PD-25-001, Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC
Applicant: Rick Nelson, MBH Architects
Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Jordan Brown, Architect and Design Lead, and Stu Waggoner, Pre-development Lead

RH is a retail and restaurant company founded in 1979 in Northern California. It is based in Corte Madera with several prominent locations around the Bay Area including a Gallery on Santa Cruz Avenue. Where they have been a tenant for the last 15 years. We are invested in the design of our brand and physical gallery experiences. We're obsessed with great architecture. We either find to readapt existing buildings or build. With Los Gatos it a little bit of both. The proposal at 31 University Avenue is sensitive to and supportive of the larger historic district. The design will expand the aesthetic and details of the existing Meditteranian style while maintaining the existing footprint, setback, and overall massing.

Upgraded building finish of hand-troweled colored venetian plaster, installation of new metal windows and doors whose size, rhythm and topology consistent with the existing building style and of the caliber of the old town shopping center across University Avenue. The current building is a non-contributing commercial building, built in 1999. Currently an assemblage of small store fronts of miscellaneous, unrelated materials. Previously housed two separate retail and restaurant tenants. The retail portion has been vacant for last two years. Proposal as a single tenant, they unified the unrelated units to create a visually harmonious and stately façade commensurate with the caliber of the surrounding Old Town commercial center. As shown in the elevation comparison, our proposal reorganizes the buildings for our needs by creating a central entry and restaurant space with surrounded retail that seamlessly blends interior and exterior home and hospitality. Created a formal central entry and adjusted the misaligned cornices and rooflines as well as the window sizing and spacing for a more cohesive façade.

Committee members asked questions of the applicant.

Jordan Brown, Architect and Design Lead

We took our design cues from the existing architecture. The existing façade details are carried through to the new design. This proposal is one of the more unique Restoration Hardware buildings in the area. It was designed at a smaller scale to fit a smaller town. The footprint, cornice details, façade openings, and window details all match what is there. Most of the surrounding buildings are all the same material. The skylight would be barely visible from the human eye level, down the street and from across the street. The skylight is seven inches lower than the surrounding buildings. We have brought renderings of different perspectives, time of day, an interior view to show how it relates to the exterior, a photo of the corner now

and a drawing of the proposed for comparison. However, there is not a drawing of the rear view from the parking lot.

Closed Public Comment.

Committee members discussed the matter.

The building seems out of character with the rest of Old Town. It does not follow Policy LU 6.5: consistent with the neighborhood, or Policy LU 1.4: designed in context of the neighborhood. The skylight can be seen from the back. The roofline does not have enough character. The proposed design modifies the original intent of that side of the street which is to appear as a collective of individual structures. The three structures should not be unified into one consistent and symmetrical mass. Prefer the optical illusion of different rooflines, finishes, windows, and awnings. Even though it has the Mediterranean style it is not as compatible with the rest of downtown. The design doesn't relate well with the existing Old Town section of downtown.

MOTION: **Motion** by **Commissioner Burnett** to Deny the Modification of the Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. They could come back. **Seconded** by **Committee Member Fienberg**.

ALTERNATE MOTION: **Motion** by **Chair Quintana** to Continue the Item to a Date Uncertain. Ask the Applicant to Consider the Issues Raised about Being Broken up into Different Sections and More Compatible with the Surrounding Structures. **Seconded** by **Commissioner Burnett**

VOTE: **Motion passed unanimously, 3-0.** Commissioner Thomas and Vice Chair Queiroz absent.

OTHER BUSINESS

6. 14344 La Rinconada Drive
   Request for Review Application PHST-24-013

   Preliminary Review for Construction of an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 14344 La Rinconada Drive. APN 409-19-019. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.
   Property Owner/Applicant: William Maynard
   Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Michelle Minor, Architect Designer

The street is diverse in styles and sizes. The houses are predominately cottage style with a few Craftsmen, stucco ranch, and others. Their proposal has a garage on the street. There are eleven homes on that street. Three have no garages. Three have detached garages in the rear. One has a detached 3-car garage. One has a garage that takes up the whole front. One lot has two homes with a flag lot behind. This two-home lot has an attached garage that is 3 ½ feet in front of any other front elevation. The proposed design will be slightly back from the front and not as predominant. The garage roof pitch has been lowered from 12 by 12 to 10 by 12. The roof form has been reduced and the garage roof height has been reduced by over two feet. The structure now classified as an attic. On Wedgewood Avenue and Mulberry Drive, the garages are mainly located in front. As instructed, the design is set back, has reduced bulk, and all the materials, trim, windows, siding, and roofing will match what is there. The design is consistent with the street. It does not overwhelm the street. A fence and landscaping will be added in front.

Committee members asked questions of the applicant

Michelle Minor, Architect Designer

If they make the roof double gabled it would be very prominent. Added a hip roof instead to reduce the prominence.

Closed Public Comment.

Committee members discussed the matter.

The request to be removed from the inventory has to be made by the Applicant. On this street there were other small bungalows that have asked to be removed from the inventory. But once a house is removed it can be replaced by a much larger structure. This design is a big improvement over what was presented before. It is a major upgrade to the street and the house. The Committee is supportive of the design.

This is a preliminary review and does not require a motion.

Staff will work with applicant on next steps.

REPORT FROM THE DIRECTOR

None.

COMMITTEE MATTERS

- Agenda item suggestion to have an informal discussion with committee and staff, on what constitutes a pre-1941 building, not in a Historic District, vs. a Landmark designation. A Landmark must be consistent with the State or Los Gatos criteria. If it is exceptionally significant it is a Landmark. Historic Districts that don't necessarily have Landmark building but can have Pre-1941 buildings that are contributors to the District. There are Pre-1941 Presumptive buildings that are not in a District. How do we decide what is not Presumptive but a Historic Resource? What is the criteria? Need clarity for consistency. It would be an educational discussion under Other Business.

ADJOURNMENT
The meeting adjourned 5:28 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
February 26, 2025 meeting as approved by the
Historic Preservation Committee.

Prepared by:

_____
/s/Sean Mullin, AICP, Planning Manager

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

March 27, 2025

Rick Nelson, MBH Architects
Via email

RE: **31 University Avenue**
Planned Development Modification PD-25-001
Architecture and Site Application S-25-004
Conditional Use Permit U-25-001

Requesting Approval for Modification of Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC.
Applicant: Rick Nelson, MBH Architects.
Project Planner: Erin Walters.

On February 26, 2025, the Los Gatos Historic Preservation Committee considered and continued the item with feedback.

On March 26, 2025, the Committee reconsidered and discussed the item. The Committee made a recommendation of denial and has forwarded the recommendation to the Planning Commission for consideration. In support of its recommendation of denial, the Committee provided the following reasoning:

- Although the proposed design is a Mediterranean style, it is not as compatible with the existing Old Town buildings; it is not consistent with the Planned Development; or the character of the University/Edelen Historic District;
- The design should convey a collective of individual structures rather than one consistent and symmetrical massing;
- Consider the addition of tile roofing material;
- Consider the impact of the skylight from all elevations; and

EXHIBIT 11

- The motion also included the subtle changes outlined at the March 26, 2025, meeting regarding paint, lighting, materials, trees, landscaping, roof painting, etc. to achieve the appearance of a collective of individual structures.

If you have any questions, I can be contacted by phone at (408) 354-6867 or by email at ewalters@losgatosca.gov.

Sincerely,



Erin M. Walters
Senior Planner

cc: Lindsey Laird, RH, via email

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2025\University 31- 03-26-25- HPC Action Letter.docx

DATE: March 21, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval for exterior modifications to an existing commercial building, Building E in the Old Town Los Gatos Shopping Center in the University/Edelen Historic District on property zoned C-2:LHP:PD, located at 31 University Avenue.

BACKGROUND:

On February 26, 2025, the Committee considered the request, discussed the item, and continued the item to a meeting date certain with the following feedback (Attachment 5):

- Although the proposed design is a Mediterranean style, it is not as compatible with the existing Old Town buildings; and not consistent with the Planned Development or the character of the University/Edelen Historic District;
- The design should convey a collective of individual structures rather than one consistent and symmetrical mass;
- Consider the addition of tile roofing material; and
- Consider the visual impact of the skylight from all elevations.

PREPARED BY: Erin M. Walters
Senior Planner

DISCUSSION:

The applicant considered the Committee's direction and has decided to not modify the proposed exterior modifications and has provided a response letter (Attachment 6).

The applicant proposes to modify the exterior of Building E to establish more cohesive architecture for the future single tenant of the building (Attachment 7). Exterior modifications would be made to all four elevations and include:

- Roof alterations creating consistent and symmetrical massing;
- Changes to window and door shapes, integrating arched, and rectangular fenestration;
- New fabric awnings and metal and glass canopy awnings;
- A new skylight; and
- New stucco siding.

A color and materials sheet showing the proposed finishes of the new exterior materials is included on A406 in the Development Plans included as Attachment 7.

CONCLUSION:

The applicant is seeking a recommendation from the Committee for exterior modifications to Building E. (Attachment 7). Should the Committee find merit in the request, the Committee should forward a recommendation of approval for the request to the Planning Commission. The application package would continue through the discretionary review process and would not return to the Committee.

CONSIDERATIONS:

A. Considerations Required with Recommendation

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

_____ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

Previously distributed with the February 26, 2025, Staff Report:

1. Planned Development Ordinance 2025
2. Applicant's Request and Letter of Justification
3. Development Plans

Previously received with the February 26, 2025, Desk Item Report:

4. Existing and Proposed Building Elevations

Received with this Staff Report:

5. HPC Action Letter, February 26, 2025
6. Response Letter
7. Development Plans

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TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

February 26, 2025

Rick Nelson, MBH Architects
Via email

RE: **31 University Avenue**
Planned Development Modification PD-25-001
Architecture and Site Application S-25-004
Conditional Use Permit U-25-001

Requesting Approval for Modification of Planned Development Ordinance to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. APN 529-02-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC.
Applicant: Rick Nelson, MBH Architects.
Project Planner: Erin Walters.

On February 26, 2025, the Los Gatos Historic Preservation Committee considered the request, discussed the item, and continued the application to a meeting date certain of March 26, 2025, with the following feedback:

- Although the proposed design is a Mediterranean style, it is not as compatible with the existing Old Town buildings; it is not consistent with the Planned Development; or the character of the University/Edelen Historic District;
- The design should convey a collective of individual structures rather than one consistent and symmetrical massing;
- Consider the addition of tile roofing material; and
- Consider the impact of the skylight from all elevations.

If you have any questions, I can be contacted by phone at (408) 354-6867or by email at ewalters@losgatosca.gov.

Sincerely,



Erin M. Walters, Senior Planner

cc: Lindsey Laird, RH, via email

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RH

March 14, 2025

Historic Preservation Committee
110 E. Main Street
Los Gatos, CA 95030

Project: **RH Los Gatos - PD-25-001, S-25-004 and U-25-001**
Location: **31 University Ave**

Dear Members of the Historic Preservation Committee:

I would like to first thank you for your time on February 26, 2025. We appreciated your feedback but after careful consideration, we have chosen to maintain our current design.

When developing our Proposal, we closely studied the existing Mediterranean components of the building and the Old Town Shopping Center, its proportions, window types and architectural details. We also considered the buildings immediately adjacent and incorporated their unified design into our building, both in color and articulation, with the goal of creating a harmonious façade design that assimilates into, rather than competes with the larger Historic District.

At RH, we strive to obtain balance, symmetry and perfect proportions with our architectural approach and believe our design does exactly that. With respect, we would like to maintain our Proposal. I hope the explanation above provides you with an understanding of our position.

Thank you,

Stuart Wagner

STUART WAGNER
SENIOR DIRECTOR, PRE-DEVELOPMENT
RH | GALLERY DEVELOPMENT
C: 919.621.0741

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RH - LOS GATOS

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

ABBREVIATIONS

&	AND
@	AT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN'S W/ DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALUM'AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BSMT	BASEMENT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HGT	CEILING HEIGHT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST / (E)	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT LIGHTING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HC	HOLLOW CORE
HCWD	HOLLOW CORE WOOD DOOR
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HMF	HEATING, VENTILATION & COOLING
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITION
HW	HOT WATER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
L	LONG (LENGTH)
LAV	LAVATORY
LAM	LAMINATE
LW	LIGHTWEIGHT
LBS	POUNDS
LF	LINEAR FOOT
LH	LEFT-HANDED
LL	LANDLORD
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPNG	OPENING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
P	PAINT
PT	PORCELAIN TILE
PTD	PAINTED
P.T.	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REQD	REQUIRED
REF	REFERENCE
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SIPS	STRUCT. INSULATED PANEL
SND INS	SOUND INSULATION
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
THK	THICKNESS
THR	THRESHOLD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
W/	WITH
W/O	WITHOUT
WA	WALL ANCHOR
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WP	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

PROJECT TEAM

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LIGHTING DESIGN
RKV DESIGN
MALIBU, CA
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FOOD SERVICE DESIGN:
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GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
4. THROUGHOUT THIS SET OF DRAWINGS, THE TERM "SDB" REFERS TO THE CLIENT/TENANT. THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.
5. THE CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR SDB REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY E REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
6. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
7. DIMENSIONS SHOWN AS "VIF" SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN. DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
8. DIMENSIONS SHOWN AS 'CLEAR OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES; INCLUDING FLOOR FINISHES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
9. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
10. ELEVATIONS REFERENCED ARE ABOVE SDB FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
11. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
12. GENERAL CONTRACTOR SHALL PREPARE THE FLOOR LEVEL AND SMOOTH AND PROVIDE FOR THE FILLING OF ALL FLOOR DRAINS, FLOOR SINKS OR OTHER SUCH DEPRESSIONS, CRACKS OR IRREGULARITIES IN FLOOR SLAB.
13. PROVIDE BLOCKING AT WALLS TO MEET CODE MINIMUM WHERE REQUIRED FOR SUPPORT OF FIXTURES/ACCESSORIES.
14. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL TRADES AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ARCHITECT AND/OR SBD REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
15 FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNMENT AGENCY SHALL BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN CONTRACT.
16. STORAGE IN STOCK/STORAGE ROOMS SHALL BE MAINTAINED 18 INCHES OR MORE BELOW SPRINKLER HEAD DEFLECTORS, A 3-INCH RED STRIPE SHALL BE MARKED ALONG ALL WALLS WITHIN STOCK/STORAGE AT THE MAXIMUM STORAGE HEIGHT, AND STRIPE SHALL BE LABELED " NO STORAGE ABOVE THIS LINE" IN WHITE LETTERS A MINIMUM OF ONCE ON EACH WALL

PROJECT DATA

APN:	529 02 044
EXISTING E31 BUILDING AREA (GROSS)	7,233 SF
EXISTING E35 BUILDING AREA (GROSS) (NO CHANGE TO EXISTING GROSS AREA)	8,724 SF
OCCUPANCY GROUP:	M & A-2 S-2 (GARAGE)
STORIES:	2- STORY
CONSTRUCTION TYPE:	IIB, VB
OCCUPANT LOAD:	M - 185 OCC A-2 - 100 OCC
SPRINKLERED (YES/NO):	YES (EXISTING)

SCOPE DESCRIPTION

TENANT IMPROVEMENT OF TWO GROUND FLOOR TENANT SPACES. THE TWO SPACES WILL HAVE THE INTERIOR DEMOLISHED AND RE-CONFIRMED INTO ONE SPACE. THE NEW USE WILL BE A RETAIL SHOWROOM INCLUDING A RESTAURANT.

THERE IS NO CHANGE IN GROSS BUILDING AREA OR PROPOSED USE.

SCOPE TO INCLUDE COMPLETE BUILD-OUT WITH ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, KITCHEN EQUIPMENT AND FINISHES THROUGHOUT.

CODE INFORMATION

AUTHORITY HAVING JURISDICTION: TOWN OF LOS GATOS

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
GREEN BUILDING CODE:	CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE	2022

VICINITY MAP

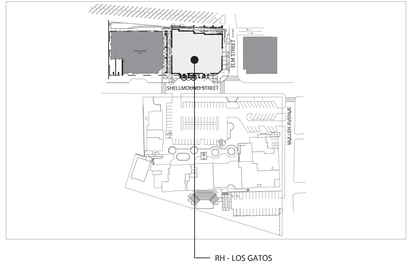


PROJECT SITE
RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

PLAN NORTH

TRUE NORTH

KEY PLAN



RH - LOS GATOS

SYMBOLS LEGEND

EXISTING WALL
NEW WALL
NEW PARTIAL HT WALL
COOLER/FREEZER WALL
STRUCT GRID
LEASE LINE
CENTERLINE
WALL TYPE

ENLARGED DETAIL INDICATOR (XX / A-XXX)
SECTION INDICATOR (XX / A-XXX)
POINT OF BEGINNING
KEYNOTE (X)
DRAWING REVISION INDICATOR (X)
FINISH INDICATOR (XXXX)
DOOR NO. (XX)
STRUCTURAL/EXISTING COLUMN GRIDLINE INDICATOR (X.X)
INTERIOR ELEVATION INDICATOR (XX / A-XXX; 1 / A-XXX / 2 / XX / 3)
DETAIL INDICATOR (XX / A-XXX)

DRAWING INDEX

SHEET NO	SHEET NAME	10/16/2024 PRE-APPLICATION PACKAGE	11/06/2024 PLANNING SUBMITTAL	11/22/2024 100% SCHEMATIC DESIGN	01/09/2025 PLANNING SUBMITTAL 2				
	ARCHITECTURAL								
A001	COVER SHEET	●	●	●	●				
A0.1/01	SITE PLAN	●	●	●	●				
A0101	EXISTING FLOOR PLAN	●	●	●	●				
A100	EXISTING BASEMENT PLAN	●	●	●	●				
A101	FLOOR PLAN	●	●	●	●				
A104	ROOF PLAN	●	●	●	●				
A201	EXTERIOR ELEVATIONS	●	●	●	●				
A202	EXTERIOR ELEVATIONS	●	●	●	●				
A203	EXISTING EXTERIOR ELEVATIONS				●				
A204	EXISTING EXTERIOR ELEVATIONS				●				
A301	BUILDING SECTIONS	●	●	●	●				
A400	EXISTING BUILDING PHOTOS	●	●	●	●				
A401	EXISTING BUILDING PHOTOS	●	●	●	●				
A402	EXTERIOR BUILDING RENDERS	●	●	●	●				
A403	EXTERIOR BUILDING RENDERS	●	●	●	●				
A404	INTERIOR BUILDING RENDERS	●	●	●	●				
A405	INTERIOR BUILDING RENDERS	●	●	●	●				
A406	MATERIAL FINISHES		●	●	●				
A500	EXTERIOR SIGNAGE (FOR REFERENCE ONLY)	●	●	●	●				

LIGHTING								
LT-1.0	LIGHTING LAYOUT		●	●	●			
LT-2.0	EXTERIOR LIGHTING ELEVATIONS		●	●	●			



PLUMBING CALCULATIONS

OCCUPANCY LOAD PER 2022 CBC TABLE 1004.5

FUNCTION OF SPACE	OCCUPANCY LOAD FACTOR (SQUARE FEET)	SQUARE FOOTAGE	TOTAL OCCUPANTS
MERCANTILE	1 PER 60	11073 SF	185 OCC
ASSEMBLY (WITHOUT FIXED SEATS) UNCONCENTRATED	1 PER 15	900 SF	60 OCC
FIXED BOOTH SEATING	1 PER 24"		36 OCC
KITCHEN	1 PER 200	800 SF	4 OCC
TOTAL:		12,776 SF	286 OCC

*PER TABLE CPC 4-1 FOOTNOTE - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT MAY BE EXCLUDED.
*PER TABLE CPC 422.1 - RESULT IN FRACTIONAL NUMBERS, SUCH NUMBER SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBER SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

M OCCUPANCY (PER OCC. LOAD) @ GROUND FLR

185 OCCUPANTS I 93 MALE & 93 FEMALE

i. WATER CLOSET (M): 93 OCCUPANTS X 1/100 = .93
ii. WATER CLOSET (F): 93 OCCUPANTS X 1/100 = .93
iii. URINAL (M): 93 OCCUPANTS X 1/200 = .47
iv. LAVATORY (M): 93 OCCUPANTS X 1/200 = .47
v. LAVATORY (F): 93 OCCUPANTS X 1/200 = .47

+

A-2 OCCUPANCY (PER OCC. LOAD) @ GROUND FLR

100 OCCUPANTS I 50 MALE & 50 FEMALE

i. WATER CLOSET (M): 50 OCCUPANTS X 1/50 = 1
ii. WATER CLOSET (F): 50 OCCUPANTS X 1/25 = 2
iii. URINAL (M): 50 OCCUPANTS X 1/200 = .25
iv. LAVATORY (M): 50 OCCUPANTS X 1/150 = .34
v. LAVATORY (F): 50 OCCUPANTS X 1/150 = .34

=

SUM UP ALL REQUIRED FIXTURES

i. WATER CLOSET (M): .93 + 1 = 1.93 -> 2
ii. WATER CLOSET (F): .93 + 2 = 2.93 -> 3
iii. URINAL (M): .47 + .25 = .72 -> 1
iv. LAVATORY (M): .47 + .34 = .81 -> 1
v. LAVATORY (F): .47 + .34 = .81 -> 1

FRACTIONAL METHOD	WATER CLOSETS		URINALS	LAVATORIES	
	M	F		M	F
TOTAL	2	3*	1	1	1
REQUIRED	5		1	2	
PROVIDED	6		1 WC (WATER CLOSET IN URINAL)	6	

*POTTY PARITY - PER CPC 422.1 NOTE 3 - THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

RH

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Consultant

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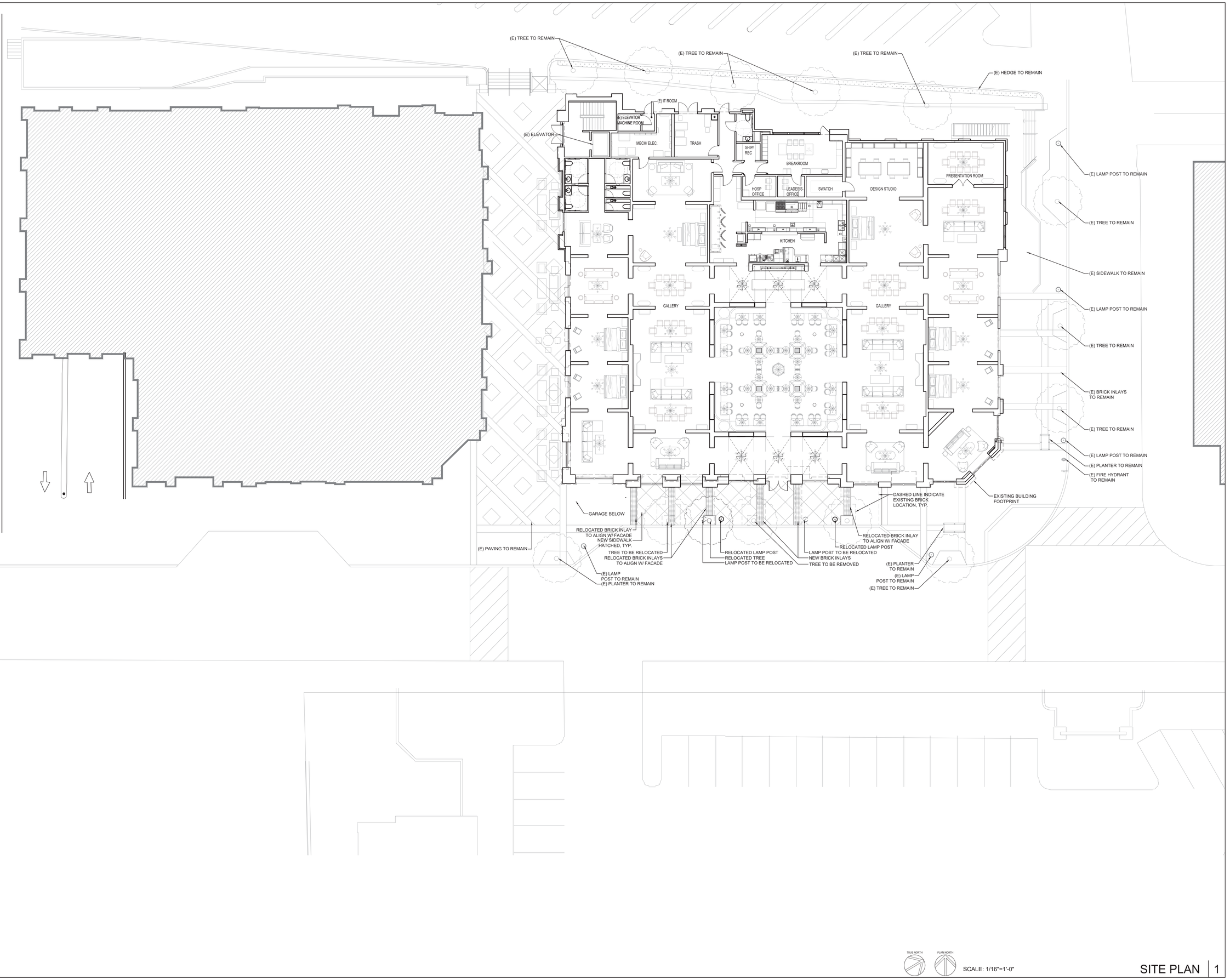
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

COVER SHEET

Drawing No.

A001

Last Modified: Friday, January 10, 2025 1:13pm by BrendaB
Path: C:\Users\BrendaB\Documents\Projects\RH - Los Gatos\RH_LOSGATOS_Central_MBH.rvt
Plot Date: Friday, January 10, 2025 1:13:07 PM
Plot Scale: 1:1
Plot Device: Default Windows Printer
Sheet Name: Cover Sheet.dwg



TRUE NORTH PLAN NORTH

SCALE: 1/16"=1'-0"

SITE PLAN | 1

RH

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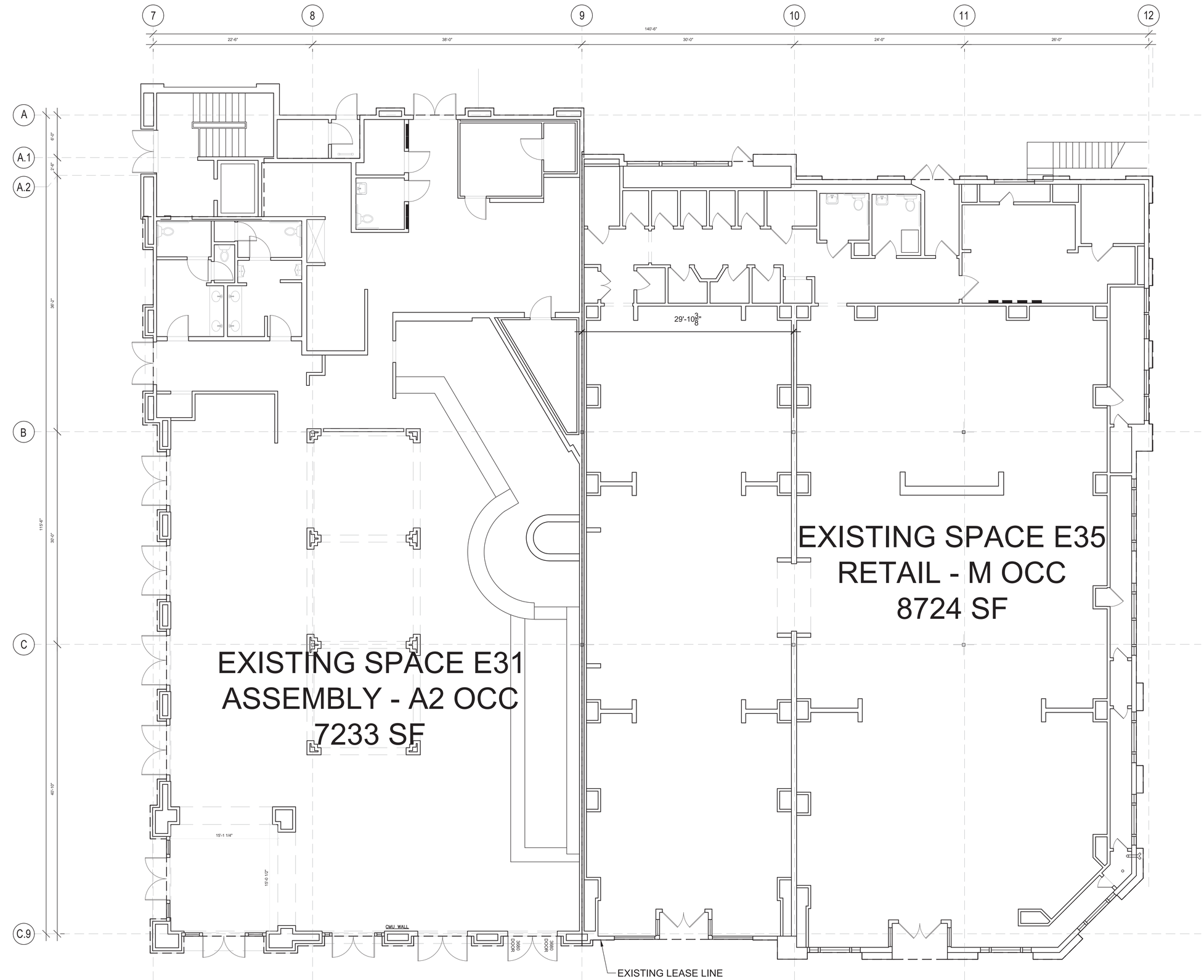
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
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Drawing Title	

SITE PLAN

Drawing No.

AS101

Plotted: Friday, January 10, 2025 1:31pm by Brenda B
File Name: N:\59485_RH LOS GATOS_Current\ARCH\A1.0 Site Plan.dwg



TRUE NORTH PLAN NORTH SCALE: 3/16"=1'-0"

EXISTING FLOOR PLAN | 1

RH

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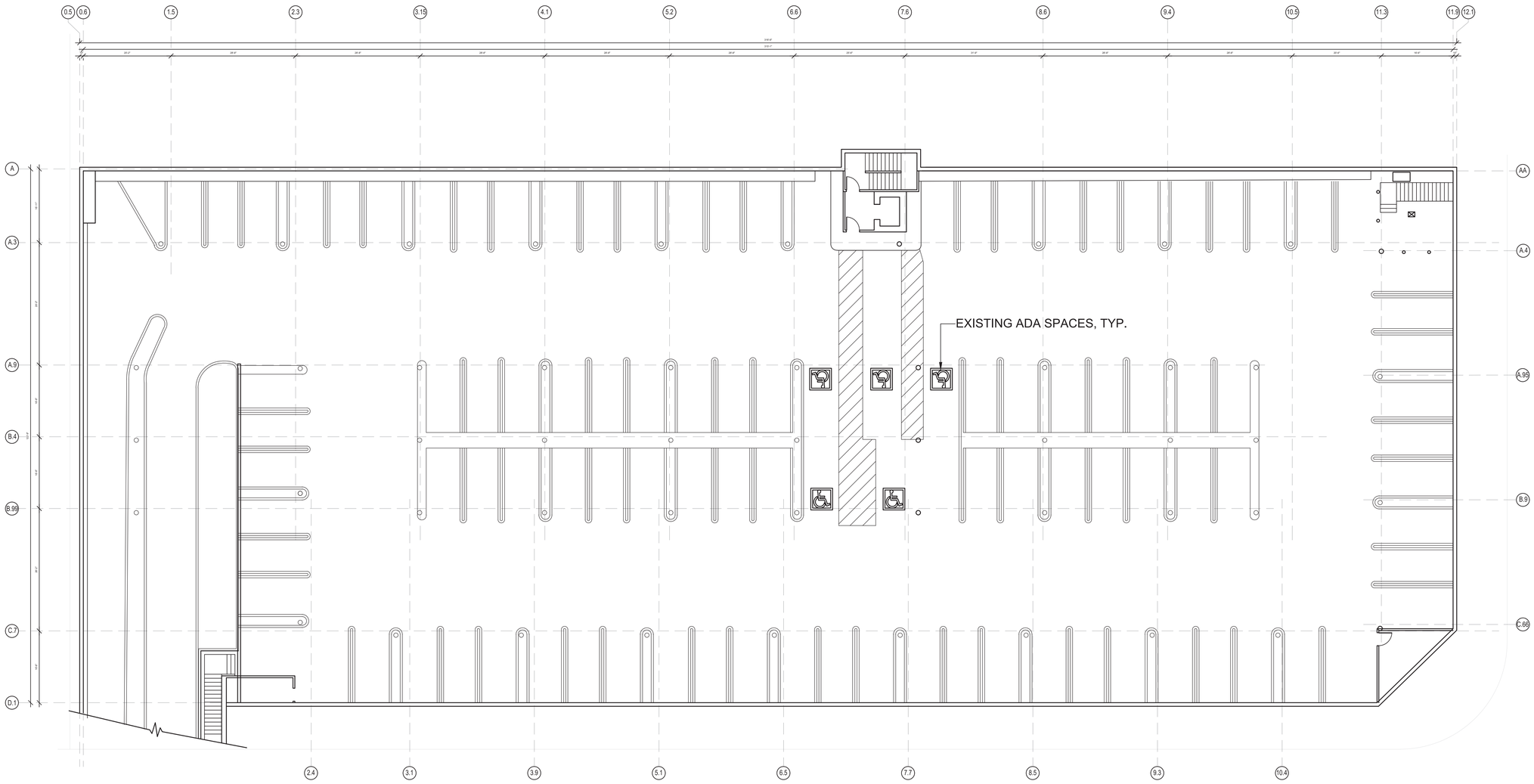
Drawing Title

EXISTING FLOOR PLAN

Drawing No.

AD101

Plotted: Friday, January 10, 2025 1:31:15 pm By: Brenda B
File: G:\Work\59485 LG RH\CAD_Sheets\AD101 - Existing Floor Plan.dwg



FOR REFERENCE ONLY

TRUE NORTH

PLAN NORTH

SCALE: 3/32"=1'-0" EXISTING BASEMENT PARKING PLAN | 1

Last Friday January 10, 2025 1:13pm by Brendab
Z:\Projects\59485_RH Los Gatos\Revit\59485_Central.rvt
Basement Plan.dwg

RH

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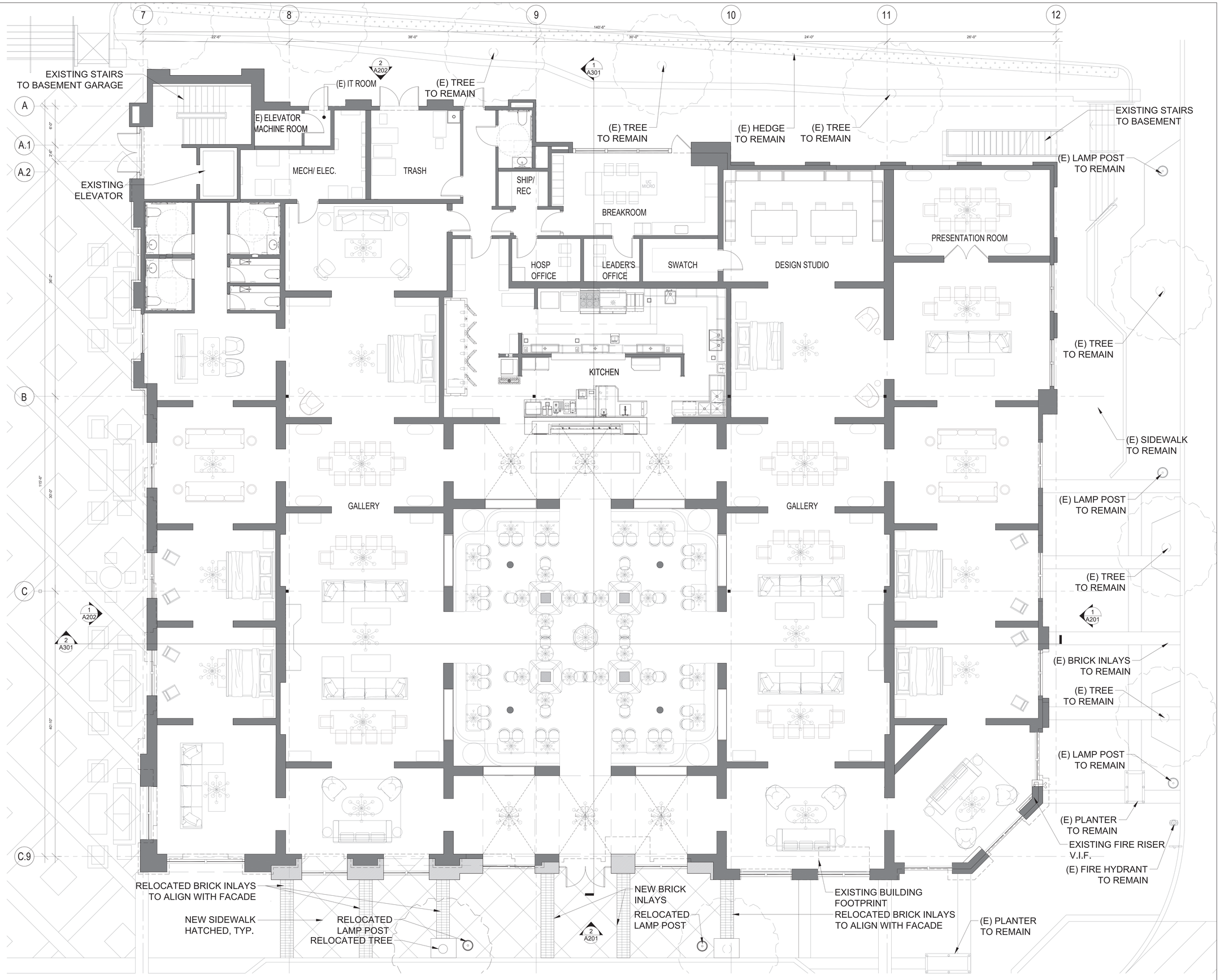
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Drawn By:	Brenda B
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Scale	As noted

Drawing Title

EXISTING
BASEMENT PLAN

Drawing No.

A100



SCALE: 3/16"=1'-0"

FLOOR PLAN | 1

RH

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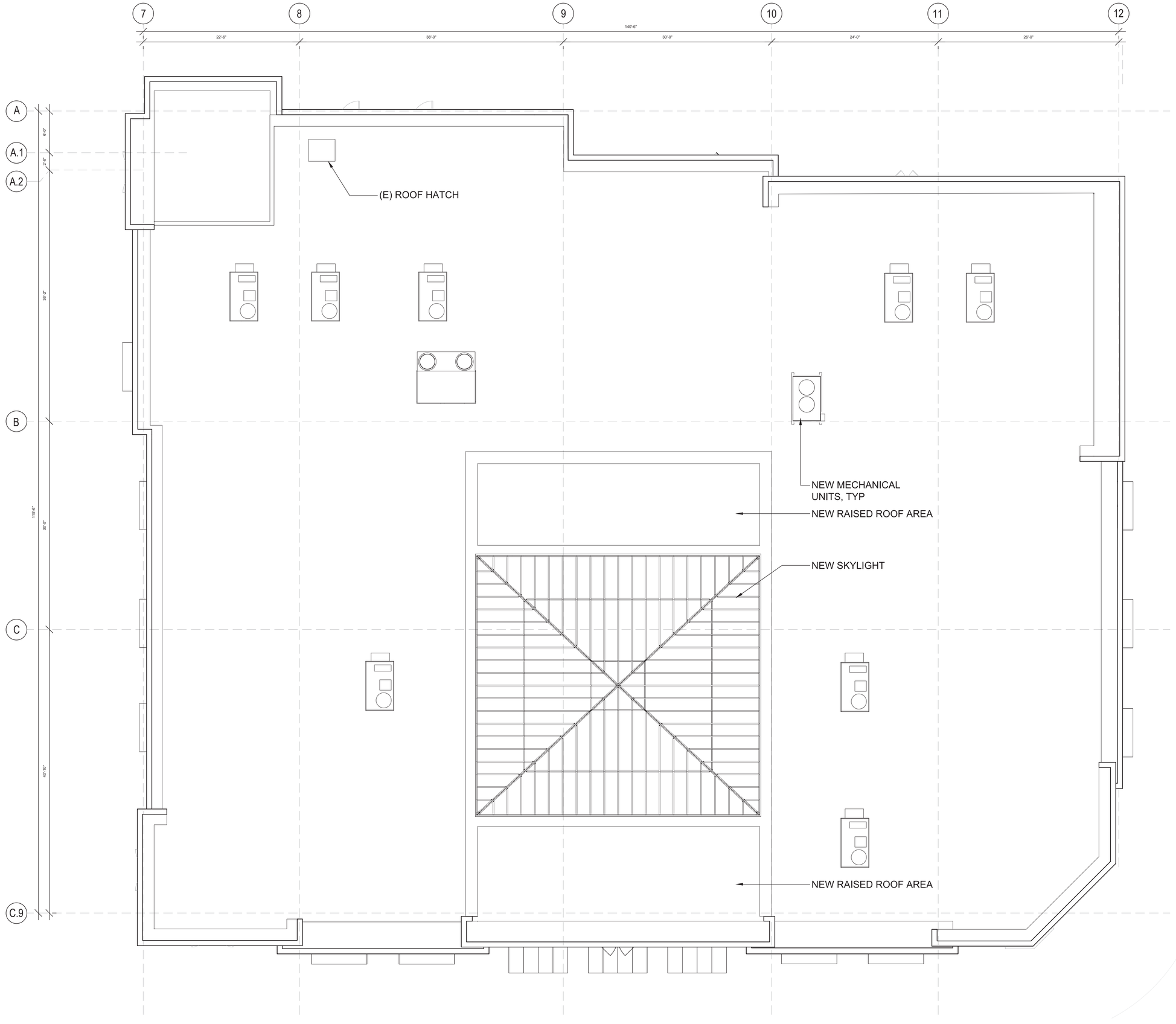
Project No.	59485
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Reviewed By:	Rick N
Scale	As noted
Drawing Title	

FLOOR PLAN

Drawing No.

A101

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File Name: N:\59485\CAD\A1\59485_General A1.1 - Floor Plan.dwg



TRUE NORTH PLAN NORTH SCALE: 3/16"=1'-0"

ROOF PLAN | 1

RH

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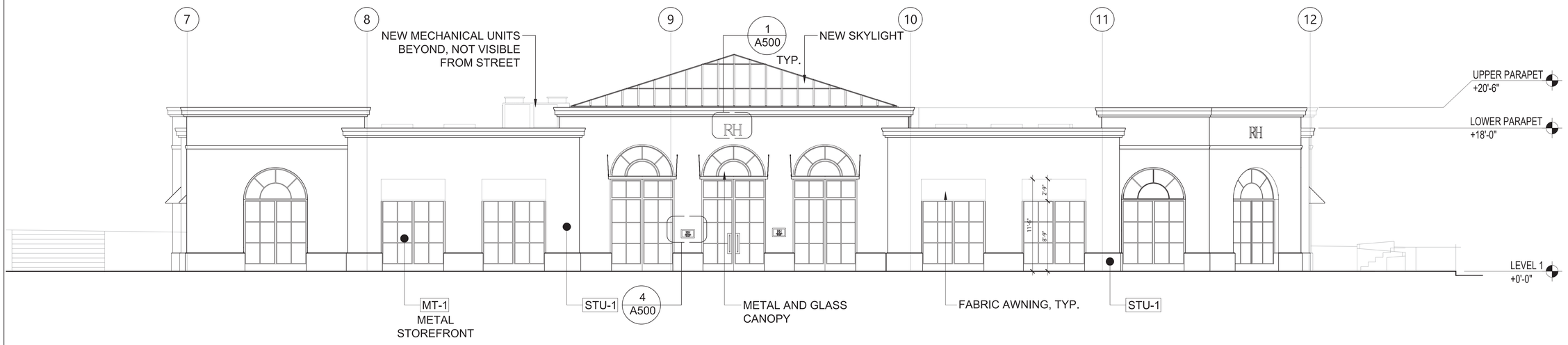
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ROOF PLAN

Drawing No.

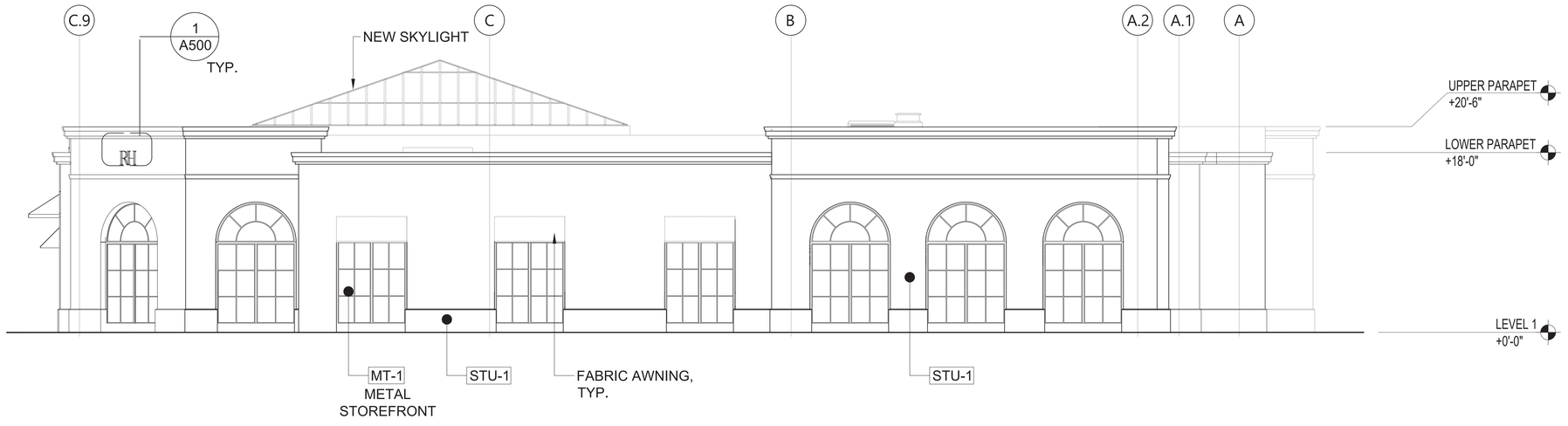
A104

Wednesday January 15, 2025 1:32pm by Brenda B
C:\Users\BrendaB\Documents\59485_RevitCloud\59485_Roof Plan.dwg



NOTE: FOR FINISH SPECS SEE SHEETA406

SCALE: 3/16"=1'-0" PROPOSED SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" PROPOSED EAST EXTERIOR ELEVATION | 1

Printed: Friday January 10, 2025 1:32pm by Brendab
File Name: S:\Projects\59485_RH Los Gatos\Drawings\Arch\A201 Exterior Elevations.dwg

RH

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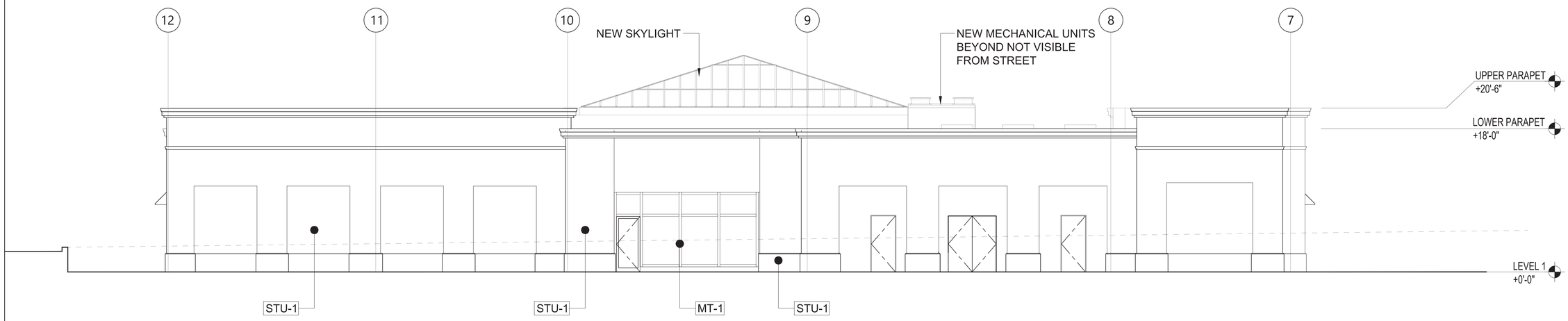
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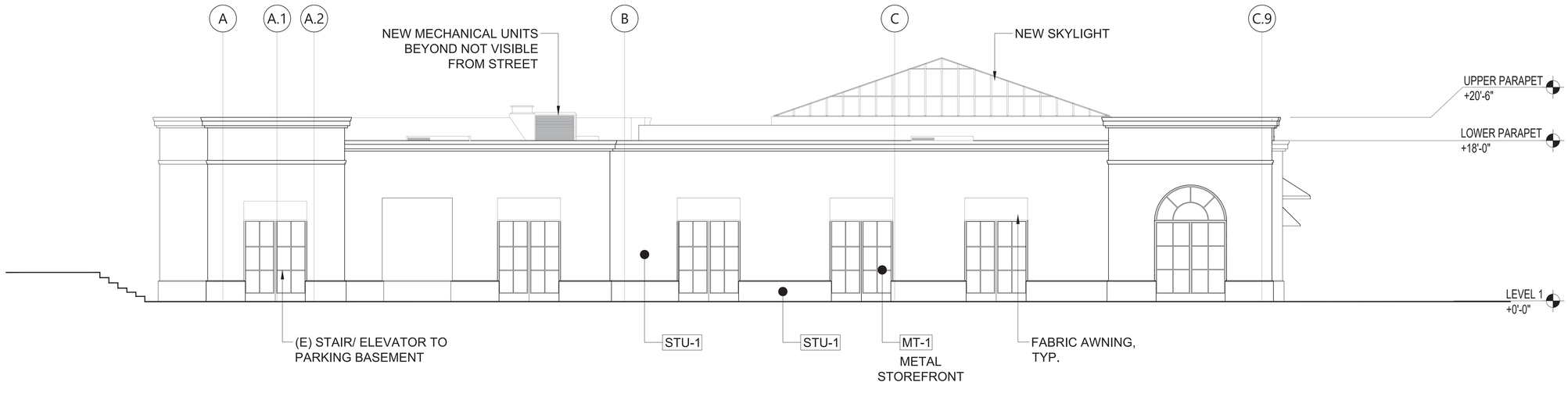
EXTERIOR ELEVATIONS

Drawing No.

A201



SCALE: 3/16"=1'-0" PROPOSED NORTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" PROPOSED WEST EXTERIOR ELEVATION | 1

RH

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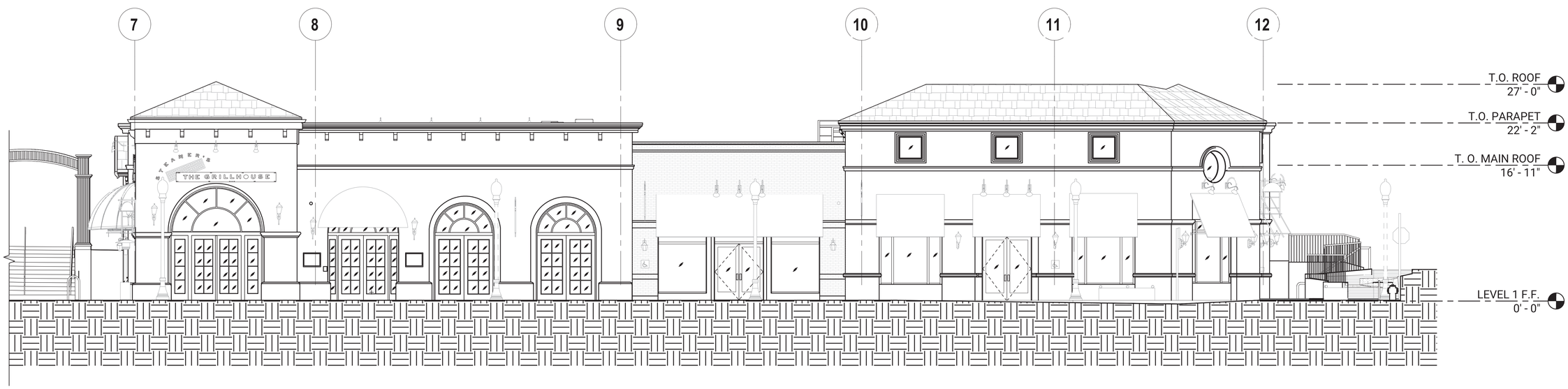
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Drawing Title	

EXTERIOR ELEVATIONS

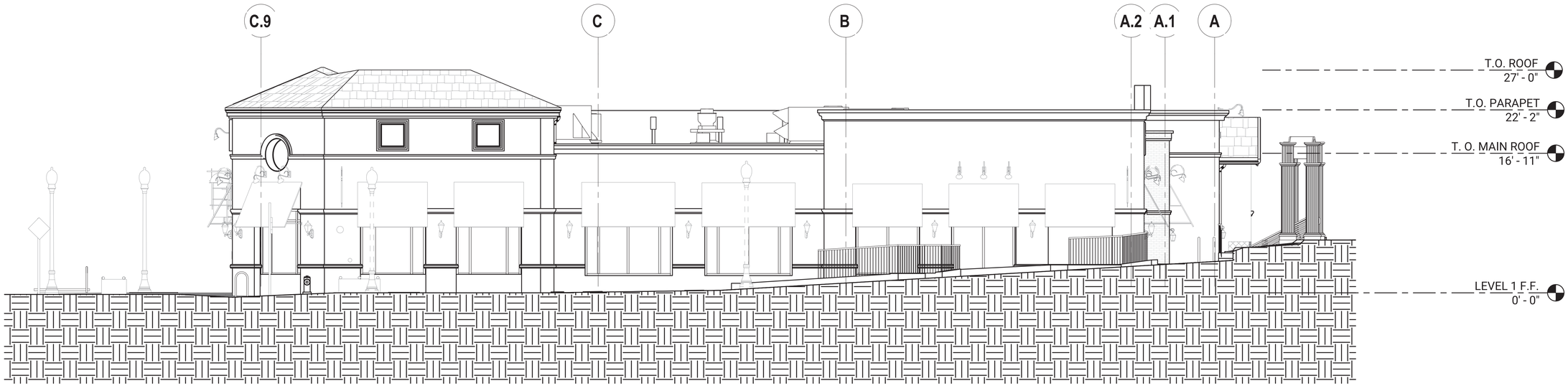
Drawing No.

A202

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Path: C:\Users\brenda.b\Documents\59485_Central_brenda.b.rvt Exterior Elevations.dwg



SCALE: 3/16"=1'-0" EXISTING SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" EXISTING EAST EXTERIOR ELEVATION | 1

RH

Project

RH - LOS GATOS
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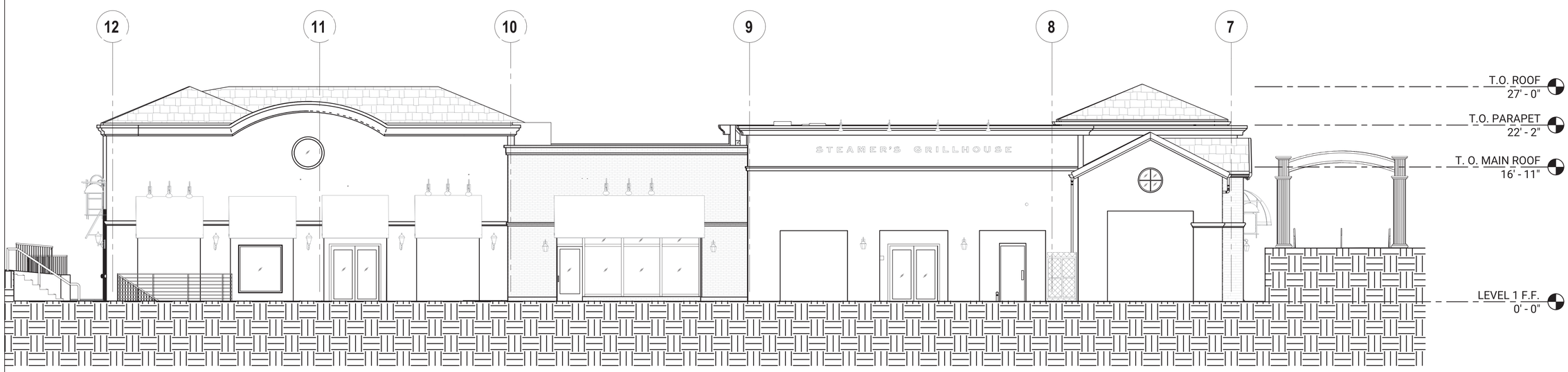
Drawing Title

EXISTING EXTERIOR ELEVATIONS

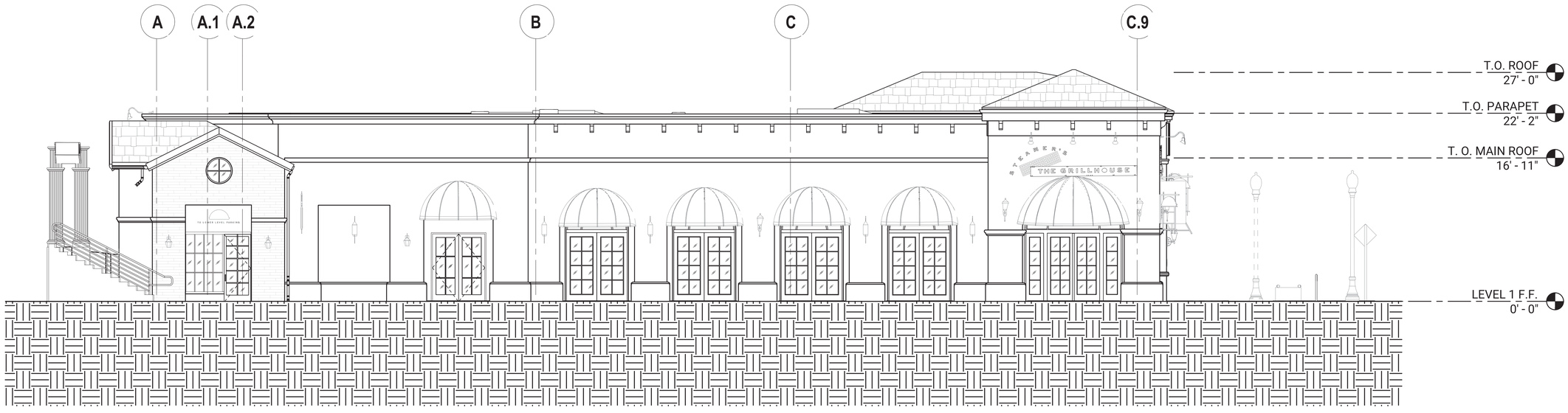
Drawing No.

A203

Friday January 10, 2025 1:32pm by Brenda B
G:\Drive\MBH\LOS GATOS\Sheets\A203 - Existing Exterior Elevations.dwg



SCALE: 3/16"=1'-0" EXISTING NORTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" EXISTING WEST EXTERIOR ELEVATION | 1

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

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Alameda, CA 94501
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mbharch.com

Seal

Consultant

No.	Date	Issued/Revised
01	10/18/2024	PRE-APPLICATION PACKAGE
02	11/06/2024	PLANNING SUBMITTAL
03	11/22/2024	100% SCHEMATIC DESIGN
04	01/09/2025	PLANNING SUBMITTAL 2

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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

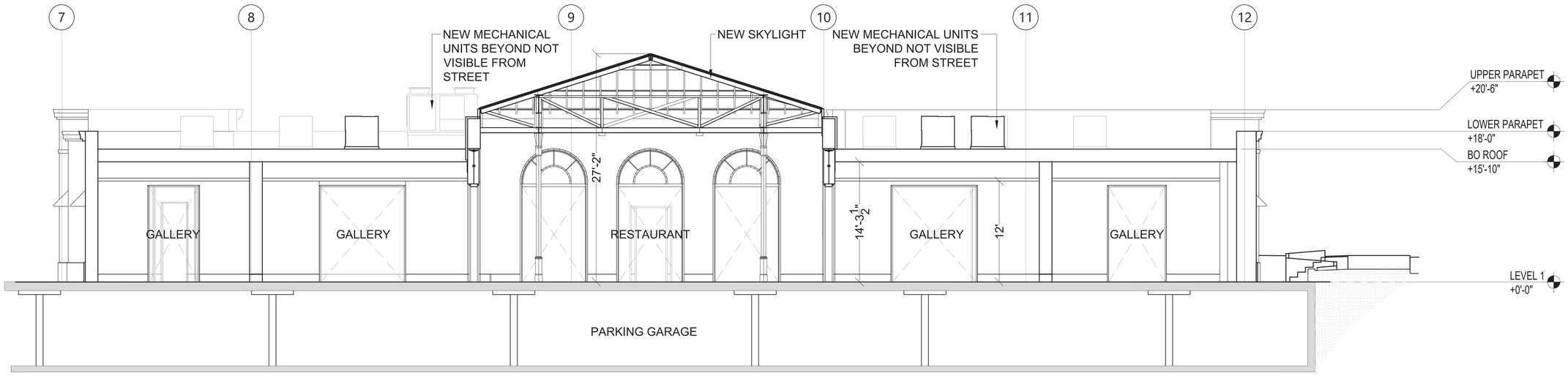
Drawing Title

EXISTING EXTERIOR ELEVATIONS

Drawing No.

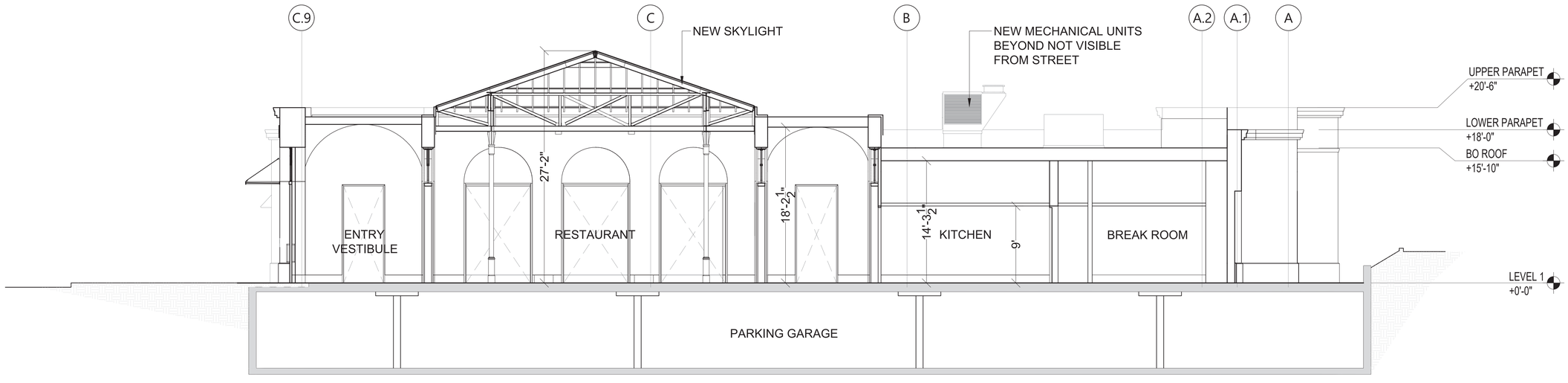
A204

Plotted: Friday January 10, 2025 1:32pm by Brenda B
File Name: N:\RH\2023\59485\CAD\A_Sheets\A204 - Existing Exterior Elevations.dwg



SCALE: 3/16"=1'-0"

PROPOSED BUILDING SECTION | 2



SCALE: 3/16"=1'-0"

PROPOSED BUILDING SECTION | 1

RH

Project

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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

BUILDING SECTIONS

Drawing No.

A301

Printed: Friday January 10, 2025 1:52pm by Brenda B
C:\Users\brenda\Documents\24-059_RevitCentral_Building Sections.rvt





SCALE: N.T.S.

EXISTING BUILDING PHOTOS | 1

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXISTING BUILDING PHOTOS

Drawing No.

A400

Plotted: Friday, January 10, 2025 7:32pm by Brenda B
File Name: N:\59485_LOS GATOS, CA\CAD_Sheets\A400 - Existing Building Photos.dwg





SCALE: N.T.S.

EXISTING BUILDING PHOTOS | 1

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

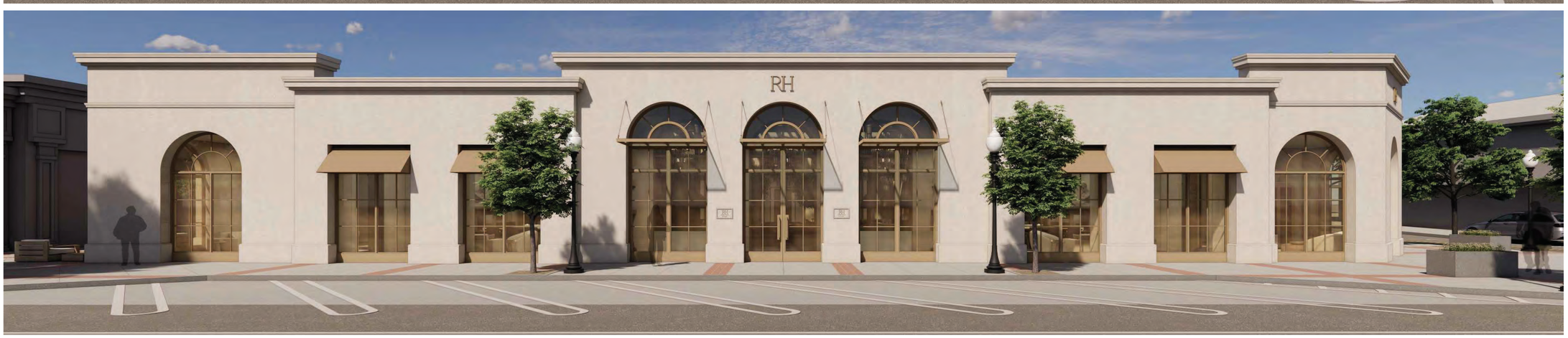
EXISTING BUILDING PHOTOS

Drawing No.

A401

Plotted: Friday, January 10, 2025 1:12pm by Brenda B
File Name: N:\MBH\LOS GATOS_Current\Arch\A401 - Existing Building Photos.dwg





SCALE: N.T.S.

PROPOSED EXTERIOR RENDERS | 1

RH

Project

RH - LOS GATOS
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A402

Plotted: Friday January 10, 2025 1:13pm by Brenda B
File: K:\Projects\59485\CAD\A0_Cover\A402_Exterior Building Renders.dwg





RH

Project

RH - LOS GATOS
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03	11/22/2024	100% SCHEMATIC DESIGN
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Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A403

SCALE: N.T.S.

PROPOSED EXTERIOR RENDERS | 1

Last Friday January 10, 2025 1:53pm by Brendall
C:\Users\Brenda\Documents\Revit Central Files\59485_Central_Brenda B.rvt





SCALE: N.T.S.

PROPOSED INTERIOR RENDERS | 1

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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03	11/22/2024	100% SCHEMATIC DESIGN
04	01/09/2025	PLANNING SUBMITTAL 2

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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

INTERIOR BUILDING RENDERS

Drawing No.

A404

Plotted: Friday, January 10, 2025 1:31pm by Brenda B
File Name: N:\RH\59485 LOS GATOS, CA\Revit\Exhibits\A404 - Interior Building Renders.dwg



SCALE: N.T.S.

PROPOSED INTERIOR RENDERS | 1

RH

Project

RH - LOS GATOS
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

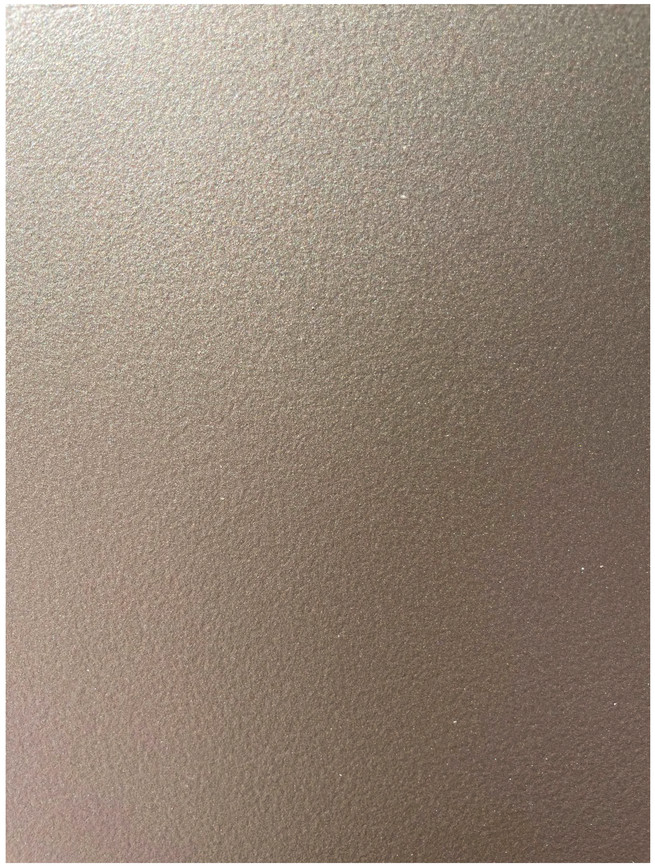
INTERIOR BUILDING RENDERS

Drawing No.

A405

Plotted: Friday, January 10, 2025 1:13pm by Brenda B
Filename: K:\RH\LOS GATOS, CA\PDS_Submittals\A405 - Interior Building Renders.dwg

MATERIAL FINISHES



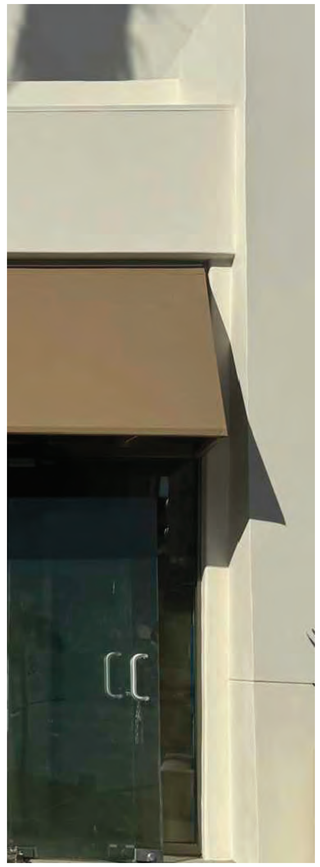
MT-1

METAL FINISH
MFR: CREATIVE PAINTS SAN FRANCISCO
PAINTED METAL CUSTOM METALLIC PLAINT

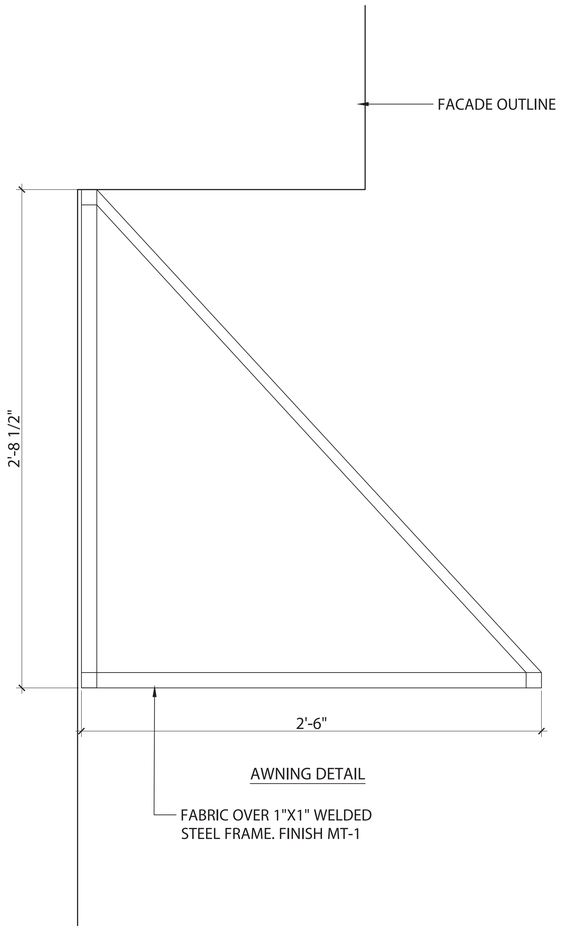


STU-1

STUCCO SYSTEM
MFR: RICK MARS
EXTERIOR CLADDING
LIGHT CREAM PROPRIETARY 5 COAT VENETIAN PLASTER
CUSTOM FINISH PER OWNER REQUIREMENTS



FABRIC AWNING



AWNING DETAIL

FABRIC OVER 1"X1" WELDED
STEEL FRAME. FINISH MT-1

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

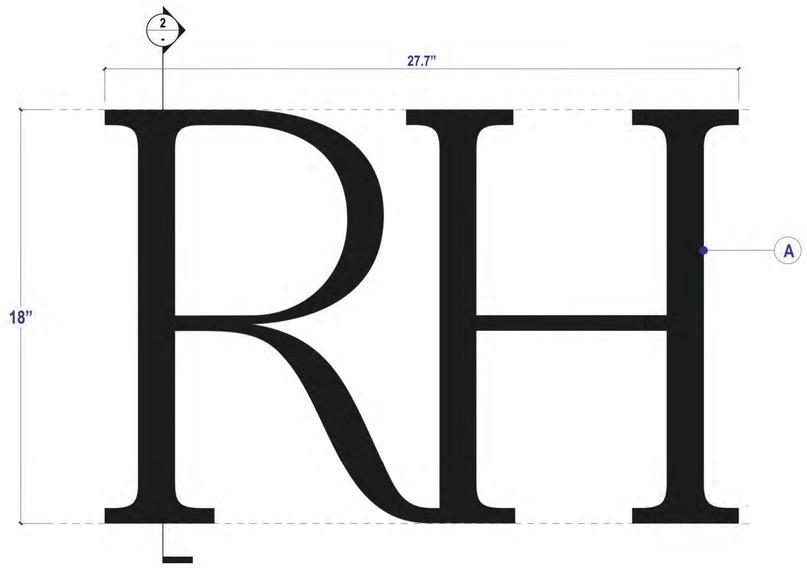
Drawing Title

MATERIAL FINISHES

Drawing No.

A406

Last Friday January 10, 2025 1:13pm by Brenda B
G:\Active_Job\59485_RH_Los Gatos\Arch\A406 - Material Finishes.dwg



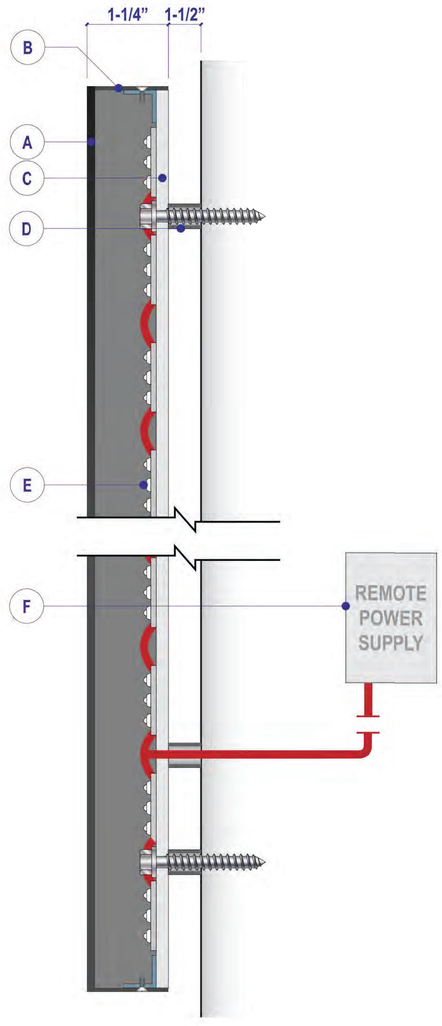
1 17-IN RH LOGO HALO-LIT - DETAIL

Scale 1/8: 1"



3 ILLUMINATION SAMPLE

NTS



2 SECTION

Scale 1/4: 1"

SPECIFICATIONS:

A. 1/8" THICK ALUMINUM FACE PAINT TO MATCH AWNINGS/WINDOW FRAMES

NOTE: SOME STROKE ADJUSTED TO ACCOMODATE LED LIGHT LAYOUT REQUIREMENTS

B. .050" THICK ALUMINUM RETURNS PAINTED RAL 9005 JET BLACK SATIN (MP923) MOUNTED TO "C" VIA ANGLE BRACKETS AND SCREWS

C. 3/16" POLYCARBONATE BACK WITH SINGLE LAYER OF WHITE FROSTED CRYSTAL 7725E-324 DIFFUSER RIVETED TO ALUMINUM ANGLE BRACKETS MOUNTED TO FINISH WALL VIA 1/4"-20 SCREWS AND ANCHOR IN 7 PLACES

D. 1/2" DIA. ALUMINUM SPACERS

E. AGI LIGHT 3000K

F. MAGNITUDE M150L12DC-AR LED DRIVER



NOT 100% SCALE
20" X 30" FRAME
MATCHES RENDERING

4 ENTRY PLAQUE SIGN DETAIL

ALL ELECTRICAL COMPONENTS ARE **UL** APPROVED AND FOLLOW 600 GROUNDING AND BONDED GUIDELINES

THOMAS-SWAN SIGN COMPANY, INC.
2717 GOODRICK AVENUE, RICHMOND, CA 94801
510-232-9610 • CALIFORNIA LICENSE #269069

© 2021 THOMAS SWAN SIGN COMPANY, INC.
All rights reserved. This drawing and the concepts, ideas and design development expressed herein are intended for use on this project only, and remain the sole property of Thomas Swan Sign Company, Inc. Original design concepts developed as part of this work remain the property and copyright of their respective owners. All dimensions and measurements are to be approved by the Client prior to any manufacturing or installation of these designs. Items are at scale noted when this page is printed at 11" x 17".

PROJECT NAME & ADDRESS: RESTORATION HARDWARE

SIGN TYPE: RH HALO-LIT BUILDING LOGO

FILE NAME: 18IN_LOS GATOS

APPROVED FOR CONSTRUCTION - INCLUDE NAME & DATE: ☐

DATE / REVISIONS:

CLIENT: Restoration Hardware

SALES: Ryan Goss

DRAWN BY:

JOB NUMBER: 8258

QUANTITY: 2

SHEET NUMBER: 1.00

FOR REFERENCE ONLY

SCALE: N.T.S.

EXTERIOR SIGNAGE | 1

Plotted: Friday, January 10, 2025 1:13:32pm By: Brenda B
File Name: J:\RH\RH LOS GATOS_Current\A500 - Exterior Signage.dwg

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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Consultant

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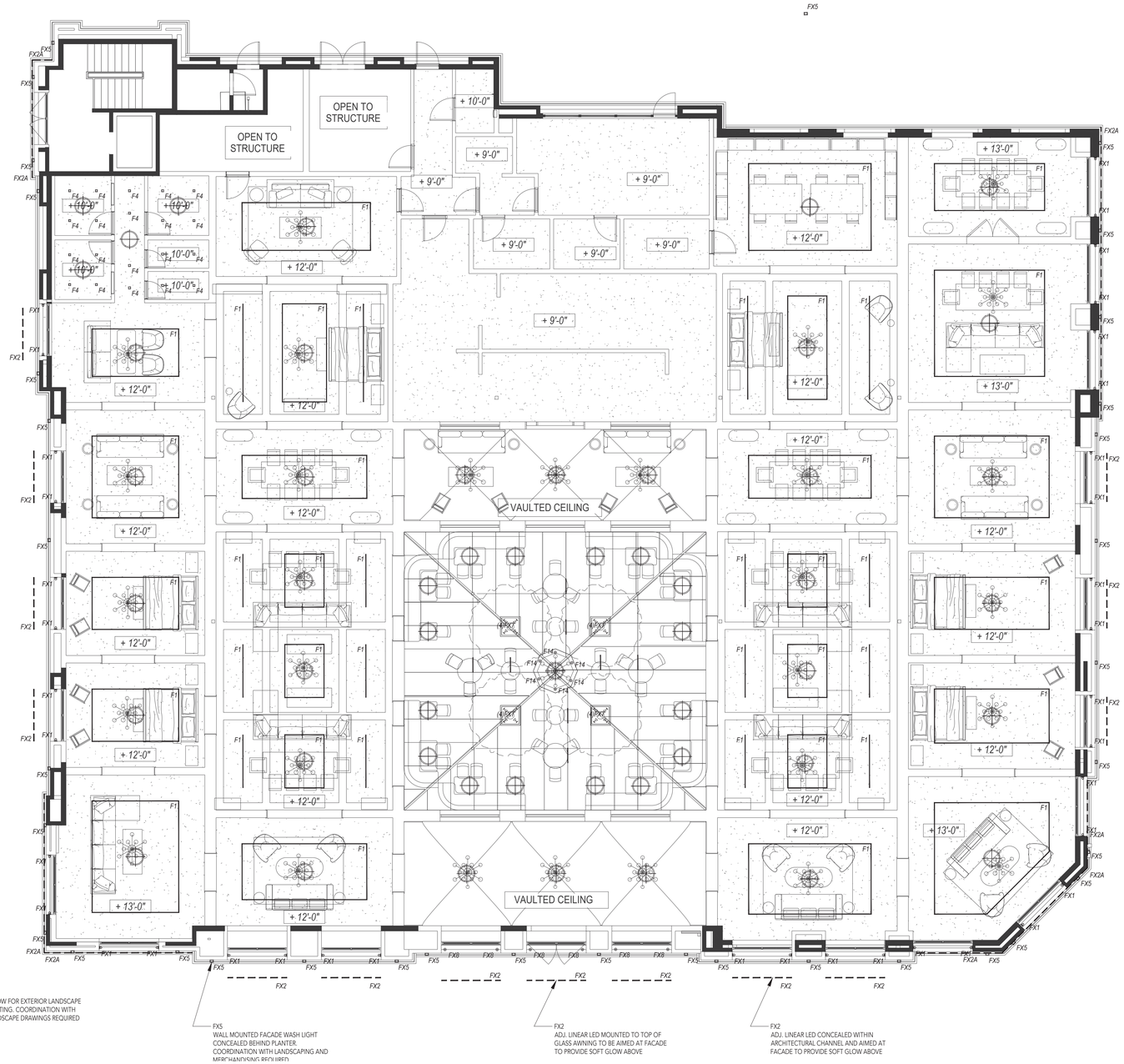
Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

EXTERIOR SIGNAGE

Drawing No.

A500



1 EXTERIOR LIGHTING LAYOUT
1/8" = 1'-0"

rkv DESIGN

23823 MALIBU ROAD
SUITE 50 - 212
MALIBU, CA 90265

www.rkv-design.com

+1 310 924 2185

NOTES FOR GENERAL CONTRACTOR:

1. General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
2. GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
3. GC to furnish and install adequare drainage around all direct burial transformers and recessed in-grade light fixtures.
4. GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
5. GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW

LIGHTING CONTROL SYSTEM SEQUENCE OF OPERATION:

ALL BUILDING LIGHTING AT RH LOS GATOS IS CONTROLLED BY PRESET SCENES ON A TIME CLOCK SCHEDULE.

BUILDING WIDE SCENE DESCRIPTIONS

SCENE 1: RETAIL DAY ACTIVATES AT 7:00AM DAILY, 15 SECOND FADE TIME. INTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH. EXTERIOR LIGHTING TURNS OFF

SCENE 2: RETAIL NIGHT ACTIVATES 15 MINUTES BEFORE SUNSET, 15 SECOND FADE TIME. EXTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH.

SCENE 3: OVERNIGHT ACTIVATES AT 11PM. MOST INTERIOR LIGHTING TURNS OFF, LIGHTING DESIGNER TO DETERMINE OVERNIGHT SETTING ON SITE AHEAD OF GALLERY OPENING.

SCENE 4: EVENT ACTIVATES ON-DEMAND DURING OPENING EVENT. LIGHTING DESIGNER WILL DETERMINE CUSTOM SETTING APPROVED BY RH.

NOTES FOR ZONING AND LIGHTING CONTROLS:

1. ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
2. ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	———	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F14	⊕	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	▹	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▫	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⁘	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS

PROJECT:

RH LOS GATOS

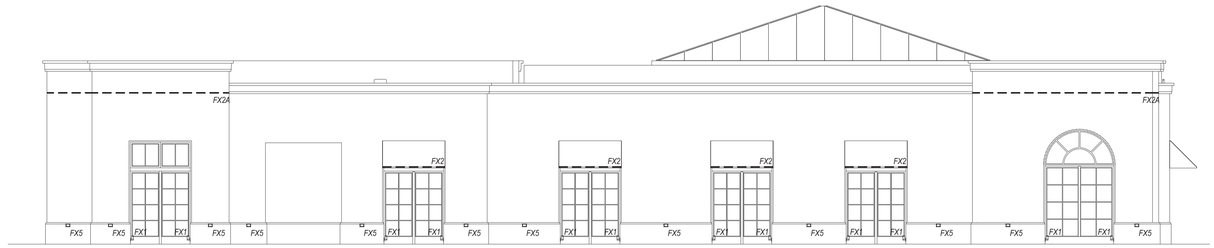
35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

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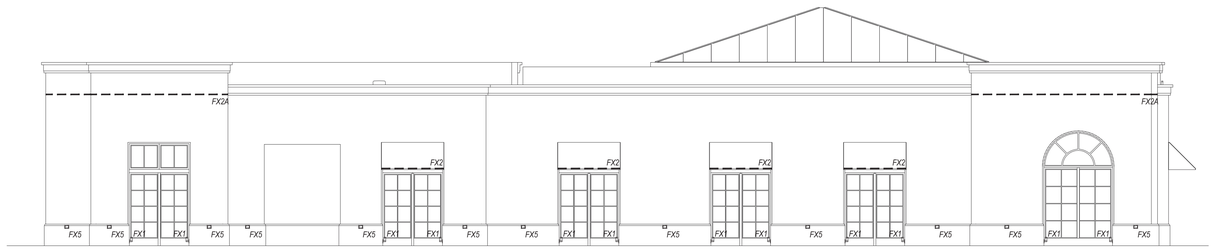
LIGHTING LAYOUT

SHEET:

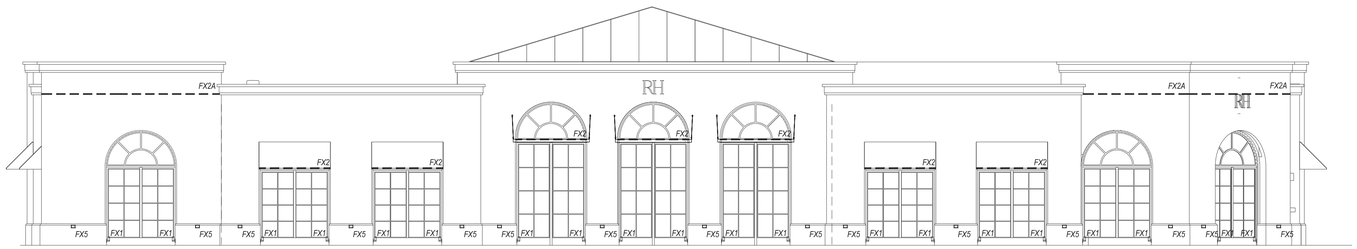
LT-1.0



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

LIGHTING CONTROL SYSTEM SEQUENCE OF OPERATION:

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LIGHTING LEGEND

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F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F14	⊙	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	▷	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
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FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▫	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⬀	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊙	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS

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NOTES FOR GENERAL CONTRACTOR:

1. General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
2. GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
3. GC to furnish and install adequare drainage around all direct burial transformers and recessed in-grade light fixtures.
4. GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
5. GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW

PROJECT:

RH LOS GATOS

35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

EXTERIOR
LIGHTING
ELEVATIONS

SHEET:

LT-2.0

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DATE: March 26, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters.

REMARKS:

Attachment 8 includes public comments received between 11:01 am, Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025.

ATTACHMENTS:

Previously distributed with the February 26, 2025, Staff Report:
1. Planned Development Ordinance 2025
2. Applicant's Request and Letter of Justification
3. Development Plans

Previously received with the February 26, 2025, Desk Item Report:
4. Existing and Proposed Building Elevations

Previously received with the March 26, 2025, Staff Report:
5. HPC Action Letter, February 26, 2025
6. Response Letter
7. Development Plans

PREPARED BY: Erin M. Walters
Senior Planner

Received with this Desk Item Report:

8. Public comments received between 11:01 am, Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025

From: Demetra Jennings [redacted]
Sent: Tuesday, March 25, 2025 2:01 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for Restoration Hardware Proposal on University Avenue

[EXTERNAL SENDER]

To the Members of the Los Gatos Historic Preservation Committee,

My name is Demetra Jennings, and I'm the owner of Nimbus Salon on Main & University. I've been a proud business owner in Los Gatos for over 32 years.

I'm excited to hear that Restoration Hardware is considering an investment in our town with a proposed multi-use store and restaurant on University Avenue. I believe this project has the potential to bring new life to the Old Town area and be a catalyst for revitalization. The proposed design is both elegant and respectful of the area's charm–an attractive addition to our community.

Restoration Hardware would be a great fit for Los Gatos. Many of my clients are already fans of RH and shop at their location in Palo Alto. The idea of having one here has generated a lot of enthusiasm.

Given the economic uncertainty we've all faced in recent years, it's encouraging to see a well-regarded brand like RH wanting to invest in our town. I urge the Historic Preservation Committee, the Planning Commission, and the Town Council to support this proposal.

Thank you for your time and consideration.

Warm regards,
Demetra Jennings
Owner, Nimbus Salon
65 W Main Street, Los Gatos CA

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MARCH 26, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 26, 2025, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: Vice Chair Martha Queiroz stuck in traffic.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – February 26, 2025

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

VOTE: **Motion passed unanimously 3-0-1.** Commissioner Thomas abstained and Vice Chair Queiroz was absent**.**

PUBLIC HEARINGS

2. 222 University Avenue
   Minor Development in a Historic District Application HS-24-055

   Consider a Request for Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
   Property Owner/Applicant: Tuyet Pham
   Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

The applicant was not present.

Committee members asked questions of Staff.

Sean Mullin, Project Planner

Clear directions were given to the applicant. In response they submitted revised plans. Advise the Committee to conduct the review without the applicant present and make a recommendation. The original siding has been enclosed by additions. The current visible siding was installed post-1941 and is not original.

Closed Public Comment.

Committee members discussed the matter.

The structure was originally described in the Historic Inventory as a barn. The barn siding from that period was board and batten and not shingles. The proposed project blends in much better with the district. The changes followed all the Committee's recommendations. The proposal is a huge improvement and reads as a single-family residence.

MOTION: **Motion** by **Commissioner Thomas** to Forward a Recommendation of Approval to Construct an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. Located at 222 University Avenue. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. With the Plans and Findings as Presented. **Seconded** by **Commissioner Burnett**.

Committee members provided comments.

Disappointed that the applicant was not present. Board and batten would be a better choice.

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

3. <u>31 University Avenue</u>
   Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001

   Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
   Property Owner: SRI Old Town, LLC
   Applicant: Rick Nelson, MBH Architects

Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Stuart Waggoner, HR Architects, Applicant

They presented the Committee's comments to their senior management. They decided not to make any changes. They looked at Google Earth to see the styles of nearby buildings and felt it fit in. Symmetry, balance and proportion are important to RH.

The Committee asked questions of the Applicant.

Stuart Waggoner, HR Architects, Applicant

The Committee's comments were relayed to their CEO, but the CEO has a vision and decided not to make any changes.

Carol Pluster, Resident

Carol lives in Town and loves Los Gatos. They have seen the renderings and think it will be a beautiful addition to the Town. The building is in character of the Town. They are in support of the project.

Chair Lee Quintana

The Committee also received a Desk Item letter from Demetra Jennings who is in support of the project.

The applicant had nothing to add.

Closed Public Comment.

Committee members discussed the matter.

What are the Commercial Design guidelines regarding corporate architecture? There are two choices: either send to the Planning Commission with a recommendation for denial or continue the item with further direction. There are two policies: LU 6.5 and LU 1.4. 3.7.1 Village scale and character. The proposed design is not consistent with the neighborhood. It should be denied. There should be an Individual feeling and different from each other. It should reflect the Old Town across the street. It is a disappointment that the applicant decided not to work with the Committee. The development mimics the streetscape of a village. The role of the HPC is to maintain the small-town character. Not in favor of the project. I appreciate some of the architectural features such as the arched windows and natural lighting. It is pedestrian oriented. There was no attempt to consider the Committee's concerns. The proposed design is a very nice building that would fit on Los Gatos Boulevard, where it would be an individual building amongst other buildings with a more modern design. It is not read as part of Old Town. Not in support. The design reads as a large individual building. In the Old Town, the style is consistent while each store is different. Even if use is all one.

Note: Vice Chair Martha Queiroz has arrived.

Is the issue that the current building doesn't have a historic look that contributes to the historic district or that it doesn't fit the individual style of Old Town? The present building. did a better job in the rear than at the front of the building. The idea that there are three parts and not just one building. It should carry out the idea of breaking it up, it will stand out more of it doesn't fit with the scale of the district. Since the next step is to go to Planning Commission. Be very explicit that it is less the style but that it is one giant building. It looks like one continuous building while the intent was to have it feel like a collection of individual structures. The design by the Arhous furniture store was approved. Their design kept the asymmetry, but they painted it all white which is a reasonable compromise. The Town would benefit economically by having a major tenant like RH to come to Los Gatos. But the Committee's job is historic preservation. The building looks good, and the fixes could be simple. They can use different subtle colors, light sconces, and materials like tiles, to distinguish the facades. They add landscaping like a fountain on the corner or more trees in front. The building style is between Italian Renaissance and Spanish revival. Decorative dentil to add along the roof line. It looks like the sleek Restoration brand. They could paint the roof red to resemble red clay tiles. They could make small changes that could keep their brand and blend in with the historic neighborhood. The skylight is still visible. Not bothered by the skylight. I would like to see the skylight tie in with the other roof tops next door and across the street.

The Committee asked questions of Staff.

Sean Mullin, Project Planner

There was no preliminary review. The applicant worked with staff. They decided to submit a formal application to start the process. An Architecture and Site (A&S) application was triggered because it was in a historic district. An A&S application would go before the Planning Commission. Because it's a planned development it would then go before the Town Council.

MOTION: **Motion** by **Committee Member Burnett** to Forward a Recommendation to Deny the Request to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded** by **Vice Chair Queiroz.**

The Maker of the Motion amended the motion to include redesigning the skylight so that it is not visible.

The Seconder of the Motion did not accept the amendment to the motion.

The Maker of the Motion amended the motion to include the directions provided at the March 26, 2025 meeting and as summarized in the action letter. In addition, it includes the subtle changes outlined by Vice Chair Queiroz regarding paint, lighting, materials, trees, landscaping, roof painting, etc. to achieve the appearance of a collective of individual structures.

The Seconder of the Motion accepted the amendment to the motion.

VOTE: Motion passed unanimously, 4-1. Commissioner Thomas voting no.

4. 16488 Bonnie Lane
   Minor Residential Development Application MR-24-007

   Consider a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 16488 Bonnie Lane. APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.
   Property Owner: Mai of Tran 2020 Trust
   Applicant: Vu-Ngan Tran
   Project Planner: Maria Chavarin

The project planner presented the staff report.

Opened Public Comment.

Mai Tran, Owner

The second-story project was approved as of May 2024. They have returned with a small change. The architect has made the dormer more even. The biggest change is to make the house more presentable.

The Committee asked questions of the Applicant.

Mai Tran, Owner

The second-bedroom design was changed. Instead of a bump out to make room for the bathtub there is now a straight wall. The roofline has not changed. They were asked to use fiberglass clad wood windows. Their architect provided names of manufacturers, but those vendors only offer full fiberglass windows. They are asking for vendor recommendations. They are hoping to be approved. The proposed master bedroom was intended to make room for their in-laws who are in their late 80's.

Closed Public Comment.

The Committee asked questions of Staff

Maria Chavarin, Project Planner

This is the second-floor proposal that was approved at the last meeting. The applicant has returned to modify the footprint of the second floor. They added three more windows because they expanded the footprint of the second floor.

Sean Mullin, Planning Manager

They widened the dormer and separated one window into 3 smaller windows. There is no change in the roof ridge. Staff can connect the applicant with resources for the windows.

Committee members discussed the matter.

In support of the new proposal. It is a good proposal. The changes are acceptable. Concerned about the window situation for sources. Concerned about the changes to the front of the house because: 1) the direct connection to the street is lost. 2) It adds to the bulk of the house. Want the steps to come off the porch onto the Bonnie Lane, which is the main face of the street. Familiar with the previous owners. We never entered through the front door, only through the side door. It is not a corner lot. What is the owner's reason for changing the entry? Is it because of landscaping? The side of the house is on Bonnie Lane. It's a wedge corner lot and faces a private road. In support of approving the new plans.

MOTION: **Motion** by **Commissioner Thomas** to Recommend Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-007. Located at 16448 Bonnie Lane. With the requested changes, and the new consistency with the Architecture and Site proposed plans and the recommendation that staff help the applicant find a good source for appropriate windows to fit the historic nature of the structure. **Seconded** by **Committee Member Feinberg**.

VOTE: **Motion passed unanimously, 5-0.**

5. <u>16401 Englewood Avenue</u>
   Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001

   Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. APN 532-05-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-002.
   Property Owner/Applicant: Christine Garwood
   Project Planner: Ryan Safty

The project planner presented the staff report.

The Committee asked questions of Staff

Opened Public Comment.

Christine Garwood, Owner

They found no historic significance or information from their research at the library. No historic significance for the property, events or people. Record of a remodel in 1973 remodel. They did an extensive remodel in 2012. The footprint is the same. But they added a second story, front porch, and a brick façade. They changed the roof, all the windows, and the siding. There was no historic review process through the County. In 2019 it was part of a larger neighborhood annexation.

The Committee asked questions of the Applicant.

Christine Garwood, Owner

They may add an ADU but haven't decided on what they want to do. Removal from the Historic Inventory is their first step.

Closed Public Comment.

The Committee asked questions of Staff

Committee members discussed the matter.

Because of the detailed information and recent extensive remodel, we can approve removal. This remodel was done very well and looks historic. Given the records, it can be removed. It fits well with the neighborhood. It meets all the criteria to be removed. The existing house has nothing left of the true historic characteristic.

MOTION: **Motion** by **Commissioner Burnett** to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. Located at 16401 Englewood Avenue. APN 532-05-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-002. With the Required Findings. **Seconded** by **Commissioner Thomas.**

VOTE: **Motion passed unanimously, 5-0.**

OTHER BUSINESS

6. 333 Los Gatos Boulevard
   Request for Review Application PHST-25-004

   Consider a Request for Preliminary Review to Construct an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. Exempt Pursuant to CEQA Section 15301: Existing Facilities.
   Property Owner/Applicant: Nicholas Palmer
   Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Nicholas Palmer, Owner

They moved in February 2021. They would like to add a bathroom. There is only one shower. They explored master addition in the back, but the cost was too high. They would like to put in in the front since the master bedroom is already there. It would help lessen the street noise. The goal is to make the front look the same. They have extra siding in the garage and found a vendor who can replicate the siding. They would reuse the existing window. They would reuse the glass but modify the frame. They want to see if their plan is even feasible before spending money on plans.

Committee members asked questions of the applicant

Nicholas Palmer, Owner

The width of the window would remain but shortened to fit above a vanity. They are flexible about the footprint of the bathroom footprint. They would like to retain the pillars of the existing porch instead of it being all one wall. There are two existing windows that would be removed because of a closet.

Committee members provided comments:

The removal of the two windows makes it look better and less cluttered. This is a good remodel. See if you can swap the vanity and tub to keep the window size. Okay with shortening the one window above the vanity. If you cannot reuse the 1912 window, you can save the windows on the porch as a back-up.

Closed Public Comment.

7. Committee Conduct and Procedures
   The Chair would like the meeting to be more systematic and orderly by raising hands during discussion. Next month, the Chair would like to discuss what are the Residential Design Guidelines, zoning codes, etc. that deal with historic pre-1941 structures. How do we consider a structure as a historic landmark?

8. Annual Certified Local Government Report 2023-24
   Asking for acceptance of the Report. Accepted by the Committee. The California Preservation Foundation (CPF) is offering training and a 2025 Conference in Sacramento.

Committee members discussed the matter.

What is the role of the Committee in recommending program items under Committee matters. Is there a formal way to update the records or programs? The Town Council needs to give directions before staff can take on the task. It could be put on the HPC agenda, and one Committee member could speak at the Town Council during verbal communications. The Mayor is considering putting pre-1971 structures on the Historic Inventory. Need direction from the Mayor. Look around Town for properties that should be considered for the inventory. An individual property owner can apply for historic designation.

REPORT FROM THE DIRECTOR

All the Director's decisions aligned with the recommendations from the HPC.

COMMITTEE MATTERS

ADJOURNMENT

The meeting adjourned 6:08 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
March 26, 2025, meeting as approved by the
Historic Preservation Committee.

Prepared by:

_____

/s/ Sean Mullin, AICP, Planning Manager

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RH

November 6, 2024

Revised: March 5, 2025

Revised: May 21, 2025

Revised: August 18, 2025

Sean Mullin, Planning Manager
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Project: **RH – Los Gatos**
Location: 31 University Ave

Subject: **Letter of Justification for Architecture and Site Approval; Conditional Use Permit**

PROJECT DESCRIPTION & REQUEST

RH is requesting architecture and site approval, as well as a conditional use permit ("CUP") for 1) formula retail use exceeding 10,000 sf, and 2) for restaurant use with the selling of alcoholic beverages for consumption on-premises. RH is seeking these approvals to allow for the remodel of a 15,330 sq. ft. building located at 31 University Avenue, which will feature an innovative retail experience seamlessly integrating luxury home furnishings collections within a curated hospitality program (the "Proposed Project").

BACKGROUND

A curator of design, taste and style in the luxury lifestyle market, RH offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

Committed to creating architecturally inspiring and immersive retail spaces that blur the lines between residential and retail, indoors and outdoors, home and hospitality, RH Design Galleries are bespoke design destinations presenting the largest curated and fully integrated assortment of luxury home furnishings in the world. From restored landmark buildings to grand-scale contemporary structures, these architecturally inspiring spaces reimagine and redefine the shopping experience.

Designed with sensory-inspiring spaces that cannot be replicated online, these innovative and architecturally significant retail environments include lush gardens, professional design services, one-

of-a-kind culinary experiences, and artistic installations of curated RH Collections by internationally acclaimed designers and artisans across the globe.

In addition to RH Madrid, the Gallery at Plaza del Marqués de Salamanca, RH Aynho Park, a magnificent 17th-century estate in the English countryside, and RH Brussels, a grand 18th century French baroque mansion prominently situated on the premier Boulevard de Waterloo, RH chairman & CEO Gary Friedman has revitalized several landmark properties across North America, including the former Museum of Natural History in Boston, the historic Three Arts Club in Chicago, the Historic Post Office in Greenwich, Connecticut; the Bethlehem Steel Building in San Francisco, and the brand's impressive Gallery in New York's Meatpacking District.

The plan for a RH Design Gallery, together with a food and beverage program, allows for the reimagination of an exceptional building that is appropriately scaled and sited on a key intersection of Old Town Los Gatos.

SITE DETAILS

The existing 15,330 sf building for the Proposed Project is sited at the corner of University Ave and Elm St, and sits on a 4.18 acre parcel that spans both sides of University Ave which houses an outdoor retail center known as the Old Town Shopping Center.

The Proposed Project will combine two previously separate tenant spaces within the existing building, which were previously home to a 6,400 sf Steamers of Los Gatos and a 8,641 sf Gap.

The zoning for the site is C-2:LHP:PD: Central Business District with a Landmark & Historic Preservation and Planning Development overlay. The Proposed Project's uses are allowed per zoning with a Conditional Use Permit. The Proposed Project will maintain the existing square footage of the existing building and would comply with the zoning ordinance standards for setbacks and building height.

ARCHITECTURE

The primary proposed building material is a multi-coat cement plaster system with steel and aluminum decorative building elements. The existing structural system is maintained in place. Architectural aluminum windows line the exterior elevations and provide transparency across the facades facing Elm St, University Ave, and along the pedestrian pass-through on the building's southern side.

The length of the facades across University Ave and Elm St are scaled down through sections that alternatively step back in ground plane from each other. These wall panels also alternatively feature rectangular- or semicircular- topped windows, as well as a parapet line that steps up and down in height in line with the panels. These features ultimately provide a sense of rhythm, symmetry, visual relief, and interest to the length of the existing building. Further, the fenestration sits materially inside the edge of the exterior wall, providing for deep shadows, which along with projected louvered awnings add additional textural detail across the facades.

Finally, the full-service restaurant sits centrally inside the Proposed Project and is covered by a pyramidal skylight that brings in light and highlights the cafe as a central gathering space. Barrel-

vaulted hallways bookend both sides of the cafe, which add an uncommon architectural expression, facilitates a unique play of light, and creates a sense of place as customers enter the Gallery or exit the cafe.

COMPLIANCE WITH COMMERCIAL DESIGN GUIDELINES

31 University Ave sits within the C-2A subdistrict, which specifies site development and building design guidelines for projects within its boundaries. Applicable guidelines to the site are noted below along with the Proposed Project's conformance:

3.2 Site Development:

3.2.1: Facades should be setback from the public street property lines no more than five feet: The Proposed Project is a renovation of an existing building, so the existing building's existing footprint and setback are proposed to remain. Currently, the building's façade is set back farther than five feet, but this was part of and consistent with the overall design included Planned Development Ordinance 2025. Landscaping elements including planters, benches, and trees are included within this setback area.

3.2.3. Pass-through pedestrian walkways from rear parking lots may be required: The Proposed Project will maintain and enhance the existing pedestrian walkway along its southern side.

3.3 Building Design:

3.3.1 Maintain a building front module that is consistent with the remaining block front streetscape: As the Proposed Project is a renovation of an existing building with less than 50% of the façade being demolished, the massing, setbacks, and cadence remain consistent with the larger Old Town Shopping Center it is a part of. The proposed changes harmonize and rationalize the façade to further integrate, rather than separately distinguish itself, from the surrounding streetscape.

3.3.3 Emphasize display windows and storefront entries: The Proposed Project includes abundant display windows and several entries. Architectural aluminum windows line the exterior elevations and provide transparency across the facades facing Elm St, University Ave, and along the pedestrian pass-through on the building's southern side.

3.3.4 Maintain transparent storefronts and public right-of-way walls: The Proposed Project's amount of openings are consistent with the existing buildings, although they have been expanded in several areas.

3.3.5 Provide vestibules at building entries: There is no vestibule at the main entrance to the Proposed Project; however, the entry opens into a barrel-vaulted passage which acts as a transition point within the gallery.

3.3.6 Utilize high quality storefront materials: The primary proposed building material is a multi-coat cement plaster system with steel and aluminum decorative building elements. Architectural aluminum windows line the exterior elevations. These materials will serve to elevate the building from its existing material palette.

3.3.7 Operable windows and French doors are encouraged for restaurants and coffee cafes: The restaurant is in the middle of the Proposed Project, however; full-height windows/doors line the perimeter, several being operable.

3.3.8 Install awnings: The Proposed Project includes awnings along all facades.

The Commercial Design Guidelines further note conformance guidelines for the University/Edelen Historic District which 31 University Ave sits within – these guidelines and the Proposed Project's conformance are noted in detail in the Supplemental Letter of Justification submitted for the February 26, 2025 Historic Preservation Committee.

USES

A majority of the Proposed Project will display furniture and décor in a series of complete living, bath, and bedrooms. There will also be a restaurant on the ground floor beyond the entryway, along with a kitchen and other back of house. An Interior Design Studio room will also be sited toward the back of the store, where interior designers can provide customers further assistance. Further information on how the gallery and restaurant will operate is as follows:

Hours of Operation: Proposed operating hours for the design gallery and restaurant will be from 10:00am to 10:00pm (last seating at 9:00p) Monday to Saturday, and 10:00am to 9:00pm (last seating at 8:00pm) on Sunday. Note: these hours are subject to change.

Maximum hours of operation, including maximum staff shifts, start no earlier than 6AM and end no later than midnight.

Staffing: The design gallery would employ 20 full-time staff. Shifts will start no earlier than 6AM and the latest shift will end no later than two hours after closing. Shifts will likely be overlapped and max out mid-day at around 15 employees. Gallery shifts are typically 8-hours long.

The restaurant would employ approximately 50 staff – 40 of these are expected to be full-time staff. Restaurant shifts would start no earlier than 7AM and the latest would end by 12AM. Restaurant shifts are typically 8-hours long. A maximum of 35 staff would be working at the highest point of crossover (Saturday 2-4PM), while the average amount of staff on-site will total 15-20.

ABC License: RH intends to apply for an On-Sale General – Eating Place License (Type 47) from the ABC. RH may apply for a Type 41 beer and wine license in lieu of a Type 47.

Other: RH will consider all group dining and buyout requests within normal business hours.

The vision within the building is to reimagine the retail experience by blurring the lines between residential and retail, hospitality and home, indoors and outdoors – creating an immersive retail environment that is more home than store. All amenities will be made available to the public during the hours of store operation.

PLANNED DEVELOPMENT ORDINANCE AMENDMENT FINDINGS

The existing building at 31 University Avenue is governed by Planned Development Ordinance 2025, adopted on December 16, 1996. **RH is requesting an amendment to Planned Development Ordinance 2025** – specifically, to remove the requirement that the building be designed to "appear to be a collective of individual structures that abut each other." This change would allow for a more cohesive and contextually appropriate façade.

Currently, the building's façade is articulated to resemble three separate structures. The styles represented by the existing façade largely do not correspond to the architectural character of the University-Edelen Historic District, which includes the contributing styles of Mission Revival, Mediterranean, Craftsman, and Victorian. In contrast, the proposed redesign adopts a unified Mediterranean-style façade that thoughtfully reflects the proportions, window types, and architectural articulation seen throughout Old Town. As such, the revised design offers a more harmonious and respectful relationship to its surroundings.

Town code Section 29.80.120 allows for amendments to PD's, provided the proposed amendment meets the requirements and findings of Town code Section 29.80.095. The proposed PD Amendment and the Proposed Project comply with the required findings in the following manner:

1) The proposed PD is in compliance with all sections of this division.

   The proposed PD amendment is within the limitations of use of a planned development as it pertains to property within a landmark and historic preservation overlay zone, and serves to enhance the Town's historic resources that provide a public benefit to the citizens of the Town.

2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

   The proposed PD amendment maintains a baseline set of requirements consistent with the Town's general plan. The policies consistent with the PD amendment include, but are not limited to:

   Policy LU-6.5: The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

   Policy LU-9.3: Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the small-town atmosphere.

   Policy CD-9.1: Exterior building materials in the Central Business District should be consistent with those used in existing, tastefully executed surrounding buildings.

   Policy CD-12.2: Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial or public buildings.

3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

The PD amendment seeks a modification specifically to requirements in PD Ordinance 2025 but otherwise maintains a baseline set of requirements consistent with the Town's land use regulations and design guidelines, including Ordinance 1920 and 2168, which governs over the University/Edelen Historic District, and which includes the Proposed Project's site.

The Proposed Project is consistent with the design guidelines for the remodel of a non-contributing structures within the University/Edelen Historic District. The Proposed Project is sensitive to and supportive of the larger District as it expands the Mediterranean components of the existing building's and Old Town Shopping Center's style while maintaining the existing building's footprint, setbacks, massing, and density. The Proposed Project's stucco building material, as well as doors and window rhythm, type and proportions, are consistent to the existing building's Mediterranean style, as well as that of the larger Old Town Shopping Center across University Ave. In particular, the stucco and proposed openings evoke the style of 50 University Ave, a significant commercial structure within the University/Edelen Historic District. The Proposed Project limits decorative details and scale however, in sensitivity and support of the Historic District's contributing structures.

The proposed PD amendment and Proposed Project also conform with required findings for landmark and historic preservation applications per Town Code Section 29.80.290, as the proposed work does not adversely affect the exterior architecture or its relationship with its surroundings. The Proposed Project is more harmonious and consistent with the larger Old Town Shopping Center's style and aesthetic:

"Sec. 29.80.290. Standards for review. In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district."

4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

   b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or

   e. The proposed PD provides a public benefit to the citizens of the Town.

   The proposed PD amendment facilitates the revitalization of two vacant storefronts into a mixed commercial amenity of innovative and creative use programming for the benefit of both residents and visitors, which satisfies conditions (b) and (e) above.

CONDITIONAL USE PERMIT FINDINGS

In the C-2 zone, Town code requires a CUP for a formula retail business exceeding 10,000 sf and for restaurant use with the selling of alcoholic beverages for consumption on-premises (Section 29.20.185). Los Gatos stipulates terms for the approval or denial of conditional use permits under Section 29.20.190. The Proposed Project and its uses will comply with the objectives in the following manner:

(1) The proposed uses of the property are essential or desirable to the public convenience or welfare;

The proposed uses provide for a bespoke dining and shopping experience which will be desirable to both residents and visitors as a destination within Los Gatos. Further, the Proposed Project will be an addition to an existing RH gallery at 26 N Santa Cruz Ave, which has been an integral part of the Los Gatos community for over 10 years.

(2) The proposed uses will not impair the integrity and character of the zone;

The proposed use will not impair the integrity and character of the zone as it is a commercial use located in a commercial zone.

Further, the Proposed Project is consistent with the Commercial Design Guidelines for C-2A zones and as a non-contributing structure within a historic preservation district. The Proposed Project maintains the existing building's massing and density, reimagines the existing facade variation, and maintains the pedestrian pass-through along the southern wall.

(3) The proposed uses would not be detrimental to public health, safety or general welfare;

The proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's), and would not be detrimental to public health, safety, and general welfare.

(4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

The proposed uses are in harmony with the General Plan and the Town Code because they contribute to the variety of commercial uses in the Central Business District.

The goals and policies of the 2040 General Plan (2020 Land Use and Community Development Elements) applicable to this project include, but are not limited to:

Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Policy LU-9.3: Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

Policy LU-9.6: Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

Policy CD-1.4: Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

(5) A hazardous waste facility proposal is subject to the California Health and Safety Code, Article 8.7, Section 25199—25199.14 and shall be consistent with the Santa Clara County Hazardous Waste Management Plan.

Not Applicable

FORMULA RETAIL CONDITIONAL USE PERMIT FINDINGS

Further, the Formula Retail CUP requires that none of the additional findings below are made for a proposed formula retail business exceeding 10,000 sf, pursuant to Town Code Section 29.20.190(b). None of the below findings can be made to deny the Proposed Project, as further elaborated below:

(1) The proposed use of the property is not in harmony with specific provisions or objectives of the general plan and the purposes of this chapter;

The proposed use is in harmony with the specific provisions and objectives of the general plan and the purposes of Chapter 29 of the Town Code. Please review finding #2 under Planned Development Ordinance Amendment (above) and finding #4 under Conditional Use Permit (above) on how specific objectives of the general plan are met.

(2) The proposed use will detract from the existing balance and diversity of business in the commercial district in which the use is proposed to be located;

The Proposed use will not detract from the existing balance and diversity of business in the commercial district it is located within. The proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's).

(3) The proposed use would create an over-concentration of similar types of businesses, or

The proposed use would not create an over-concentration of similar types of businesses as the former RH store will transform into a different concept, and the Proposed Project also includes a hospitality component, which is unseen in other merchandise uses in the neighborhood.

(4) The proposed use will detract from the existing land use mix and high urban design standards including uses that promote continuous pedestrian circulation and economic vitality.

The proposed use does not detract from the existing land use mix and high urban design

standards. As noted previously, the Proposed Project complies with commercial design guidelines including those which encourage pedestrian circulation. Further, the Proposed Project replaces two vacant storefronts which currently deter pedestrian circulation and additionally hinders economic vitality.

CONCLUSION

We believe the Proposed Project will enhance the corner of University Ave and Elm St in Old Town Los Gatos by at once seamlessly fitting into the character and scale of the neighborhood surrounding, while also providing visual interest through harmonious, textured, and elevated design. While the Proposed Project's programming does not represent a change of use from the existing use at the building, the reimagined dining and shopping space will help improve customer experience, thereby helping to activate pedestrian activity in this area.

The Proposed Project:

- Respects the existing scale and character of surrounding structures, and blends rather than competes with the established character of the area.
- Presents elevations that are of high-quality design and construction, and a positive addition to and compatible with the Town's ambiance. The Proposed Project enhances the character and unique identity of the existing commercial neighborhood.
- Represents no change in use from the former tenants at the existing building; rather the Proposed Project will improve and reimagine a blend of both uses under one roof.

DEVELOPER and DESIGN FIRM INFORMATION

RH

RH is a curator of design, taste and style in the luxury lifestyle market. The company offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

RH operates Galleries and outlets throughout the U.S., Canada, UK and Europe.

There are places you visit and those you remember™

Awards and Recognition

Award of Merit - Interior/Tenant Improvement – ENR Mountain States - RH Denver - 2016

Connecticut Preservation Award - Connecticut Trust for Historic Preservation – Former Greenwich Post Office - 2015

Preservation Excellence Award (Adaptive Reuse) – Chicago Landmarks – Three Arts Club - 2016

MBH Architects

MBH Architects is a full service architecture and integrated services firm building innovative solutions from offices in the San Francisco Bay Area, New York City, Denver, Mumbai and Bengaluru since 1989.

MBH Architects is a Minority-Owned Business Enterprise (MBE) with staff from around the world. Their wide array of experience includes over 10,000 projects of nearly every project type, and their global reach spans more than 96 countries worldwide. MBH Architects take incredible pride in our work and clients' satisfaction.

Awards and Recognition

Gold - Shop! Design Awards - Bucherer Time Machine Flagship Store - 2023

Commercial Construction & Renovation Project Profile Award - 300 Grant - 2021

AIA East Bay Design Awards - 930 Brittan - 2021

Urban Confluence Design Competition - Breeze of Innovation - 2021

Honorable Mention - MNSD's Retail Renovation Competition - Peet's Coffee Georgetown - 2017

Aesculus
Arboricultural Consulting

3/7/2025

Matthew Morgan
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Re: Tree protection for proposed renovation at 31 University Ave, Los Gatos, CA 95030

Dear Matthew,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. This report contains our analysis.

Summary

Thirteen trees are present on and adjacent to this property, twelve of which are protected. Two protected trees, both on this property, are recommended for removal, as they conflict with project features.

All other protected trees are in reasonably good condition and should be preserved as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction, according to each tree's existing condition.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed renovation on this property. This report may be used by our client and others involved in the project as needed to inform all stages of the project.

All observations were made from the ground with basic hand tools. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the Town of Los Gatos, all trees over 4" in diameter must be included in the tree protection report, regardless of project size. Tree reporting shall be guided by the Town of Los Gatos Tree Protection Requirements for Planning Applications, available online at

https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=

Observations

Trees

Thirteen trees are on this property (Images 1-13). These consist of coast live oaks (*Quercus agrifolia*, seven trees), callery pears (*Pyrus calleryana*, five trees), and crape myrtle (*Lagerstroemia x indica*, one tree).

Protected statuses - trees #1, 2, 4-10, 12, and 13 are Protected Trees. Trees #6-13 are street trees. Tree #3 is not protected.

Health - most trees present are in moderate to good health. Only trees #2, 3, 5, and 10 are in poor health.

Structure - most trees present exhibit good to moderate branching structure. Only trees #2 and 3 exhibit poor structure.

Form - Form refers to the tree's shape in relation to aesthetics, maintenance issues, conflicts with nearby objects, and similar items besides the tree's structure. Most trees present exhibit good to moderate form. Only trees #2, 3, and 10 exhibit poor form.

Current Site Conditions

The location is a retail facility adjacent to a parking lot, a walkway, and two Town streets in Los Gatos, California. The grade is flat. The parcel holds one building with multiple businesses inside. Most of the building is bounded by hardscape, with the landscaping in designated planters. The landscaping is maintained and irrigated, and mostly consists of hedged shrubs and trees.

Project Features

BUILDINGS - the building footprint will remain largely unchanged. Along University Ave and along the paseo walkway, the building face is changing shape, with some sections moving outward slightly and others moving inward slightly, bringing the building wall more flush than it is now. However, the general location of the building is not changing.

HARDSCAPE - the sidewalk along University Ave will be removed and replaced, and the location of the two tree wells #11 and 12 will be willed in and replaced with a tree well in between the two.

Potential Conflicts

The sidewalk replacement along university has the potential to impact the TPZ[1] and CRZ[2] of tree #10, which has a 40% suitability for preservation due to its poor health and structure. Also, trees #11 and 12 will be removed due to the elimination of their tree wells and a new tree planted in the new well that is created between the two.

Trees #3 - Since this tree is not protected, it has not been evaluated for potential conflicts.

Trees # 1,2, 4-9, 13 - all proposed project features and logical access routes thereto are outside these trees' TPZs.[3]

[1] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.
[2] Critical root zone. See Discussion, Tree Map, and Tree Table for definition and significance
[3] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.

Testing and Analysis

Tree DBHs[4] were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes. Vigor ratings are based on tree appearance and our experiential knowledge of each species' healthy appearance.

Tree location data were collected using a GPS smartphone application and processed in Quantum GIS (QGIS) to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations and all dimensions shown on the Tree Map are approximate. The percentages of TPZs impacted by project features were calculated in QGIS but should be considered approximate due to potential error in tree locations or feature locations.

Data were collected by Katherine Naegele, ISA Certified Arborist #WE-9658A . with basic hand tools (such as, but not limited to: hand hoe; hatchet; rubber mallet; measuring tape; etc.) at a site visit on March 3, 2025. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the following document(s), provided to us electronically by the project team:

- Proposed site plan: Site Plan 1/9/2025 LINK
- Civil plan: 100% DD Progress Set 2/28/2025 LINK

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is, therefore, unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet or less of soil in the clay soils typical for this geographic region, with roots occasionally

[4] diameter at breast height (4.5 feet above grade), a standard arboricultural measurement

occurring at greater depths when soil conditions allow. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal area around a tree that should be protected from disturbance depends on the tree's trunk diameter, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vitality[5]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the protected tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

Species	Estimated tolerance	Reason for tolerance rating
Crape myrtle (*Lagerstroemia x indica*)	2	Performs well in most landscapes but grows relatively slowly

[5] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Critical Root Zones (CRZs)

Although root loss inside the tree protection zone (TPZ) may cause a short-term decline in tree condition, trees can often recover adequately from limited disturbance in this area.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone, as substantial root loss closer than this increases a tree's likelihood of failure.

Note that trees sometimes have asymmetrical root systems, and if no substantial roots are present in a given area, impacts on the tree will be minimal to minor regardless of distance from the trunk.

Tree Conflicts with Above-Ground Structures

While most tree protection measures are concerned with the protection of tree roots and trunks, it is important to plan mindfully for tree canopies as well. Whenever possible, consideration should be given to the mature canopy size of trees, and above-ground structures, such as rooflines, streetlights, regulatory signs, and other structures that might damage the canopy, or lead to the canopy to require topping, heading, or considerable pruning to prevent damage to or allow visibility of the structure.

If the tree or the planting space is already present and the structure can be relocated, this should take place to allow for the tree canopy to thrive. If the structure is already present, the tree should be removed or the planting location adjusted to allow the future tree to thrive.

Conclusions[6]

Trees #1,2, 4-9, 13 - **minimal** impacts to these trees are likely from the project as proposed.

Trees #3 - since these trees are not protected, they have not been evaluated for construction impacts.

[6] All conclusions assume the tree protection measures recommended in this report. Without proper tree protection measures, any tree could be damaged.

Trees #11 and 12 - these trees will be removed for construction to be replaced with a new tree

Tree #10 - the removal of the sidewalk may impact the health of this tree. This tree should be monitored, and removal and replacement should be considered.

Recommendations[7][8]

Design Phase

1. Consider the relocation of two streetlights at least 10 ft from trees #10 and from the newly planted tree, to prevent damage to the streetlights, and prevent the need for improper pruning of the trees.
2. Consider the removal of tree #10, since so much concrete work will take place underneath it, and the damage may lead to the decline of the tree that had a 40% suitability for preservation.

Preconstruction Phase

1. Remove trees #11 and 12, upon receipt of a permit from the Town of Los Gatos. The reason for removal is as follows:

   > **Sec. 29.10.0992. Required findings.**
   >
   > (4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

2. Consult with the Project Arborist regarding designated locations for the following activities, and any others that may affect tree protection zones (including, but not limited to, seepage and exhaust):
   a. Equipment storage
   b. Materials storage

[7] All recommendations are driven by the requirements of the jurisdiction in which the property is located, and by industry best practices.
[8] Bolded items are emphasized only because in my experience they are tend to be overlooked.

c. Portable toilets
d. Cleanout areas for paint, concrete, etc.
e. Sump pump outlet

3. Tree protection fencing - install as shown in the Tree Map.
    a. Minimum fencing distances are shown on the Tree Map, plus some small areas outside TPZs if needed for practicality. Fencing must be installed at or beyond these distances. **Note that the TPZs of some offsite trees may extend onto this property and require fencing.**
        i. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
    b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
    c. Any existing paved areas that will remain as-is may be left unfenced. Ensure that the unpaved area designated for tree protection fencing is fully enclosed.
    d. Tree protection fencing shall comprise 6’ chain link fabric mounted on 8’ tall 1.5” diameter metal posts driven into the ground and spaced no more than 10 feet apart.
    e. Tree protection fencing shall be posted with signs saying “TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST.”
    f. Place a 6” layer of wood chips inside tree protection fencing.
    g. Tree protection fencing shall adhere to the requirements in the document titled “ARBORIST REPORT CHECKLIST,” available at https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=
4. **Tree Protection Verification Letter** - notify the Project Arborist when tree protection measures are in place. The Project Arborist will inspect the tree protection measures to verify their presence and condition, and will issue a letter to the city with their findings.

Demolition Phase

1. Maintain tree protection measures as detailed above.

2. When demolishing existing features within TPZs, start work close to trees and move backwards, limiting equipment to still-paved areas. This applies features within TPZs.

Construction Phase

1. Maintain tree protection measures as detailed above.
2. **Monthly Monitoring Reports** - inform the Project Arborist when construction is set to begin. The Project Arborist shall visit the site once per month thereafter to verify that all tree protection measures are maintained in working condition, and shall issue a letter to the city with their findings.
3. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
4. If live roots over 1" in diameter are encountered when excavating in any location:
    a. Hand-excavate edge nearest trunk to the full depth of the feature being installed.
    b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
    c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
    d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
    e. If excavation will be left open for more than 3 days:
        i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
        ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.
5. Notify Project Arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
    a. The Project Arborist shall provide a follow-up letter documenting that the excavation was performed to specification.
6. **Final Monitoring Report** - inform the Project Arborist when construction is set to end. The Project Arborist will make one final site visit to document the trees' condition, and will issue any final mitigation recommendations if needed.
    a. The Final Report may be completed by city staff instead at staff's discretion, pending staff availability.

Post-Construction Phase

1. Any heritage tree to be retained protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.
2. Install new trees and/or pay in-lieu fees to offset the removal of trees #11 and 12, per Town of Los Gatos requirements.
    a. Tree replacement requirements are determined by canopy size, per the following table:

Canopy Size of Removed Tree[1]	Replacement Requirement[2, 4]	Single Family Residential Replacement Option[3, 4]
10 feet or less	Two 24-inch box trees	Two 15-gallon trees
More than 10 feet to 25 feet	Three 24-inch box trees	Three 15-gallon trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees	Four 15-gallon trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees	Not Available
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees	Not Available

3. Replacement with native species is strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species (see section 29.10.0970(2) of the Town Code) are generally not considered suitable replacement trees. If a tree or trees cannot be reasonably replanted on the subject property, the Town Arborist may approve a full or partial in-lieu fee payment. Where the payment of in-lieu fees are approved, permits will not be issued until all in-lieu fees are paid in full. If approved by the Town Arborist, in-lieu fees are as follows:
    a. 24 inch box tree = $250
    b. 36 inch box tree = $500

4. **Final Arborist Inspection** - inform both the Project Arborist and the City Arborist when exterior construction is set to end. The City Arborist shall visit the site, after

replacement trees have been planted (if applicable), but before tree protection fencing has been removed.

5. Remove tree protection measures, upon approval from the Project Arborist and City Arborist.
6. If retained, provide supplemental irrigation for tree #10 to aid in root regrowth for at least three years.
    a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
    b. COAST LIVE OAKS/DEODAR CEDARS Irrigation should only take place in the normal rainy season for this area (October - April), and only if rainfall is below average.
    c. All other species should be irrigated year-round.
    d. Irrigation should be paused during the rainy season if rainfall is average or above.

Additional Materials Submitted as Separate Documents

1. 31 University Ave Tree Map
2. 31 University Ave Tree Photographs
3. 31 University Ave Tree Table

Respectfully submitted,



Elizabeth Lanham | Consulting Arborist | She/They
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ISA Tree Risk Assessment Qualification Credentialed
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Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
9. Any photographs, diagrams, charts, sketches, or other graphic material included in any report are intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys unless otherwise noted in the report. Any reproduction of graphic material or the work product of any other persons is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by Aesculus Arboricultural Consulting as to the sufficiency or accuracy of that information.


#1
1.6 ft.
6.2 ft.
#2
1.6 ft.
7 ft.
#3
#4
1.6 ft.
6.6 ft.
#5
1.9 ft.
4.9 ft.
#6
6.2 ft.
10.6 ft.
#7
6 ft.
10.3 ft.
#8
2.6 ft.
6.8 ft.
#9
3.6 ft.
9.4 ft.
#10
2.7 ft.
9.3 ft.
#11
2.3 ft.
0.9 ft.
#12
2.7 ft.
5.3 ft.
#13
6.1 ft.
10.4 ft.
ELM STREET
Aesculus
Arboricultural Consulting
0
10
20
30 ft
Tree trunks, to scale. Locations approximate where not matched to survey. Note that tree trunks may not be round in cross section.
Critical root zones (minimal disturbance recommended)
Tree protection zones (ideal; may differ significantly from canopy size and from recommended tree protection measures)
Tree removals
Minimum distances for tree protection fencing. Fencing may be placed farther away from trees if desired.

Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Notes
1	Callery pear	*Pyrus calleryana*	6.2	10	50	50	60	50	☑	☐	☐	☐	1.8	6.2	-	-
2	Callery pear	*Pyrus calleryana*	5.6	8	30	40	30	35	☑	☐	☐	☐	1.6	7.0	-	-
3	Callery pear	*Pyrus calleryana*	2.4	4	10	10	10	10	☐	☐	☐	☐	-	-	-	-
4	Callery pear	*Pyrus calleryana*	6.6	10	50	50	60	50	☑	☐	☐	☐	1.9	6.6	-	-
5	Callery pear	*Pyrus calleryana*	4.9	10	40	50	50	45	☑	☐	☐	☐	1.4	4.9	-	-
6	Coast live oak	*Quercus agrifolia*	21.1	40	80	50	80	65	☑	☑	☐	☐	6.2	10.6	-	Tag #3281; girdling root
7	Coast live oak	*Quercus agrifolia*	20.7	30	80	50	80	65	☑	☑	☐	☐	6.0	10.3	-	Tag #3282
8	Coast live oak	*Quercus agrifolia*	9.0	18	60	50	60	55	☑	☑	☐	☐	2.6	6.8	-	Tag #3283
9	Coast live oak	*Quercus agrifolia*	12.5	16	50	50	50	50	☑	☑	☐	☐	3.6	9.4	-	Canopy spread is average due to uneven canopy dist. One foot-deep cavity in base.
10	Coast live oak	*Quercus agrifolia*	9.3	20	30	50	30	40	☑	☑	☐	☐	2.7	9.3	-	-
11	Crape myrtle	*Lagerstroemia indica*	3.0	7	70	50	60	60	☐	☑	☐	☑	0.9	2.3	-	-
12	Coast live oak	*Quercus agrifolia*	7.0	18	60	50	60	55	☑	☑	☐	☑	2.0	5.3	-	-
13	Coast live oak	*Quercus agrifolia*	20.8	30	80	50		65	☑	☑	☐	☐	6.1	10.4	-	-

Image 1: Callery pear #1



Image 2: Callery pear #2



Image 3: Callery pear #3



Image 4: Callery pear #4



Image 5: Callery pear #5



Image 6: Coast live oak #6



Image 6b: girdling root on coast live oak #6



Image 7: Coast live oak #7



Image 8: Coast live oak #8



Image 9: Coast live oak #9



Image 9b: decay cavity at base of coast live oak #9



Image 10: Coast live oak #10



Image 11: Crape myrtle #11



Image 12: Coast live oak #12



Image 13: Coast live oak #13



Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (worksheet available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)
1	Callery pear	*Pyrus calleryana*	6.2	10	50	50	60	50	☑	☐	☐	☐	$16,800.00	1.8	6.2	Minimal from project as proposed
2	Callery pear	*Pyrus calleryana*	5.6	8	30	40	30	35	☑	☐	☐	☐	$900.00	1.6	7.0	Minimal from project as proposed
3	Callery pear	*Pyrus calleryana*	2.4	4	10	10	10	10	☐	☐	☐	☐	-	-	-	-
4	Callery pear	*Pyrus calleryana*	6.6	10	50	50	60	50	☑	☐	☐	☐	$1,400.00	1.9	6.6	Minimal from project as proposed
5	Callery pear	*Pyrus calleryana*	4.9	10	40	50	50	45	☑	☐	☐	☐	$790.00	1.4	4.9	Minimal from project as proposed
6	Coast live oak	*Quercus agrifolia*	21.1	40	80	50	80	65	☑	☑	☐	☐	$13,200.00	6.2	10.6	Minimal from project as proposed
7	Coast live oak	*Quercus agrifolia*	20.7	30	80	50	80	65	☑	☑	☐	☐	$12,600.00	6.0	10.3	Minimal from project as proposed
8	Coast live oak	*Quercus agrifolia*	9.0	18	60	50	60	55	☑	☑	☐	☐	$2,280.00	2.6	6.8	Minimal from project as proposed
9	Coast live oak	*Quercus agrifolia*	12.5	16	50	50	50	50	☑	☑	☐	☐	$4,270.00	3.6	9.4	Minimal from project as proposed
10	Coast live oak	*Quercus agrifolia*	9.3	20	30	50	30	40	☑	☑	☐	☐	$2,250.00	2.7	9.3	Moderate to major from proposed sidewalk work

Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (worksheet available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)
11	Crape myrtle	*Lagerstroemia indica*	3.0	7	70	50	60	60	☐	☑	☐	☑	$260.00	0.9	2.3	Incompatible with proposed sidewalk work
12	Coast live oak	*Quercus agrifolia*	7.0	18	60	50	60	55	☑	☑	☐	☑	$1,380.00	2.0	5.3	Incompatible with proposed sidewalk work
13	Coast live oak	*Quercus agrifolia*	20.8	30	80	50	60	65	☑	☑	☐	☐	$12,500.00	6.1	10.4	Minimal from project as proposed

Notes
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Tag #3281; girdling root
Tag #3282
Tag #3283
Canopy spread is average due to uneven canopy dist. One foot-deep cavity in base.
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Notes
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May 7, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Observations

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations. The arborist's report was provided by Aesculus on March 7, 2025.

- There are no specific tree protection measures regarding those proposed for retention - Sec. 29.10.1000. New property development. (c). The trees to be retained need to be indicated as Type III protection at a minimum both is the report and on the T-1 plan sheet.
- Tree appraisals were not performed and related values provided - 29.10.1000. New property development. (c)(3). Trees to be retained need to be appraised using the Trunk Formula Technique as outlined in the Guide for Plant Appraisal 10th Edition.
- The plan set does not contain the required Tree Preservation Instructions (Sheet T-1) sheet Sec. 29.10.1000. New property development.

Recommendations

1. Provide specific tree protection recommendations and indicate where those protection schemes are to be used on a plan sheet labeled T-1.

2. Provide tree appraisals by either using the 10th Edition to the Guide for Plant Appraisal. Only trees to be retained need to be appraised.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified - Valid to 2029

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5/8/2025

Matthew Morgan
Kimley-Horn
10 S Almaden Blvd, Ste 1250
San Jose, CA 95113
408.785.3518
matthew.morgan@kimley-horn.com

Re: response letter detailing changes made to report in accordance with City Arborist comment letter dated 5/7/2025 for proposed renovation at 31 University Ave, Los Gatos, CA 95030

Dear Matthew,

Here is a list of the changes made to my report based on the City Arborist comment letter referenced above. The comment letter was prepared by Erin Walters and contains three points requiring attention.

- Point 1:

> • There are no specific tree protection measures regarding those proposed for retention - Sec. 29.10.1000. New property development. (c). The trees to be retained need to be indicated as Type III protection at a minimum both is the report and on the T-1 plan sheet.

    - This information is included in the map accompanying my arborist report, titled "31 University Ave Tree Map V1 2025-03-05," available at: https://drive.google.com/file/d/1ACHFDb0XSloLUUmBJgu24aLrJXGNfO0E/view?usp=drive_link

- Point 2:

> • Tree appraisals were not performed and related values provided - 29.10.1000. New property development. (c)(3). Trees to be retained need to be appraised using the Trunk Formula Technique as outlined in the Guide for Plant Appraisal 10th Edition.

    - Appraisals have been performed, and a new column with appraised values has been added to the tree table, available here: https://drive.google.com/file/d/11bNTsHKxEEWvZs3-UxinKoGs1GJl4Ndr/view?usp=drive_link

- Point 3:

> • The plan set does not contain the required Tree Preservation Instructions (Sheet T-1) sheet Sec. 29.10.1000. New property development.

    - This item is outside my purview and will need to be addressed by others on the project team.

Respectfully submitted,



Katherine Naegele | Consulting Arborist | She/Her
Master of Forestry, UC Berkeley
International Society of Arboriculture Certified Arborist #WE-9658A
ISA Tree Risk Assessment Qualification Credentialed
katherine@aacarbor.com | (408) 201-9607
Aesculus Arboricultural Consulting | (408) 675-1729
aacarbor.com

Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
9. Any photographs, diagrams, charts, sketches, or other graphic material included in any report are intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys unless otherwise noted in the report. Any reproduction of graphic material or the work product of any other persons is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by Aesculus Arboricultural Consulting as to the sufficiency or accuracy of that information.

31 University Avenue

May 8, 2025

Arborist Peer Review Recommendation #3-

- The plan set does not contain the required Tree Preservation Instructions (T-1) sheet Section 29.10.1000. New Property Development.

Applicant's Response-

T-1 Sheet (T-1A, T-1B and T-1C) have been added to the plan set, providing Tree Protection Report, Tree Map, and Tree Table with Applicable Data. Tree protection measures are provided on Sheet T-1C and depicted on the Tree Map. Tree Appraisals are provided on Sheet T-1C, depicted in the tree table.


#1
6.2-ft.
1.5-ft.
#2
7-ft.
1.6-ft.
#3
#4
6.6-ft.
1.5-ft.
#5
4.9-ft.
1.9-ft.
#6
10.6-ft.
6.2-ft.
#7
10.3-ft.
6-ft.
#8
6.8-ft.
2.6-ft.
ELM STREET
#9
9.4-ft.
3.6-ft.
#10
9.3-ft.
2.7-ft.
#11
0.9-ft.
2.3-ft.
#12
5.3-ft.
2-ft.
#13
10.4-ft.
6.1-ft.
Aesculus
Arboricultural Consulting
0
10
20
30 ft
Tree trunks, to scale. Locations approximate where not matched to survey. Note that tree trunks may not be round in cross section.
Critical root zones (minimal disturbance recommended)
Tree protection zones (ideal; may differ significantly from canopy size and from recommended tree protection measures)
Tree removals
Minimum distances for tree protection fencing. Fencing may be placed farther away from trees if desired.

Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (worksheet available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)
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2	Callery pear	*Pyrus calleryana*	5.6	8	30	40	30	35	☑	☐	☐	☐	$900.00	1.6	7.0	Minimal from project as proposed
3	Callery pear	*Pyrus calleryana*	2.4	4	10	10	10	10	☐	☐	☐	☐	-	-	-	-
4	Callery pear	*Pyrus calleryana*	6.6	10	50	50	60	50	☑	☐	☐	☐	$1,400.00	1.9	6.6	Minimal from project as proposed
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9	Coast live oak	*Quercus agrifolia*	12.5	16	50	50	50	50	☑	☑	☐	☐	$4,270.00	3.6	9.4	Minimal from project as proposed
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Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Structure Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (worksheet available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)
11	Crape myrtle	*Lagerstroemia indica*	3.0	7	70	50	60	60	☐	☑	☐	☑	$260.00	0.9	2.3	Incompatible with proposed sidewalk work
12	Coast live oak	*Quercus agrifolia*	7.0	18	60	50	60	55	☑	☑	☐	☑	$1,380.00	2.0	5.3	Incompatible with proposed sidewalk work
13	Coast live oak	*Quercus agrifolia*	20.8	30	80	50	60	65	☑	☑	☐	☐	$12,500.00	6.1	10.4	Minimal from project as proposed

Notes
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Tag #3281; girdling root
Tag #3282
Tag #3283
Canopy spread is average due to uneven canopy dist. One foot-deep cavity in base.
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NEIGHBOR OUTREACH LOG

Address	Tenant/Owner	Contact	Date	Outreach Interaction
25 University Ave	Arhaus	Isreal Salinas, Store Manager	2/26/25	Happy to see a restaurant is going in - will help with their foot traffic also.
51 University Ave				
51 University Ave Suite A	Romantiques Lingerie	Susan Testa, Store Owner	2/26/25	Looks great and expressed excitment. Interested to see if there will be any closure of Elm St during construction.
51 University Ave Suite B	Blacy's Fine Jewelers	Jeanette Blacy, Store Owner	2/26/25	Very enthusiastic about RH plans and wished RH would do a rooftop restaurant as well.
51 University Ave Suite F	Lite Line Illumination	Lance Skelson, Store Owner	2/26/25	Positive - looks good.
65 W. Main St.	Nimbus Salon	Detmetra Jennings, Owner	3/14/25	Potential to bring new life to the Old Town area and be a catalyst for revitalization. The proposed design is both elegant and respectful of the area's charm
50 University Ave	Old Town Shopping Center	Robert Aguirre, Senior Project Manager for Owner (Federal Realty)	10/1/24; ongoing	31 University shares same Owner as Old Town Shopping Center (Federal Realty), who has been supportive of project and participating with Town conversations to help facilitate approvals.

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RH - LOS GATOS

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

ABBREVIATIONS

&	AND
@	AT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALUM/AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BSMT	BASEMENT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HGT	CEILING HEIGHT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST / (E)	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT LIGHTING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HC	HOLLOW CORE
HCWD	HOLLOW CORE WOOD DOOR
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HMF	HEATING, VENTILATION & COOLING
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITION
HW	HOT WATER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
L	LONG (LENGTH)
LAV	LAVATORY
LAM	LAMINATE
LW	LIGHTWEIGHT
LBS	POUNDS
LF	LINEAR FOOT
LH	LEFT-HANDED
LL	LANDLORD
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OV	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPNG	OPENING
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
P	PAINT
PT	PORCELAIN TILE
PTD	PAINTED
P.T.	PRESSURE TREATED
PTN	PARTITION
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REL	RELEASED
REQD	REQUIRED
REF	REFERENCE
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SC	SOLID CORE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SIPS	STRUCT. INSULATED PANEL
SND INS	SOUND INSULATION
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
THK	THICKNESS
THR	THRESHOLD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
W/	WITH
W/O	WITHOUT
WA	WALL ANCHOR
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WP	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

PROJECT DATA

APN:	529 02 044
EXISTING E31 BUILDING AREA (GROSS)	7,233 SF
EXISTING E35 BUILDING AREA (GROSS) (NO CHANGE TO EXISTING GROSS AREA)	8,724 SF 1
EXISTING BASEMENT PARKING GARAGE	38,922 SF
BUILDING TOTAL:	15,957 SF
OCCUPANCY GROUP:	A-2 M 1
ZONING:	C-2, LHP, PD
STORIES:	1
CONSTRUCTION TYPE: GROUND LEVEL BUILDING BASEMENT	1 VB IIA
OCCUPANT LOAD:	A-2 = 113 OCC M = 161 OCC 1
EXISTING BUILDING HEIGHT NEW BUILDING HEIGHT	27'-4" 26'-8"
SPRINKLERED (YES/NO):	YES

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
4. THROUGHOUT THIS SET OF DRAWINGS, THE TERM "RH" REFERS TO THE CLIENT/TENANT. THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.
5. THE CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR RH REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAYBE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
6. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
7. DIMENSIONS SHOWN AS 'VIF' SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN. DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
8. DIMENSIONS SHOWN AS 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES. INCLUDING FLOOR FINISHES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
9. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
10. ELEVATIONS REFERENCED ARE ABOVE THE FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
11. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
12. GENERAL CONTRACTOR SHALL PREPARE THE FLOOR LEVEL TO BE SMOOTH, AND FILL ALL FLOOR DRAINS, FLOOR SINKS OR OTHER SUCH DEPRESSIONS, CRACKS OR IRREGULARITIES IN FLOOR SLAB.
14. GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL TRADES AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ARCHITECT AND/OR RH REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
15. FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNMENT AGENCY SHALL BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN CONTRACT.

SCOPE DESCRIPTION

TENANT IMPROVEMENT OF TWO GROUND FLOOR TENANT SPACES. THE TWO SPACES WILL HAVE THE INTERIOR DEMOLISHED AND RE-CONFIRMED INTO ONE SPACE. THE NEW USE WILL BE A RETAIL SHOWROOM (M) OCCUPANCY INCLUDING A FULL SERVICE RESTAURANT (A-2) OCCUPANCY.

THERE IS NO CHANGE IN GROSS BUILDING AREA OR PROPOSED USE. SCOPE TO INCLUDE COMPLETE BUILD-OUT WITH ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, KITCHEN EQUIPMENT AND FINISHES THROUGHOUT.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS BY CONTRACTORS:

ALL DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OF RECORD OR ENGINEER OF RECORD PRIOR TO BEING SUBMITTED TO THE CITY OF WALNUT CREEK FOR REVIEW AND APPROVAL.

1. FIRE SPRINKLERS
2. FIRE ALARM SYSTEM
3. FIRE DEPARTMENT CONNECTION
4. EXTERIOR BUILDING SIGN PACKAGE

DRAWING INDEX

		11/06/2024 PLANNING SUBMITTAL	01/09/2025 PLANNING SUBMITTAL 2	03/05/2025 TECH REVIEW COMMENTS	05/21/2025 TECH REVIEW COMMENTS 2	07/14/2025 TECH REVIEW COMMENTS 3
ARCHITECTURE						
A001	COVER SHEET	●	●	●	●	●
GENERAL						
G004	CONSTRUCTION BEST MANAGEMENT PRACTICES			●	●	1
CIVIL						
CS-1	CIVIL SURVEY			●	●	
CS-2	ALTA SURVEY				●	2
C1.0	COVER SHEET			●	●	●
C2.0	EXISTING CONDITIONS			●	●	
C3.0	DEMOLITION PLAN			●	●	●
C4.0	SITE LAYOUT PLAN			●	●	●
C4.1	GRADING AND DRAINAGE PLAN				●	● 2
C5.0	DETAILS			●	●	
LANDSCAPE						
T-1A	TREE PRESERVATION INSTRUCTIONS				●	
T-1B	TREE PRESERVATION INSTRUCTIONS				●	
T-1C	TREE PRESERVATION INSTRUCTIONS				●	
LANDSCAPE						1
LS100	PRELIMINARY LANDSCAPE NOTES AND SCHEDULE			●	●	●
LS101	PRELIMINARY LANDSCAPE PLAN			●	●	●
ARCHITECTURE						
A004	ARCHITECTURAL SITE PLAN PATH OF TRAVEL	●	●	●	●	●
A005	EXISTING BASEMENT PARKING PLAN	●	●	●	●	
A005.1	EXISTING FLOOR PLAN	●	●	●	●	
A006	DEMOLITION PLAN			●	●	●
A006.1	DEMOLITION ROOF PLAN			●	●	
A006.2	DEMOLITION EXTERIOR ELEVATIONS			●	●	2
A006.3	DEMOLITION EXTERIOR ELEVATIONS			●	●	
A006.4	TECHNICAL DEMOLITION PLAN				●	
A006.5	TECHNICAL DEMOLITION EXTERIOR ELEVATIONS				●	
A007	SIGHT LINE STUDY			●	●	
A008	MASSING ELEVATIONS			●	●	
A009	EXTERIOR ELEVATIONS COMPARISON			●	●	
A101	FLOOR PLAN	●	●	●	●	
A103	ROOF PLAN	●	●	●	●	
A200	EXISTING EXTERIOR ELEVATIONS	●	●	●	●	
A201	EXTERIOR ELEVATIONS	●	●	●	●	1
A301	BUILDING SECTIONS	●	●	●	●	
A601	MATERIAL FINISHES	●	●	●	●	
A800.1	EXISTING BUILDING PHOTOS	●	●	●	●	
A800.2	EXISTING BUILDING PHOTOS	●	●	●	●	1
A801	EXTERIOR BUILDING RENDERS	●	●	●	●	
A802	EXTERIOR BUILDING RENDERS			●	●	
A803	EXTERIOR BUILDING RENDERS	●	●	●	●	
A804	EXTERIOR BUILDING RENDERS - NIGHT	●	●	●	●	
A805	EXTERIOR BUILDING RENDERS - NIGHT	●	●	●	●	
A806	INTERIOR BUILDING RENDERS			●	●	
A807	INTERIOR BUILDING RENDERS			●	●	
PLUMBING						
P100	PARKING DECK PLUMBING PLAN			●	●	
LIGHTING						
LT - 1.0	LIGHTING LAYOUT	●	●	●	●	
LT - 2.0	EXTERIOR LIGHTING ELEVATION	●	●	●	●	

CODE INFORMATION

AUTHORITY HAVING JURISDICTION:
TOWN OF LOS GATOS

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
GREEN BUILDING CODE:	CALIFORNIA GREEN BUILDING STANDARD CODE	2022
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE	2022

VICINITY MAP



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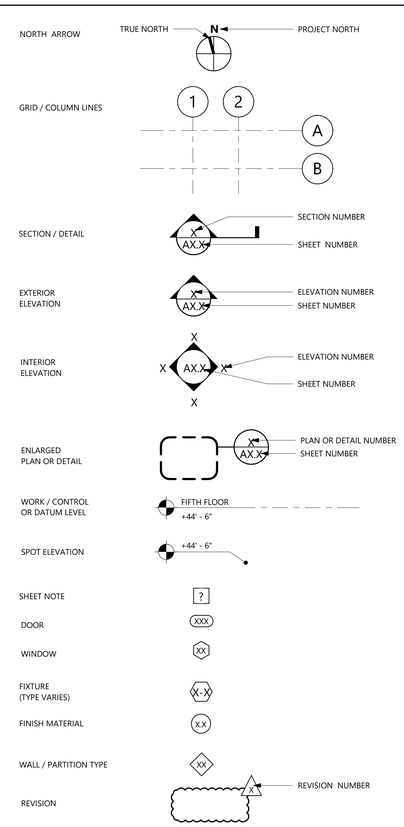
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SYMBOL LEGEND



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No.	Date	Issue/ Revised
	10/18/2024	PRE-APPLICATION PACKAGE
	11/06/2024	PLANNING SUBMITTAL
	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

Project 59485

Drawn By: BD

Reviewed By: RN

Scale NO SCALE

Drawing Title

COVER SHEET

Drawing No.

A001

EXHIBIT 20

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



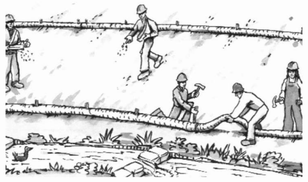
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



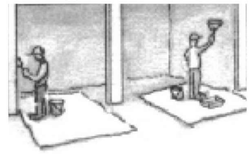
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

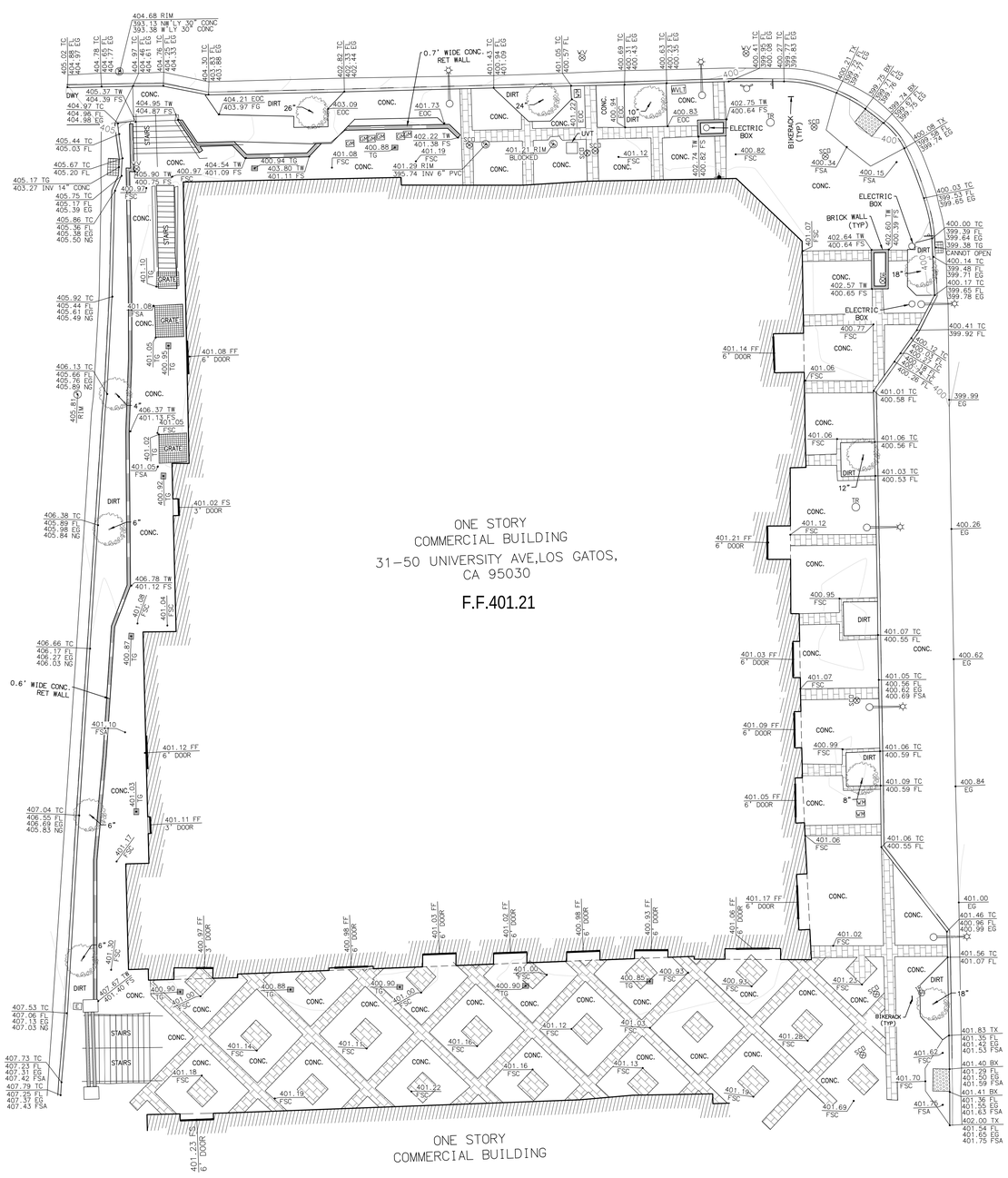
Reviewed By: RN

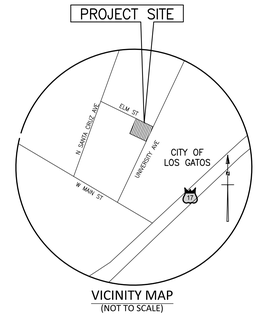
Scale

Drawing Title
CONSTRUCTION BEST MANAGEMENT PRACTICES

Drawing No. 1
G004

TOPOGRAPHIC SURVEY





ABBREVIATIONS

BX	BOTTOM OF TRANSITION
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CONC.	CONCRETE
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
EOC	EDGE OF CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
FSA	FINISHED SURFACE ASPHALT
FSC	FINISHED SURFACE CONCRETE
GV	GAS VALVE
INV	INVERT OF PIPE
MH	MANHOLE
NTS	NOT TO SCALE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TRASH RECEPTACLE
TX	TOP OF TRANSITION
TYP.	TYPICAL
UVT	UNKNOWN VAULT
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
W'LY	WESTERLY
NW'LY	NORTHWESTERLY

LEGEND

- AREA DRAIN (SQUARE)
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- SEWER CLEAN OUT
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELEPHONE MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE

LINETYPES

- BUILDING LINE/HATCH
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- WALL

BENCHMARK:

BENCHMARK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33

ZONING

C-2 – CENTRAL BUSINESS COMMERCIAL ZONE PER TOWN OF LOS GATOS ZONING MAP: ACCESSED FROM CITY OF LOS GATOS WEBSITE DATED MARCH 22, 2024 ACCESSED ON NOVEMBER 19, 2024.
OVERLAY ZONES
LHP – LANDMARK & HISTORIC PRESERVATION
PD – PLANNED DEVELOPMENT

COMMENTS:

SITE ADDRESS:	31–50 UNIVERSITY AVE, LOS GATOS, CA 95030
APN:	529–002–44
BOUNDARY LINES:	THIS IS NOT A BOUNDARY SURVEY
FEMA:	THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06085C0376H EFFECTIVE DATE MAY 18, 2009.
PUBLIC ACCESS:	PUBLIC ACCESS TO SITE FROM ELM STREET AND UNIVERSITY AVENUE
DATE(S) OF FIELDWORK:	10/30/2024
NOTE:	THIS IS NOT A BOUNDARY SURVEY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING IMPROVEMENTS FOR DESIGN.

PREPARED UNDER THE DIRECTION OF:

12/04/2024

CHRISTOPHER JONES, PLS 8193
chris.jones@kpff.com

LICENSED LAND SURVEYOR CHRISTOPHER M. JONES No.8193 STATE OF CALIFORNIA

CS-1

SCALE: 1"=10'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2400791
DATE PREPARED	12/04/2024
DRAWN BY	SZ & DG
CHECKED BY	CL

31–50 UNIVERSITY AVE,LOS GATOS

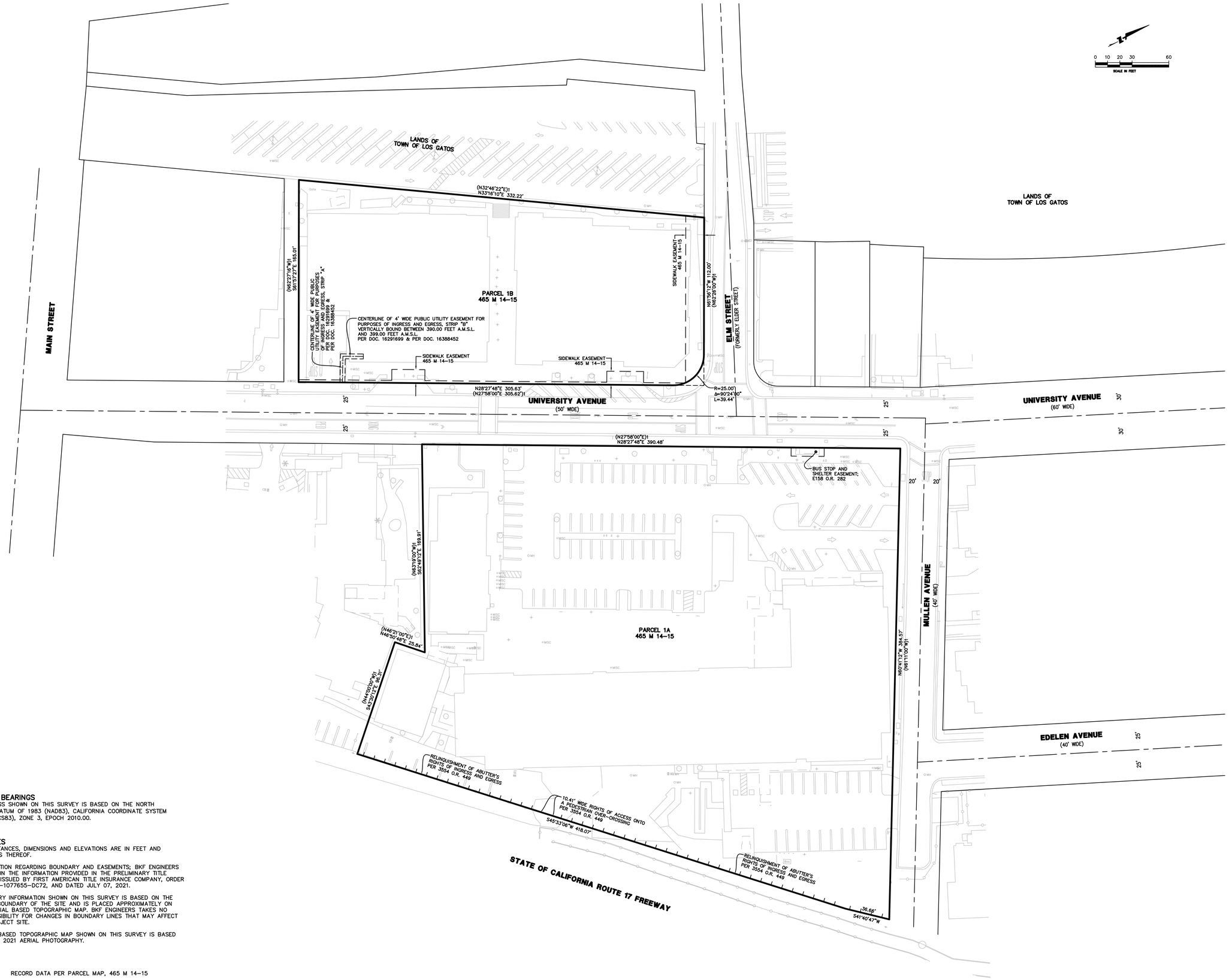
PREPARED FOR:
MBH ARCHITECTS
MR RICK NELSON
960 ATLANTIC AVE,
ALAMEDA, CA 94501

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700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
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SHEET 1 OF 1

P:\2024\2400791 31-50 University Los Gatos - Survey\Survey\CAD\Design Survey\2400791-v-xr-CS.dwg 12/4/2024

© BKF ENGINEERS



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 3, EPOCH 2010.00.

MAP NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. NCS–1077655–DC72, AND DATED JULY 07, 2021.
3. BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED ON THE PAPER BOUNDARY OF THE SITE AND IS PLACED APPROXIMATELY ON THE AERIAL BASED TOPOGRAPHIC MAP. BKF ENGINEERS TAKES NO RESPONSIBILITY FOR CHANGES IN BOUNDARY LINES THAT MAY AFFECT THE SUBJECT SITE.
4. AERIAL BASED TOPOGRAPHIC MAP SHOWN ON THIS SURVEY IS BASED ON JULY 2021 AERIAL PHOTOGRAPHY.

LEGEND

( )1 RECORD DATA PER PARCEL MAP, 465 M 14–15

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408–467–9100
www.bkf.com

RECORD [PAPER] BOUNDARY AND EASEMENTS
OLD TOWN LOS GATOS, 23 UNIVERSITY AVENUE
LOS GATOS, CA

SANTA CLARA COUNTY
CALIFORNIA
LOS GATOS

No.	Revisions

Date: 12–22–2022
Scale: 1" = 30'
Design: ---
Drawn: DS
Approved: JAK
Job No: 20211113

Drawing Number:
CS-2

SHEET 1 OF 1

RH LOS GATOS

31 UNIVERSITY AVENUE
LOS GATOS, CA
APN 529-02-044

LEGEND

- PROPERTY/ RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- OVERALL LIMIT OF WORK
- BUILDING OUTLINE
- BUILDING OVERHANG
- CURB
- CURB AND GUTTER
- SAWCUT LINE
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT (HEAVY)
- CONCRETE PAVEMENT
- BIORETENTION AREA
- MAJOR CONTOUR (100)
- MINOR CONTOUR (100)
- GRADE BREAK (GB)
- RETAINING WALL
- GRADING SLOPE
- DAYLIGHT LINE
- SWALE
- FENCE
- STORM DRAIN MANHOLE (D)
- STORM DRAIN INLET
- CLEANOUT (CO)
- SANITARY SEWER MANHOLE (S)
- FIRE HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER METER (WM)
- LIGHT POLE
- ELECTRIC BOX
- TELEPHONE BOX
- POWER POLE
- ACCESSIBLE PARKING
- SPOT ELEVATION (TC XX.XX / FS XX.XX)
- PROPOSED SLOPE (2.0%)

ABBREVIATIONS

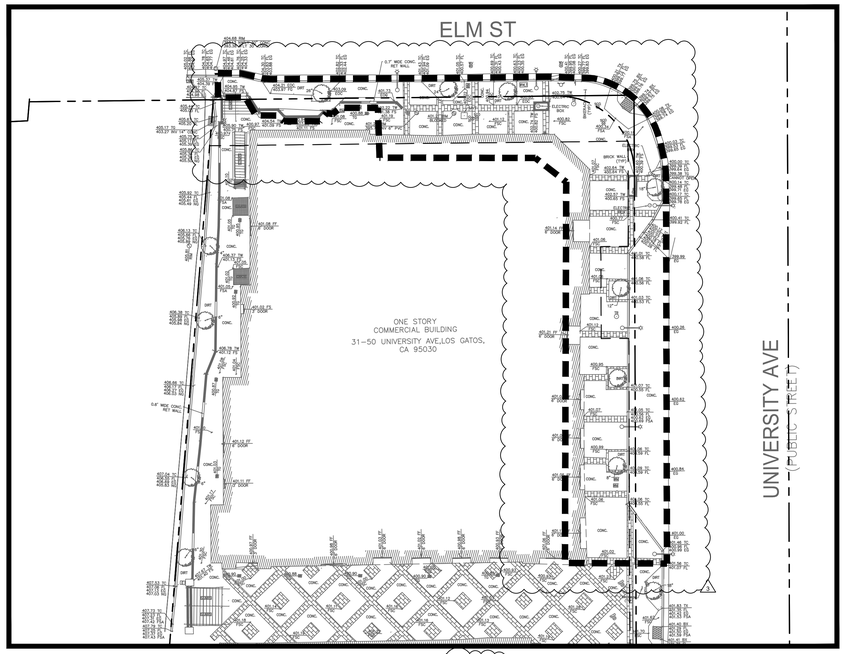
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
APPROX.	APPROXIMATE
BLDG	BUILDING
BW	BACK OF WALK
CL	CENTERLINE
CO	CLEANOUT
CONC.	CONCRETE
COTG	CLEANOUT TO GRADE
Δ	DELTA
DIA.,Ø	DIAMETER
(E)	EXISTING
EG	EXISTING GRADE
EL OR ELEV	ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FND	FOUNDATION
FS	FINISH SURFACE
FT	FOOT OR FEET
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
NTS	NOT TO SCALE
O.D	OUTSIDE DIAMETER
OVH/OH	OVERHEAD
(P)	PROPOSED
P/L	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTRIAN
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
PVMT	PAVEMENT
PVT	PRIVATE
R	RADIUS
R.O.W	RIGHT-OF-WAY
S	SLOPE (FT/FT)
SF	SQUARE FEET
SHT	SHEET
ST	STREET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WATER
W/	WITH

BENCHMARK:

BENCHMARK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33



SITE MAP
1" = 20'

PROJECT CONTACTS

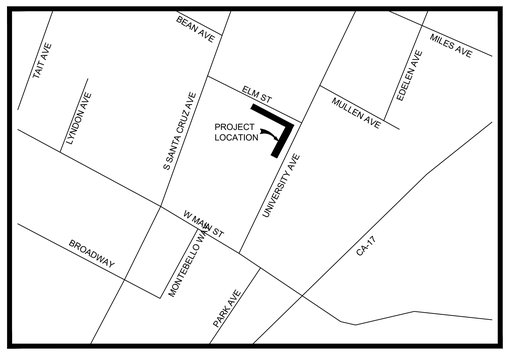
ARCHITECT
MBH ARCHITECTS
960 ATLANTIC AVE
ALAMEDA, CA 94501
RICK NELSON

CIVIL ENGINEER
TYLER WHALEY, PE
KIMLEY-HORN AND ASSOCIATES, INC.
10 S. ALMADEN BLVD, SUITE 1250
SAN JOSE, CA 95113
925.398.4840

LANDSCAPE ARCHITECT
MATTHEW MORGAN
KIMLEY-HORN AND ASSOCIATES, INC.
10 S. ALMADEN BLVD, SUITE 1250
SAN JOSE, CA 95113
408.314.7846

SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	DEMOLITION PLAN
C4.0	SITE LAYOUT PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.0	DETAILS
T-1A	TREE PRESERVATION INSTRUCTIONS
T-1B	TREE PRESERVATION INSTRUCTIONS
1-1C	TREE PRESERVATION INSTRUCTIONS
LS100	PRELIMINARY LANDSCAPE NOTES AND SCHEDULE
LS101	PRELIMINARY LANDSCAPE PLAN



VICINITY MAP
NTS

DESIGN ENGINEER NOTES

1. THE TERM 'DESIGN ENGINEER' USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM 'CONTRACTOR' USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.
2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.
4. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, IMPLICITLY OR EXPLICITLY ANY SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.
5. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE OR CONCURRENT NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL ISSUE A RFI IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, REQUESTING A CLARIFICATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY ELECTRONIC FILES ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED, IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS DESIGNATED AS "ISSUED FOR CONSTRUCTION", OR EQUIVALENT DESIGNATION, MAY BE RELIED UPON.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.
8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
9. THE EXISTENCE, LOCATION, TYPE, CONDITION AND SIZE OF UNDERGROUND UTILITIES, FACILITIES OR STRUCTURES ("FACILITIES") SHOWN ON THESE PLANS WAS OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS, OR AS PROVIDED BY OTHERS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE CONTRACTOR SHALL CONFIRM SAID INFORMATION BY FIELD MEASUREMENTS, OBSERVATIONS AND WHATEVER MEANS NECESSARY, PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND. THE CONTRACTOR SHALL PROTECT THE FACILITIES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AS NEEDED. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL SUCH FACILITIES WHETHER NOTED ON THESE PLANS OR NOT. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION AS NEEDED.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK ADJACENT TO, ABOVE OR BELOW THEIR FACILITIES AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANY REPRESENTATIVES.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADING ELEMENTS BEFORE THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
13. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY, UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD
14. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.
15. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE PROJECT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS, BY APPROPRIATE MEANS, OR BY SPECIFIC MEANS DESCRIBED IN THE PROJECT'S PLANS, SPECIFICATIONS OR STORM WATER POLLUTION PREVENTION REPORT, UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND THE AGENCY HAVING JURISDICTION. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY TO DIRECT THE CONTRACTOR REGARDING THE MEANS AND METHODS OF STORMWATER POLLUTION PREVENTION, SEQUENCE, OR SCHEDULE.
18. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTORS SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS NOT TO USE THEM AS SUCH.
19. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.
20. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED "AS-BUILT" DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN WHOLE OR IN PART OF THE "AS-BUILT" DRAWINGS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE MOST CURRENT VERSION OF THE LAND SURVEYORS ACT.
22. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF VACAVILLE STANDARD SPECIFICATIONS, STANDARD DRAWINGS, AND DESIGN STANDARDS.

ENGINEER'S GRADING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS TO NEARBY STORM DRAIN CATCH BASIN/RETENTION BASIN FOR ALL NATURAL AND PAVED AREAS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL BLUESTAKE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
9. TOPOGRAPHIC INFORMATION WAS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY UNICO ENGINEERING, INC. DATED 02/20/2025. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. THE CONTRACTOR SHALL SALVAGE, STRIP, REMOVE, OR PROTECT IN PLACE (AS APPLICABLE) ALL EXISTING TREES, FILLS, STRUCTURES, UNDERGROUND UTILITIES OR OBSTRUCTIONS, VEGETATION, ORGANIC TOPSOIL, DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. ALL EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
12. ALL PROPOSED ELEVATIONS ARE TO FINISHED SURFACE.
13. PROPOSED ELEVATIONS AND CONTOURS REPRESENT PAVEMENT SURFACE ELEVATION, UNLESS OTHERWISE STATED.
14. ADD 0.5 FEET TO PROPOSED ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ELEVATION DISCREPANCIES DISCOVERED DURING CONSTRUCTION. ANY DEMOLITION AND REWORK ASSOCIATED WITH ELEVATION DISCREPANCIES NOT REPORTED TO THE ENGINEER, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
16. ALL GRADING ACTIVITIES SHALL CONFORM TO THE GEOTECHNICAL REPORT NO. 731805601 BY LANGAN DATED 03/05/2025.

CALL BEFORE YOU DIG

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect

MBH
960 atlantic avenue
Alameda, CA 94501
510.865.8663
mbharch.com

Seal

PRELIMINARY SET NOT FOR CONSTRUCTION

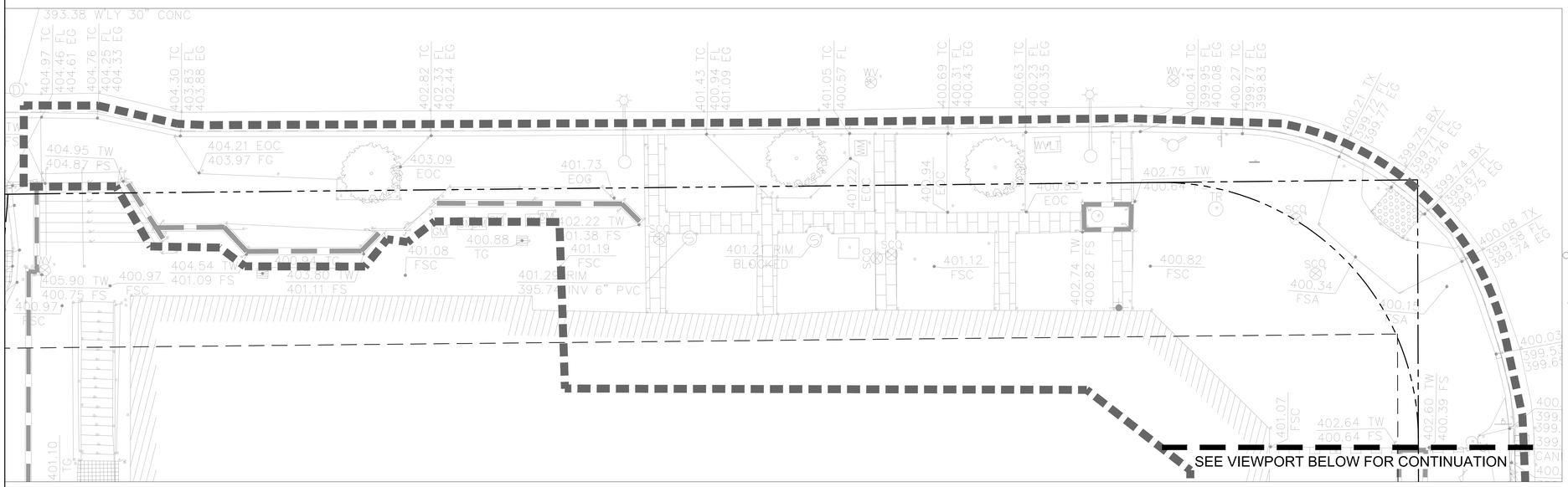
Consultant

Kimley»Horn
KIMLEY-HORN & ASSOCIATES
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T: 669.800.4130

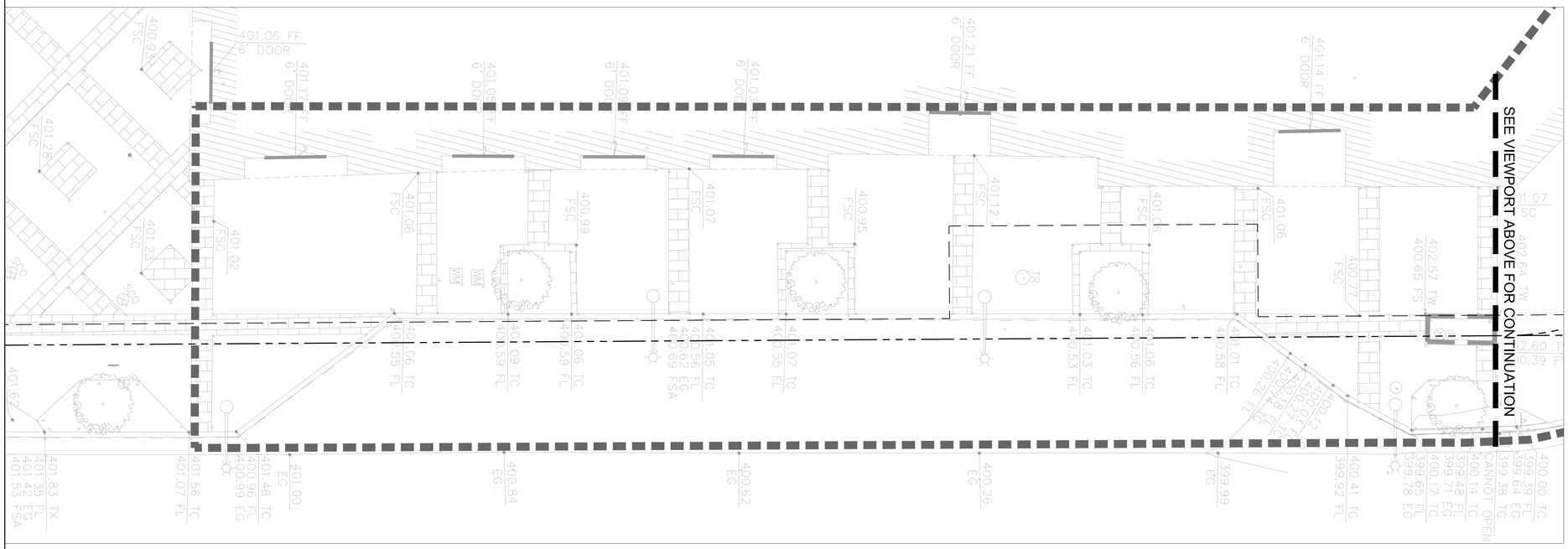
No.	Date	Issued/Revised
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

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Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted
Drawing Title	COVER SHEET
Drawing No.	C1.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

- AREA DRAIN (SQUARE)
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREETLIGHT
- TELEPHONE MANHOLE
- TREE
- WATER MANHOLE
- WATER METER
- WATER VALVE

LINETYPES

- PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK
- BUILDING LINE/HATCH
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- WALL

ABBREVIATIONS

BEG	BEGIN
BX	BOTTOM OF TRANSITION
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CONC.	CONCRETE
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEC.	ELECTRICAL
EOC	EDGE OF CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
FSA	FINISHED SURFACE ASPHALT
FSC	FINISHED SURFACE CONCRETE
GV	GAS VALVE
INV	INVERT OF PIPE
MH	MANHOLE
NTS	NOT TO SCALE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TRASH RECEPTACLE
TX	TOP OF TRANSITION
TYP.	TYPICAL
UVT	UNKNOWN VAULT
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
WLY	WESTERLY
NWLY	NORTHWESTERLY

BENCHMARK

BENCHAMRK: BM1003

DESCRIPTION: BRASS DISC ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. CITY OF LOS GATOS

NAVD88 (FT) ELEV = 412.80 EPOCH: 2020.33

ZONING

C-2 - CENTRAL BUSINESS COMMERCIAL ZONE PER TOWN OF LOS GATOS ZONING MAP: ACCESSED FROM CITY OF LOS GATOS WEBSITE DATED MARCH 22, 2024 ACCESSED ON NOVEMBER 19, 2024.
OVERLAY ZONES
LHP - LANDMARK & HISTORIC PRESERVATION
PD - PLANNED DEVELOPMENT

COMMENTS

SITE ADDRESS:	31-50 UNIVERSITY AVE, LOS GATOS, CA 95030
APN:	529-002-44
BOUNDARY LINES:	THIS IS NOT A BOUNDARY SURVEY
FEMA:	THE SUBJECT SITE IS IN FEMA FLOOD HAZARD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06085C0376H EFFECTIVE DATE MAY 18, 2009.
PUBLIC ACCESS:	PUBLIC ACCESS TO THE SITE FROM ELM STREET AND UNIVERSITY AVENUE
DATE(S) OF FIELDWORK:	10/30/2024
NOTE:	THIS IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING IMPROVEMENTS FOR DESIGN.

GRAPHIC SCALE IN FEET
0 2.5 5 10

RH

Project

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31 UNIVERSITY AVE,
LOS GATOS, CA 95030

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Seal

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No.	Date	Issued/Revised
1	05/21/2025	TECH REVIEW COMMENTS 2
2	07/14/2025	TECH REVIEW COMMENTS 3

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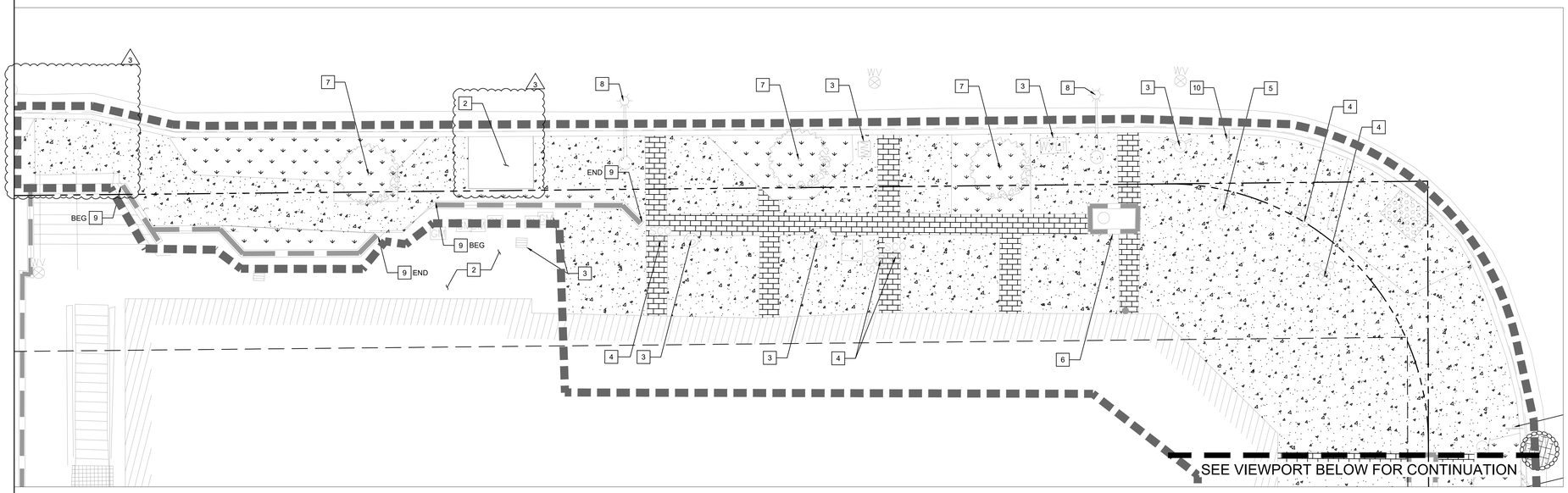
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

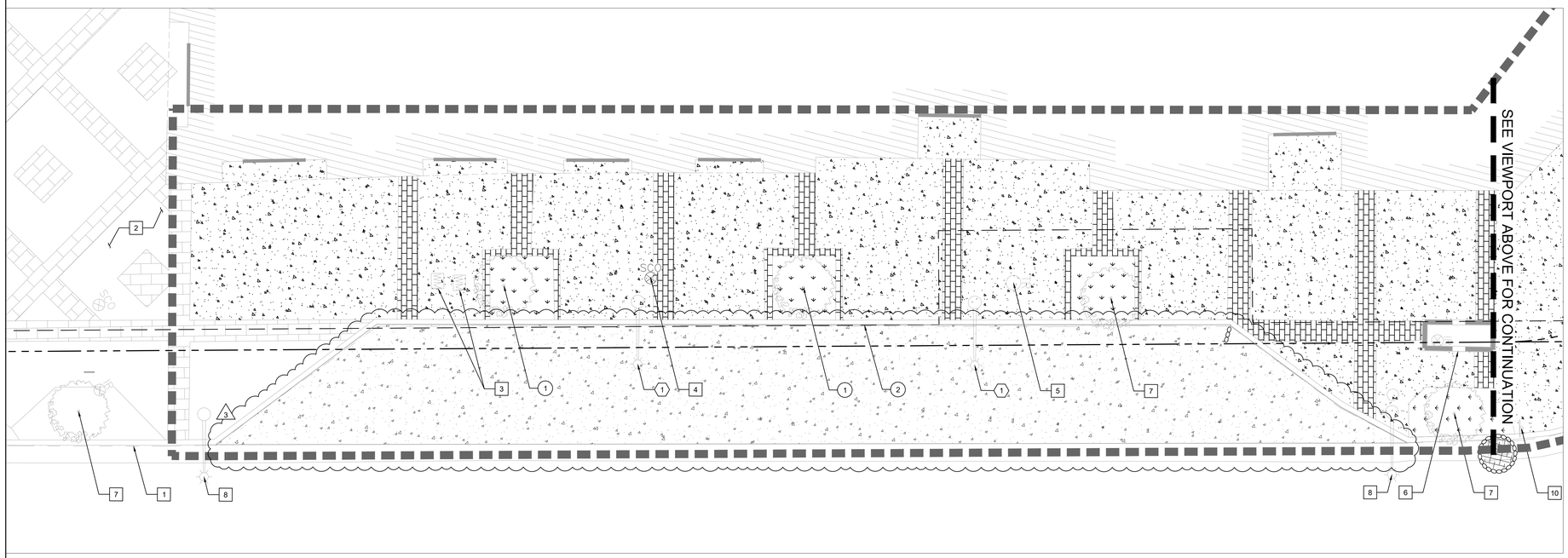
EXISTING CONDITIONS

Drawing No.

C2.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

DEMOLITION GENERAL NOTES

1. KIMLEY-HORN IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KIMLEY-HORN DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHERREPORTS OR AMENDMENTS DESCRIBING SITE CONDITIONS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
6. KIMLEY-HORN DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
7. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

DEMOLITION NOTES

1. REMOVE TREE
2. REMOVE EXISTING 6" CURB

PROTECT IN PLACE NOTES

1. EXISTING CURB/CURB AND GUTTER
2. EXISTING PAVEMENT
3. EXISTING UTILITY STRUCTURE
4. EXISTING CLEANOUT
5. EXISTING TRASH CAN
6. EXISTING CONCRETE PLANTER
7. EXISTING TREE, SEE SHEETS T-1A, T-1B, AND T-1C FOR TREE PRESERVATION INSTRUCTIONS
8. EXISTING STREETLIGHT
9. EXISTING CONCRETE RETAINING WALL
10. EXISTING SIGN

SALVAGE AND RELOCATE

1. RELOCATE EXISTING STREETLIGHT

DEMOLITION LEGEND

- PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK
- EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
- EXISTING BRICK PAVERS TO BE DEMOLISHED
- EXISTING LANDSCAPE TO BE DEMOLISHED

EROSION CONTROL LEGEND

- INLET PROTECTION PER DETAIL 2, SHEET C5.0
- GRAVEL BAG PER DETAIL 1, SHEET C5.0

GRAPHIC SCALE IN FEET
0 2.5 5 10

RH

Project

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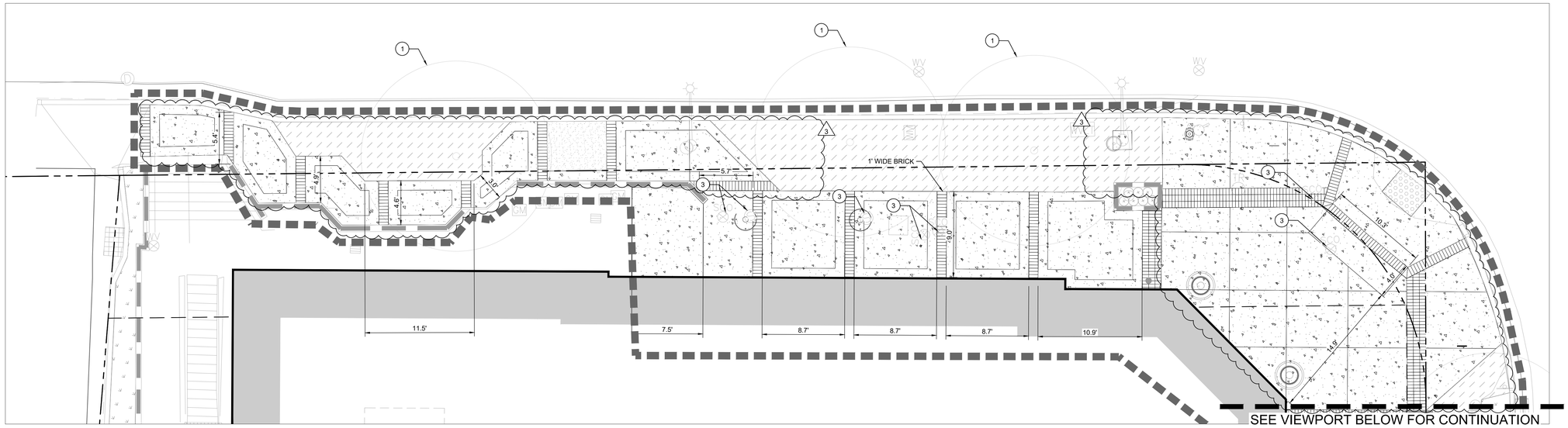
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Project No.
Drawn By:
Reviewed By:
Scale
Drawing Title

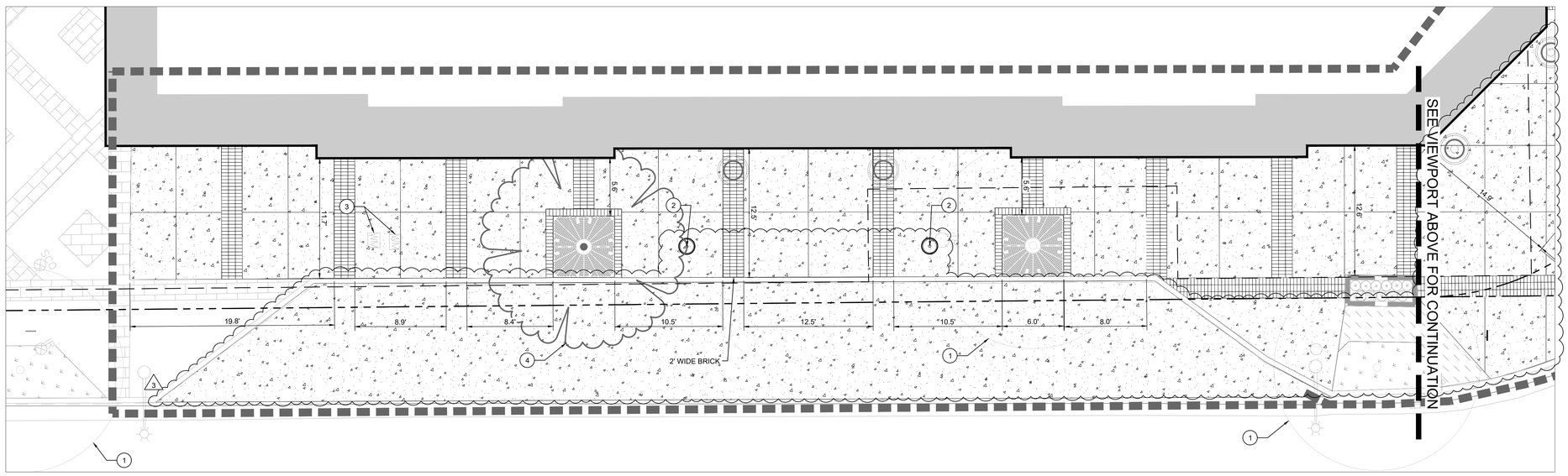
DEMOLITION PLAN

Drawing No.

C3.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

- APPROXIMATE CIVIL LIMIT OF WORK
- PROPERTY LINE
- EASEMENT
- EXISTING RETAINING WALL
- PROPOSED CONCRETE AND BRICK PER TOWN OF LOS GATOS STANDARD DETAILS ST-216, ST-224, AND ST-226.

KEYNOTES

1. SEE SHEETS T-1A, T-1B, AND T-1C FOR TREE PRESERVATION INSTRUCTIONS.
2. RELOCATED LAMP POST
3. ADJUST EXISTING UTILITY STRUCTURE TO GRADE.
4. REFER TO LANDSCAPE PLANS FOR PROPOSED TREE.

GRAPHIC SCALE IN FEET
0 2.5 5 10

RH

Project

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LOS GATOS, CA 95030

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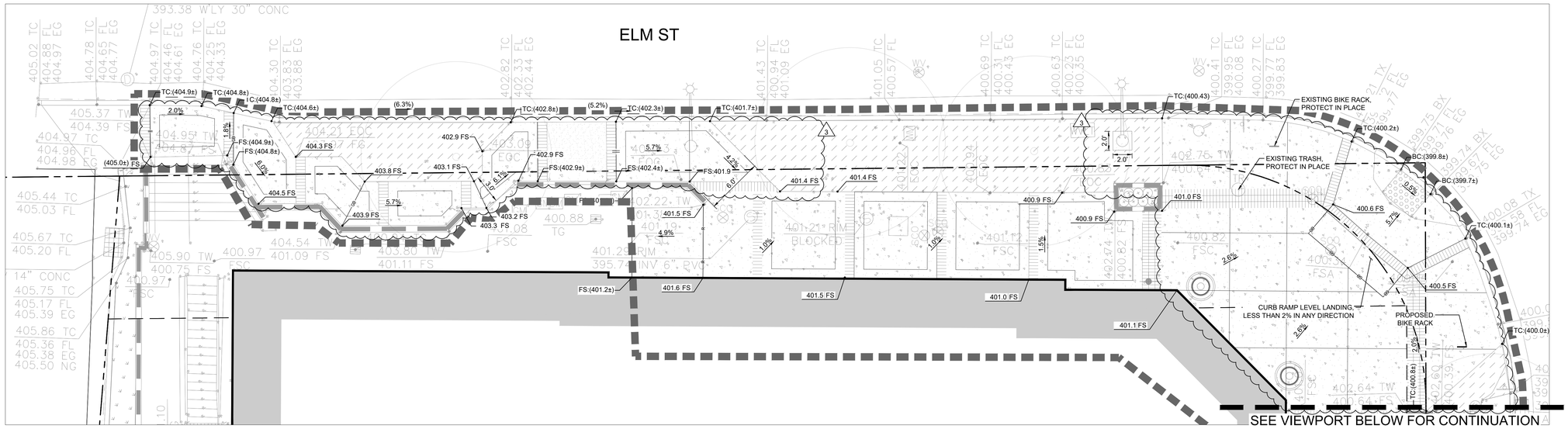
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Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted
Drawing Title	

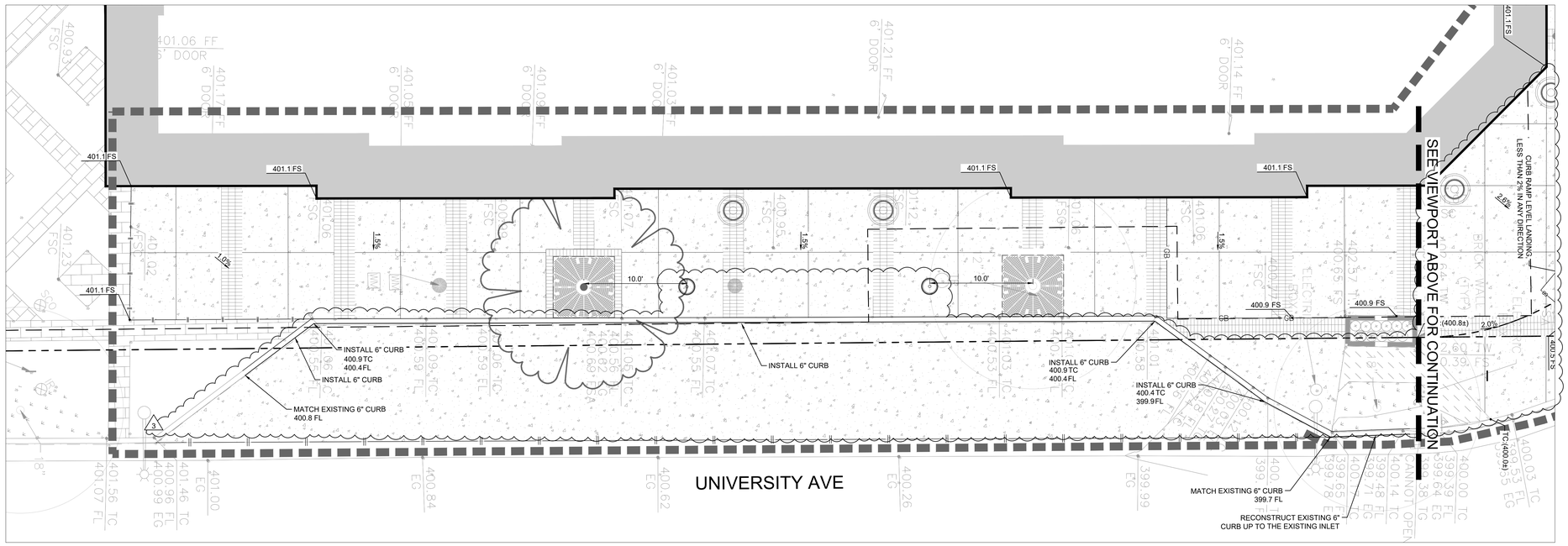
SITE LAYOUT PLAN

Drawing No.

C4.0



ELM STREET FRONTAGE
SCALE: 1"=5'



UNIVERSITY AVE FRONTAGE
SCALE: 1"=5'

LEGEND

GB GB GB	GRADE BREAK
R R R	RIDGELINE
I I I	DAYLIGHT LINE, MATCH EXISTING GRADES
	CIVIL LIMIT OF WORK LINE
XXX.XX FS	PROPOSED GRADE
(XXX.XX) FS	EXISTING GRADE
	PROPOSED CONCRETE

3

SANTA CLARA VALLEY C.3 DATA FORM TABLE					
TOTAL SITE AREA = 5215 FT^2		**TOTAL LAND AREA DISTURBED = 5215 FT^2**			
PROJECT TOTALS	**TOTAL EXISTING (PRE-PROJECT) AREA (FT^2)**	**EXISTING RETAINED**	**EXISTING AREA REPLACED**	**NEW AREA CREATED**	**TOTAL POST PROJECT AREA**
IMPERVIOUS AREA (IA)					
TOTAL ONSITE IA	4799	31	4576	0	4607
TOTAL OFF-SITE IA	0	0	0	0	0
TOTAL PROJECT IA	4799	31	4576	0	4607
TOTAL NEW AND REPLACED IA			4576		
PERVIOUS AREA (PA)					
2.E. PERVIOUS AREA	**PRE-PROJECT EXISTING PA**				**TOTAL POST PROJECT PA**
TOTAL ON-SITE PA	416				608
TOTAL OFF-SITE PA	0				0
TOTAL PA	416				608
2.F. TOTAL AREA (IA+PA)	5215				5215
PERENT REPLACEMENT OF ONSITE IA IN REDEVELOPMENT PROJECTS					95%

GRAPHIC SCALE IN FEET
0 2.5 5 10

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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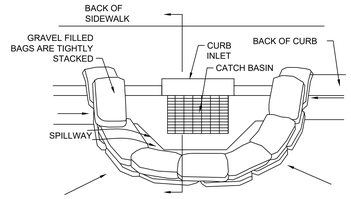
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Scale	As noted
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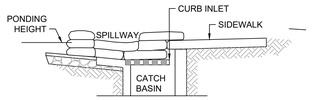
GRADING AND DRAINAGE PLAN

Drawing No.

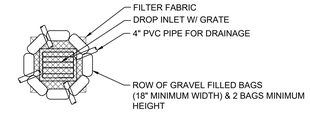
C4.1

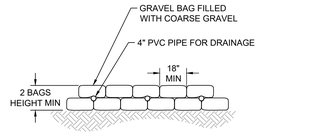


PLAN VIEW



SECTION A-A





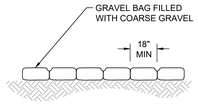
SECTION

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
5. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.
8. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
9. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

STORM DRAIN INLET PROTECTION
N.T.S.

2



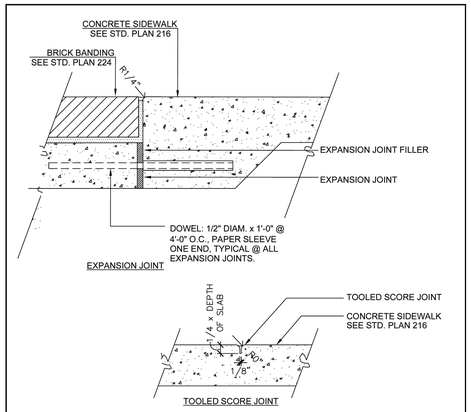
SECTION

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.

GRAVEL BAG
N.T.S.

1



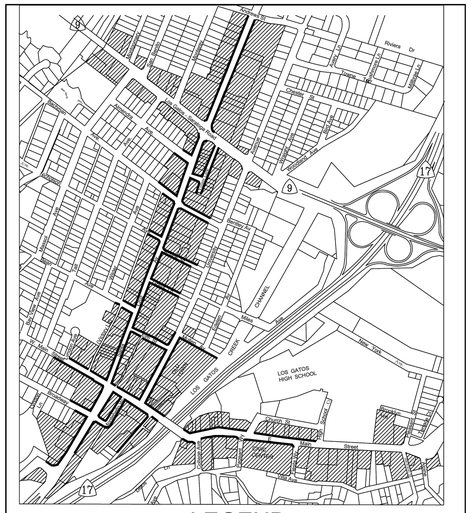
NOTES:

1. BRICKS FOR VILLA HERMOSA PATTERN CONCRETE SIDEWALK SHALL BE MCNEAR WIRE-CUT RED SOLID JUMBO BRICK (3 1/2" x 3 1/2" x 11 1/2") OR AS APPROVED BY THE ENGINEER. BULLNOSE BRICKS FOR PLANTERS SHALL BE MCNEAR WIRE-CUT RED CORED BULLNOSE JUMBO BRICK (2 7/16" x 3 7/8" x 11 1/2").
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE "M" PROPERTY SPECIFICATION, WITH 2500 PSI MIN. AT 28 DAYS. OMIT LIME PUTTY IF PLASTIC TYPE CEMENT IS USED. COLOR OF MORTAR SHALL BE MEDIUM BROWN #641, TRUE TONE CEMENT COLORS BY DAVIS COLORS, (800) 356-4848. MORTAR AGGREGATE SHALL CONFORM TO ASTM C144. GROUT AGGREGATE SHALL CONFORM TO ASTM C404. HYDRATED LIME SHALL CONFORM TO ASTM C207.
3. CONTRACTOR SHALL SUBMIT BRICK, BULLNOSE BRICK, AND GROUT SAMPLES TO ENGINEER FOR APPROVAL.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE JOINTS	STD. PLAN NO.
	NOVEMBER 2010			ST-226
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-226.dwg


Riviera Dr
Glenridge Dr
Glenridge Ct
Glenridge Ct
Glenridge Dr
Glenridge Dr
Glenridge Dr

Aesculus
Arboricultural Consulting

5/15/2025

Matthew Morgan
Kimley-Horn
10 S Almaden Blvd, Ste 1250
San Jose, CA 95113
408.785.3518
matthew.morgan@kimley-horn.com

Re: Tree protection for proposed renovation at 31 University Ave, Los Gatos, CA 95030

Dear Matthew,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. This report contains our analysis.

Summary

Thirteen trees are present on and adjacent to this property, twelve of which are protected. Two protected trees, both on this property, are recommended for removal, as they conflict with project features. An additional five protected trees may need to be removed for proposed sidewalk work, depending on how many roots are present in the area to be repaved. Our client reports that this sidewalk work is required by the Town of Los Gatos.

All other protected trees are in reasonably good condition and should be preserved as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction, according to each tree's existing condition.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed renovation on this property. This report may be used by our client and others involved in the project as needed to inform all stages of the project.

All observations were made from the ground with basic hand tools. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the Town of Los Gatos, all trees over 4" in diameter must be included in the tree protection report, regardless of project size. Tree reporting shall be guided by the Town of Los Gatos Tree Protection Requirements for Planning Applications, available online at

https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=

Observations

Trees

Thirteen trees are on this property (Images 1-13). These consist of coast live oaks (*Quercus agrifolia*, seven trees), callery pears (*Pyrus calleryana*, five trees), and crape myrtle (*Lagerstroemia x indica*, one tree).

Protected statuses - trees #1, 2, 4-10, 12, and 13 are Protected ▾ Trees. Trees #6-13 are street trees. Tree #3 is not protected.

Health - most trees present are in moderate to good health. Only trees #2, 3, 5, and 10 are in poor health.

Structure - most trees present exhibit good to moderate branching structure. Only trees #2 and 3 exhibit poor structure.

Form - Form refers to the tree's shape in relation to aesthetics, maintenance issues, conflicts with nearby objects, and similar items besides the tree's structure. Most trees present exhibit good to moderate form. Only trees #2, 3, and 10 exhibit poor form.

Current Site Conditions

The location is a retail facility adjacent to a parking lot, a walkway, and two Town streets in Los Gatos, California. The grade is flat. The parcel holds one building with multiple businesses inside. Most of the building is bounded by hardscape, with the landscaping in designated planters. The landscaping is maintained and irrigated, and mostly consists of hedged shrubs and trees.

Project Features

BUILDINGS - the building footprint will remain largely unchanged. Along University Ave and along the paseo walkway, the building face is changing shape, with some sections moving outward slightly and others moving inward slightly, bringing the building wall more flush than it is now. However, the general location of the building is not changing.

HARDSCAPE - the sidewalk along University Ave and Elm Street is proposed to be removed and replaced. To address a drainage problem along Elm Street, the grade of the sidewalk will be raised slightly adjacent to the building. The tree wells along Elm Street will be expanded somewhat. The locations of the tree wells for trees #11 and 12 will be filled in and replaced with a tree well in between the two. The client has estimated in communications with us that the total depth of the new sidewalk, including the subbase, will likely be 8 inches.

Potential Conflicts

Trees #6-10 - proposed sidewalk work will be within the CRZs[1] of trees #6, 7, and 9, and just outside the CRZs of trees #8 and 10, within their TPZs.[2]

Trees #11 and 12 are incompatible with the proposed elimination of their tree wells.

Trees #3 - Since this tree is not protected, it has not been evaluated for potential conflicts.

Trees # 1,2, 4, 5, 13 - all proposed project features and logical access routes thereto are outside these trees' TPZs.

[1] Critical root zone. See Discussion, Tree Map, and Tree Table for definition and significance
[2] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.

Testing and Analysis

Tree DBHs[3] were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes. Vigor ratings are based on tree appearance and our experiential knowledge of each species' healthy appearance.

Tree location data were collected using a GPS smartphone application and processed in Quantum GIS (QGIS) to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations and all dimensions shown on the Tree Map are approximate. The percentages of TPZs impacted by project features were calculated in QGIS but should be considered approximate due to potential error in tree locations or feature locations.

Data were collected by Katherine Naegele, ISA Certified Arborist #WE-9658A ▾ . with basic hand tools (such as, but not limited to: hand hoe; hatchet; rubber mallet; measuring tape; etc.) at a site visit on March 3, 2025. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the following document(s), provided to us electronically by the project team:

- Proposed site plan: Site Plan 1/9/2025 LINK
- Civil plan: 100% DD Progress Set 2/28/2025 LINK

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is, therefore, unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet or less of soil in the clay soils typical for this geographic region, with roots occasionally

[3] diameter at breast height (4.5 feet above grade), a standard arboricultural measurement

occurring at greater depths when soil conditions allow. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal area around a tree that should be protected from disturbance depends on the tree's trunk diameter, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vitality[4]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the protected tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

Species	Estimated tolerance	Reason for tolerance rating
Crape myrtle (*Lagerstroemia x indica*)	2	Performs well in most landscapes but grows relatively slowly

[4] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Critical Root Zones (CRZs)

Although root loss inside the tree protection zone (TPZ) may cause a short-term decline in tree condition, trees can often recover adequately from limited disturbance in this area.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone, as substantial root loss closer than this increases a tree's likelihood of failure.

Note that trees sometimes have asymmetrical root systems, and if no substantial roots are present in a given area, impacts on the tree will be minimal to minor regardless of distance from the trunk.

Tree Conflicts with Above-Ground Structures

While most tree protection measures are concerned with the protection of tree roots and trunks, it is important to plan mindfully for tree canopies as well. Whenever possible, consideration should be given to the mature canopy size of trees, and above-ground structures, such as rooflines, streetlights, regulatory signs, and other structures that might damage the canopy, or lead to the canopy to require topping, heading, or considerable pruning to prevent damage to or allow visibility of the structure.

If the tree or the planting space is already present and the structure can be relocated, this should take place to allow for the tree canopy to thrive. If the structure is already present, the tree should be removed or the planting location adjusted to allow the future tree to thrive.

Conclusions[5]

Trees #1,2, 4, 5, 13 - **minimal** impacts to these trees are likely from the project as proposed.

Tree #3 - since this tree is not protected, it has not been evaluated for construction impacts.

[5] All conclusions assume the tree protection measures recommended in this report. Without proper tree protection measures, any tree could be damaged.

Trees #6-10 - **moderate to major** impacts are likely from the proposed sidewalk work, depending on how many roots are present in affected areas.

Trees #11 and 12 are **incompatible** with the proposed elimination of their tree wells.

Recommendations[6][7]

Design Phase

1. Explore the feasibility of reducing the amount of new paving work to occur within tree TPZs, and especially within tree CRZs.
2. Consider assessing roots in proposed sidewalk replacement area within either ground penetrating radar or exploratory excavation.
    a. Any exploratory excavation should be performed with an AirSpade to avoid damaging roots.

Preconstruction Phase

1. Remove trees #11 and 12, and any others found to be incompatible with the project via ground penetrating radar or exploratory excavation, upon receipt of a permit from the Town of Los Gatos. The reason for removal is as follows:

    Sec. 29.10.0992. Required findings.

    (4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

2. Consult with the Project Arborist regarding designated locations for the following activities, and any others that may affect tree protection zones (including, but not limited to, seepage and exhaust):
    a. Equipment storage
    b. Materials storage

[6] All recommendations are driven by the requirements of the jurisdiction in which the property is located, and by industry best practices.
[7] Bolded items are emphasized only because in my experience they are tend to be overlooked.

    c. Portable toilets
    d. Cleanout areas for paint, concrete, etc.
    e. Sump pump outlet
3. Tree protection fencing - install as shown in the Tree Map.
    a. Minimum fencing distances are shown on the Tree Map, plus some small areas outside TPZs if needed for practicality. Fencing must be installed at or beyond these distances. **Note that the TPZs of some offsite trees may extend onto this property and require fencing.**
        i. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
    b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
    c. Any existing paved areas that will remain as-is may be left unfenced. Ensure that the unpaved area designated for tree protection fencing is fully enclosed.
    d. Tree protection fencing shall comprise 6' chain link fabric mounted on 8' tall 1.5" diameter metal posts driven into the ground and spaced no more than 10 feet apart.
    e. Tree protection fencing shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM town ARBORIST."
    f. Place a 6" layer of wood chips inside tree protection fencing.
    g. Tree protection fencing shall adhere to the requirements in the document titled "ARBORIST REPORT CHECKLIST," available at https://www.losgatosca.gov/DocumentCenter/View/18923/Arborist-report-checklist?bidId=
4. Trunk wraps - install as shown in the Tree Map.
    a. Place straw wattle around the trunk to a height of at least 6 feet.
    b. Wrap wattle with orange snow fencing or other similar high-visibility material.
    c. Every 6 months, remove used wattle and replace with fresh wattle.
        i. Allow 72 hours after removal of used wattle before installing fresh wattle, to allow airflow to the trunk.
5. **Tree Protection Verification Letter** - notify the Project Arborist when tree protection measures are in place. The Project Arborist will inspect the tree

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Scale	As noted

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Drawing No.

T-1A

protection measures to verify their presence and condition, and will issue a letter to the town with their findings.

Demolition Phase

1. Maintain tree protection measures as detailed above.
2. When demolishing existing features within TPZs, start work close to trees and move backwards, limiting equipment to still-paved areas. This applies features within TPZs.

Construction Phase

1. Maintain tree protection measures as detailed above.
2. **Monthly Monitoring Reports** - inform the Project Arborist when construction is set to begin. The Project Arborist shall visit the site once per month thereafter to verify that all tree protection measures are maintained in working condition, and shall issue a letter to the town with their findings.
3. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
4. If live roots over 1" in diameter are encountered when excavating in any location:
    a. Hand-excavate edge nearest trunk to the full depth of the feature being installed.
    b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
    c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
    d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
    e. If excavation will be left open for more than 3 days:
        i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
        ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.
5. Notify Project Arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
    a. The Project Arborist shall provide a follow-up letter documenting that the excavation was performed to specification.

6. **Final Monitoring Report** - inform the Project Arborist when construction is set to end. The Project Arborist will make one final site visit to document the trees' condition, and will issue any final mitigation recommendations if needed.
    a. The Final Report may be completed by town staff instead at staff's discretion, pending staff availability.

Post-Construction Phase

1. Any heritage tree to be retained protected by the Town's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction.
2. Install new trees and/or pay in-lieu fees to offset the removal of trees #11 and 12, and any others found to be incompatible with the project via ground penetrating radar or exploratory excavation, per Town of Los Gatos requirements.
    a. Tree replacement requirements are determined by canopy size, per the following table:

Canopy Size of Removed Tree[1]	Replacement Requirement[2, 4]	Single Family Residential Replacement Option[3, 4]
10 feet or less	Two 24-inch box trees	Two 15-gallon trees
More than 10 feet to 25 feet	Three 24-inch box trees	Three 15-gallon trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees	Four 15-gallon trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees	Not Available
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees	Not Available

3. Replacement with native species is strongly encouraged. Most fruit and nut trees, palm trees, or "nuisance" species (see section 29.10.0970(2) of the Town Code) are generally not considered suitable replacement trees. If a tree or trees cannot be reasonably replanted on the subject property, the Town Arborist may approve a full or partial in-lieu fee payment. Where the payment of in-lieu fees are approved,

permits will not be issued until all in-lieu fees are paid in full. If approved by the Town Arborist, in-lieu fees are as follows:
    a. Tree #6 - six 24" boxes or three 36" boxes = $1500
    b. Tree #7 - four 24" boxes or two 36" boxes = $1000
    c. Tree #8 - three 24" boxes = $1500
    d. Tree #9 - three 24" boxes = $1500
    e. Tree #10 - three 24" boxes = $1500

4. **Final Arborist Inspection** - inform both the Project Arborist and the Town Arborist when exterior construction is set to end. The Town Arborist shall visit the site, after replacement trees have been planted (if applicable), but before tree protection fencing has been removed.
5. Remove tree protection measures, upon approval from the Project Arborist and Town Arborist.
6. If retained, provide supplemental irrigation for tree #10 to aid in root regrowth for at least three years.
    a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
    b. COAST LIVE OAKS/DEODAR CEDARS Irrigation should only take place in the normal rainy season for this area (October - April), and only if rainfall is below average.
    c. All other species should be irrigated year-round.
    d. Irrigation should be paused during the rainy season if rainfall is average or above.

Additional Materials Submitted as Separate Documents

1. 31 University Ave Tree Map
2. 31 University Ave Tree Photographs
3. 31 University Ave Tree Table

Respectfully submitted,

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Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
9. Any photographs, diagrams, charts, sketches, or other graphic material included in any report are intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys unless otherwise noted in the report. Any reproduction of graphic material or the work product of any other persons is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by Aesculus Arboricultural Consulting as to the sufficiency or accuracy of that information.

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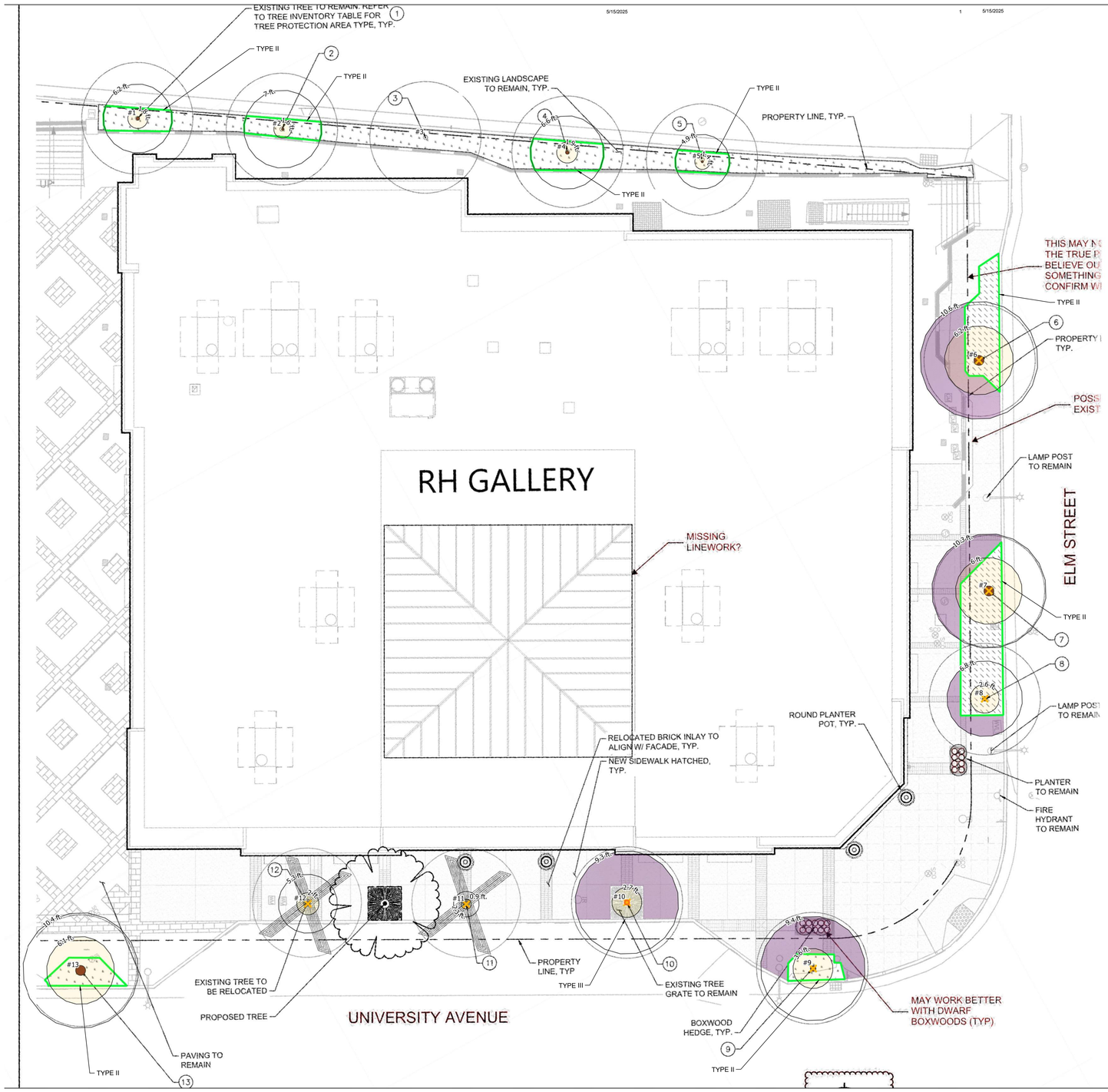
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31 University Tree Table — Aesculus Arboricultural Consulting

Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Desired Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (method available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protections)	Notes
1	Callery pear	*Pyrus calleryana*	6.2	10	50	50	60	50	☑	☐	☐	☐	$16,800.00	1.8	6.2	Minimal from project as proposed	-
2	Callery pear	*Pyrus calleryana*	5.6	8	30	40	30	35	☑	☐	☐	☐	$900.00	1.6	7.0	Minimal from project as proposed	-
3	Callery pear	*Pyrus calleryana*	2.4	4	10	10	10	10	☐	☐	☐	☐	-	-	-	-	-
4	Callery pear	*Pyrus calleryana*	6.6	10	50	50	60	50	☑	☐	☐	☐	$1,400.00	1.9	6.6	Minimal from project as proposed	-
5	Callery pear	*Pyrus calleryana*	4.9	10	40	50	50	45	☑	☐	☐	☐	$790.00	1.4	4.9	Minimal from project as proposed	-
6	Coast live oak	*Quercus agrifolia*	21.1	40	80	50	80	65	☑	☑	☐	☐	$13,200.00	6.2	10.6	Moderate to major from proposed sidewalk work	Tag #3281; girdling root
7	Coast live oak	*Quercus agrifolia*	20.7	30	80	50	80	65	☑	☑	☐	☐	$12,600.00	6.0	10.3	Moderate to major from proposed sidewalk work	Tag #3282
8	Coast live oak	*Quercus agrifolia*	9.0	18	60	50	60	55	☑	☑	☐	☐	$2,280.00	2.6	6.8	Moderate to major from proposed sidewalk work	Tag #3283
9	Coast live oak	*Quercus agrifolia*	12.5	16	50	50	50	50	☑	☑	☐	☐	$4,270.00	3.6	9.4	Moderate to major from proposed sidewalk work	Canopy spread is average due to uneven canopy dist. One foot-deep cavity in base.
10	Coast live oak	*Quercus agrifolia*	9.3	20	30	50	30	40	☑	☑	☐	☐	$2,250.00	2.7	9.3	Moderate to major from proposed sidewalk work	-

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Tree # (13 total)	Common Name	Species	DBH (in.)	Canopy Spread (ft.)	Vitality Rating (%)	Desired Rating (%)	Form Rating (%)	Suitability for Preservation (%)	Protected Tree - 11	Street Tree - 8	Off-Site Tree - 0	Protected Removals - 2	Appraised Value (method available upon request)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protections)	Notes
11	Crape myrtle	*Lagerstroemia indica*	3.0	7	70	50	60	60	☐	☑	☐	☑	$260.00	0.9	2.3	Incompatible with proposed sidewalk work	-
12	Coast live oak	*Quercus agrifolia*	7.0	18	60	50	60	55	☑	☑	☐	☑	$1,380.00	2.0	5.3	Incompatible with proposed sidewalk work	-
13	Coast live oak	*Quercus agrifolia*	20.8	30	80	50	60	65	☑	☑	☐	☐	$12,500.00	6.1	10.4	Minimal from project as proposed	-



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Drawing No.

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GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE TOWN AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
7. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
9. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
10. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
11. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING FOR PLANTER AREAS AND TREE WELLS WITHOUT GRATES, AND 4" BELOW FOR THE TREE WELLS WITH GRATES.
12. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
13. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
14. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
15. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
16. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
18. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
19. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
20. PROPOSED LANDSCAPE IS UNDER 500 SF, THEREFORE THE PROJECT IS NOT SUBJECT TO MWELO REQUIREMENTS.

LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

SECTION 29.10.1005 PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREAS THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

2) AREA TYPE TO BE FENCED. TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL PAGE 14 FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:

1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	2	EXISTING TREE TO BE REMOVED	N/A	N/A	N/A	N/A	N/A
	11	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N/A	N/A	N/A	N/A	N/A
	1	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	8'-10' HT. X 3'-4' SPR.	2" CAL.	VERY LOW	20-70' HT. X 25-80' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	MATURE SIZE
SHRUBS						
⊙	4	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD TO BE SHAPED FOR A UNIFORM, GLOBE FORM. 24" DIAMETER	B&B	24" O.C.	MODERATE	-
⊙	18	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL.	12" O.C.	MODERATE	1-2' HT. X 1-2' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	647 SF	EXISTING LANDSCAPE TO REMAIN / PROTECT I N PLACE
	439 SF	MULCH 3" DEPTH TOWN STANDARD MULCH MATERIAL

SYMBOL	QTY	NAME
MATERIALS		
	25 LF	ROOT BARRIER
	4	ROUND PLANTER POT (CLIENT FURNISHED)
	1	TREE GRATE MANUFACTURER: NEENAH FOUNDRY SIZE: 72" L X 72" W COLLECTION: BOULEVARD

TREE SPECIFICATIONS

All 15 gal. trees must meet the following minimum specifications:

1. HEIGHT: 7 - 8 feet high planted in the ground.
2. CALIPER: 1-1/2 inches, measured 6 inches from the base.
3. BRANCHING NEED: Minimum spread of 2 - 3 feet.

Any exception to the above must be approved by the Town Arborist.

All planting stock must must have the approval of the Town Arborist.

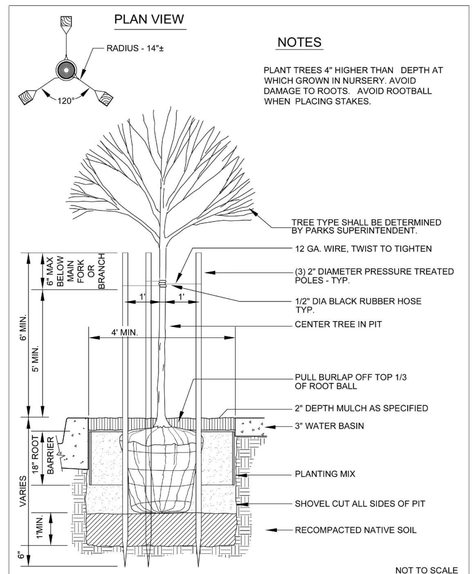
PLANTING SEQUENCE

1. Dig the hole twice as large in diameter and 1-1/2 times as deep as the container in which the plant was delivered. Provide a 6 inch minimum clearance all around the rootball.
2. The existing soil area is to be removed to a depth of 2 feet and replaced with U.C. Ag. mix or approved equivalent. U.C. Ag. mix shall be combined with existing soil, 1/3 mix, 2/3 native soil.
3. Fill hole with the backfill mix to a level 1 inch below the curb.
4. Place 3 Agriform Planting Tablets per tree at equidistant spacing. Tablets shall be 21 grams each with a guaranteed test analysis of 20-10-5.
5. Remove the rootball carefully from the container by supporting it from below. Sever any circling roots (3/16 inch or greater) with sharp shears or knife. If the rootball is dense or compacted, carefully loosen the roots at the side and bottom of the rootball. Do not pull the rootball apart. The severing of large roots will encourage new roots initiating at the cuts.
6. Fill around the rootball with backfill and pack the soil with the shovel handle as you fill. Be careful not to disturb the rootball itself.
7. Use the remaining native soil to create a basin appropriate to the site.

APPROVED BY	DATE		STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	ST-235

TREE PLANTING SPECIFICATIONS

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NOT TO SCALE

APPROVED BY	DATE		STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS	ST-234

TREE PLANTING DETAIL

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A TOWN STANDARD TREE INSTALLATION DETAIL

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No.	Date	Issued/Revised
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

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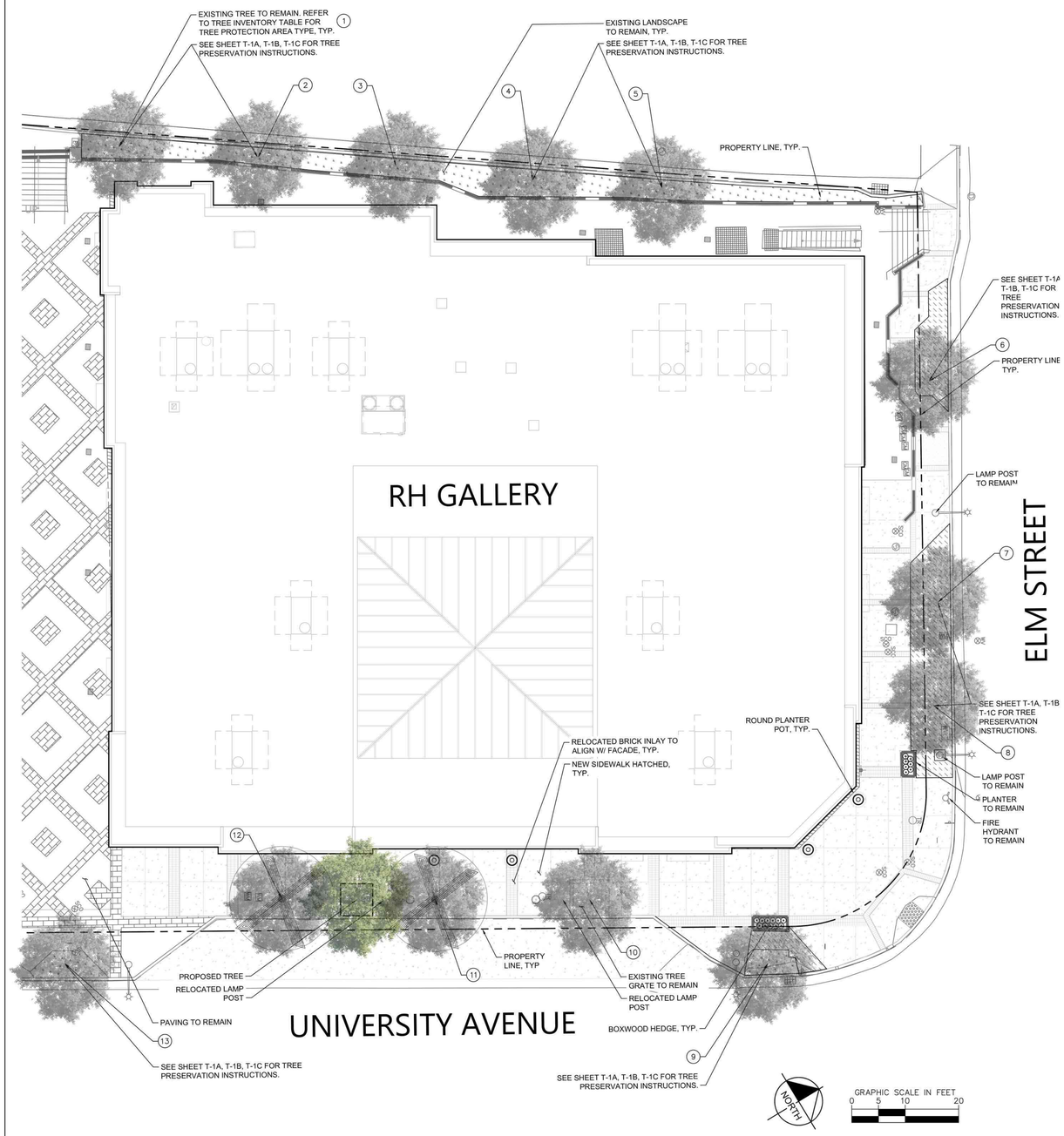
Project No.	197432006
Drawn By:	TL
Reviewed By:	CG
Scale	As noted

Drawing Title

PRELIMINARY LANDSCAPE NOTES AND SCHEDULE

Drawing No.

LS100



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS	SIZE AT MATURITY
TREES							
	2	EXISTING TREE TO BE REMOVED	N/A	N/A	N/A	N/A	N/A
	11	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N/A	N/A	N/A	N/A	N/A
	1	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	8'-10' HT. X 3'-4' SPR.	2" CAL.	VERY LOW	20-70' HT. X 25-80' SPR.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
SHRUBS					
	4	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD TO BE SHAPED FOR A UNIFORM, GLOBE FORM. 24" DIAMETER	B&B	24" O.C.	MODERATE
	18	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL.	12" O.C.	MODERATE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	647 SF	EXISTING LANDSCAPE TO REMAIN / PROTECT I N PLACE
	439 SF	MULCH 3" DEPTH TOWN STANDARD MULCH MATERIAL

SYMBOL	QTY	NAME
MATERIALS		
	25 LF	ROOT BARRIER
	4	ROUND PLANTER POT (CLIENT FURNISHED)
	1	TREE GRATE MANUFACTURER: NEENAH FOUNDRY SIZE: 72" L X 72" W COLLECTION: BOULEVARD

TREE INVENTORY TABLE

TREE #	COMMON NAME	BOTANICAL NAME	DBH (IN.)	CANOPY SPREAD (FT.)	VITALITY RATING (%)	STRUCTRUE RATING (%)	FORM RATING (%)	PROTECTED TREE	SAVED/REMOVED/ PRUNED	REASON FOR REMOVAL	TREE PROTECTION AREA TYPE
1	CALLERY PEAR	*PYRUS CALLERYANA*	6.2	10	50	50	50	X	SAVED	N/A	II
2	CALLERY PEAR	*PYRUS CALLERYANA*	5.6	8	30	40	35	X	SAVED	N/A	II
3	CALLERY PEAR	*PYRUS CALLERYANA*	2.4	4	10	10	10		SAVED	N/A	II
4	CALLERY PEAR	*PYRUS CALLERYANA*	6.6	10	50	50	50	X	SAVED	N/A	II
5	CALLERY PEAR	*PYRUS CALLERYANA*	4.9	10	40	50	45	X	SAVED	N/A	II
6	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	21.1	40	80	50	65	X	SAVED	N/A	II
7	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	20.7	30	80	50	65	X	SAVED	N/A	II
8	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	9.0	18	60	50	55	X	SAVED	N/A	II
9	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	12.5	16	50	50	50	X	SAVED	N/A	II
10	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	9.3	20	30	50	40	X	SAVED	N/A	III
11	CRAPE MYRTLE	*LAGERSTROEMIA INDICA*	3.0	7	70	50	60	X	REMOVED	CIVIL AND ARCHITECTURAL IMPROVEMENTS	N/A
12	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	7.0	18	60	50	65	X	REMOVED	CIVIL AND ARCHITECTURAL IMPROVEMENTS	N/A
13	COAST LIVE OAK	*QUERCUS AGRIFOLIA*	20.8	30	80	50	65	X	SAVED	N/A	II

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No.	Date	Issued/Revised
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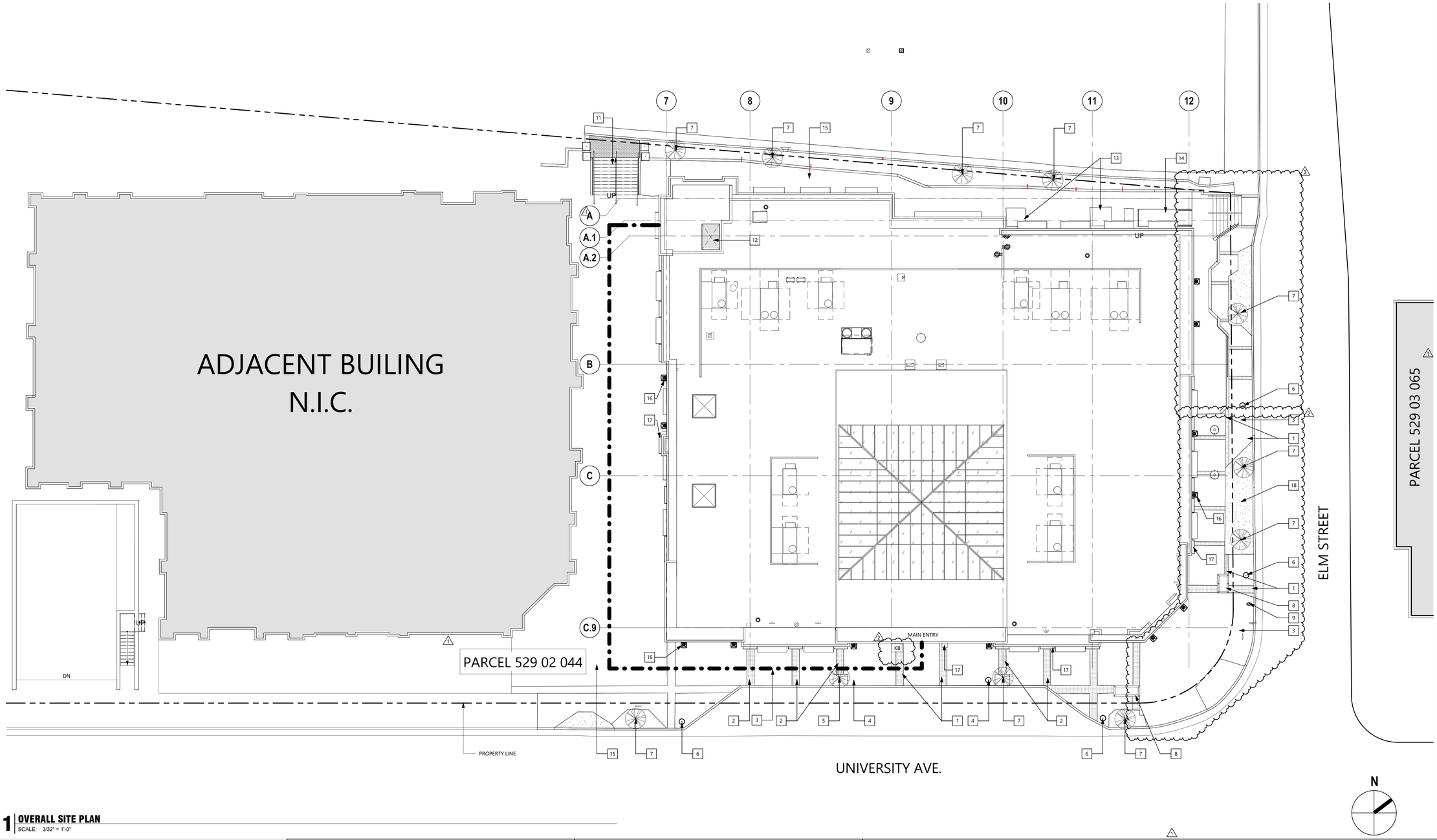
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PRELIMINARY LANDSCAPE PLAN

Drawing No.

LS101



1 OVERALL SITE PLAN

SCALE: 3/32" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR OFF-SITE GRADING & DRAINAGE, SITE UTILITY & CITY STANDARD SITE IMPROVEMENT DETAILS.
2. REFER TO LANDSCAPE DRAWINGS FOR SITE GRADE PLANTING, SITE DRAINAGE, STREET TREE & IRRIGATION IMPROVEMENTS & DETAILS.
3. REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL & FOUNDATION IMPROVEMENTS.
4. STANDPIPE LOCATION SHALL COMPLY WITH CITY OF CUPERTINO FIRE DEPARTMENT REQUIREMENTS.
5. ACCESSIBLE ROUTE TO NOT EXCEED 2% SLOPE.
6. GENERAL CONTRACTOR TO SUBMIT CONSTRUCTION PHASE FIRE ACCESS PLAN TO THE CUPERTINO FIRE DEPARTMENT FOR APPROVAL PRIOR TO THE WOOD FRAMING PHASE OF CONSTRUCTION.
7. HEAD HEIGHT CLEARANCE SHALL MEET CBC SECTION 1116A FOR WALKS, PEDESTRIAN WALKS AND CIRCULATION AREAS. MINIMUM CLEARANCE OF 84" SHALL BE MAINTAINED THROUGHOUT.
8. PROVIDE TRAFFIC REFLECTORS AT ALL PEDESTRIAN CIRCULATION THAT CROSSES OVER VEHICLE TRAFFIC LANES. REFLECTORS TO BE LOCATED ALONG PAINT LINES AT BOTH EDGES OF CROSS WALK. SPACE REFLECTORS AT 24" O.C. OR PER CITY STANDARDS.

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- EXISTING ADJACENT BUILDINGS
- KB — FIRE DEPARTMENT KNOX BOX LOCATION AT MAIN ENTRY DOORS

SITE PLAN KEYNOTES

KEYNOTES - SITE PLAN	
MARK	NOTE
1	NEW BRICK INLAY
2	RELOCATED BRICK INLAY TO ALIGN W/ FACADE
3	NEW SIDEWALK. SEE CIVIL DWGS
4	RELOCATED LAMP POST
5	RELOCATED TREE
6	(E) LAMP POST TO REMAIN
7	(E) TREE TO REMAIN
8	(E) PLANTER TO REMAIN
9	(E) FIRE HYDRANT TO REMAIN
11	(E) STAIRS TO UPPER PARKING TO REMAIN
12	(E) ELEVATOR TO ACCESSIBLE PARKING BELOW
13	(E) EXHAUST LOUVERS FROM GARAGE BELOW TO REMAIN
14	(E) STAIR TO GARAGE TO REMAIN
15	(E) PAVING TO REMAIN
16	EXTERIOR WALL SCONCES, TYP
17	FLOOR PLANTERS, TYP
18	NEW TREE PLANTER

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	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

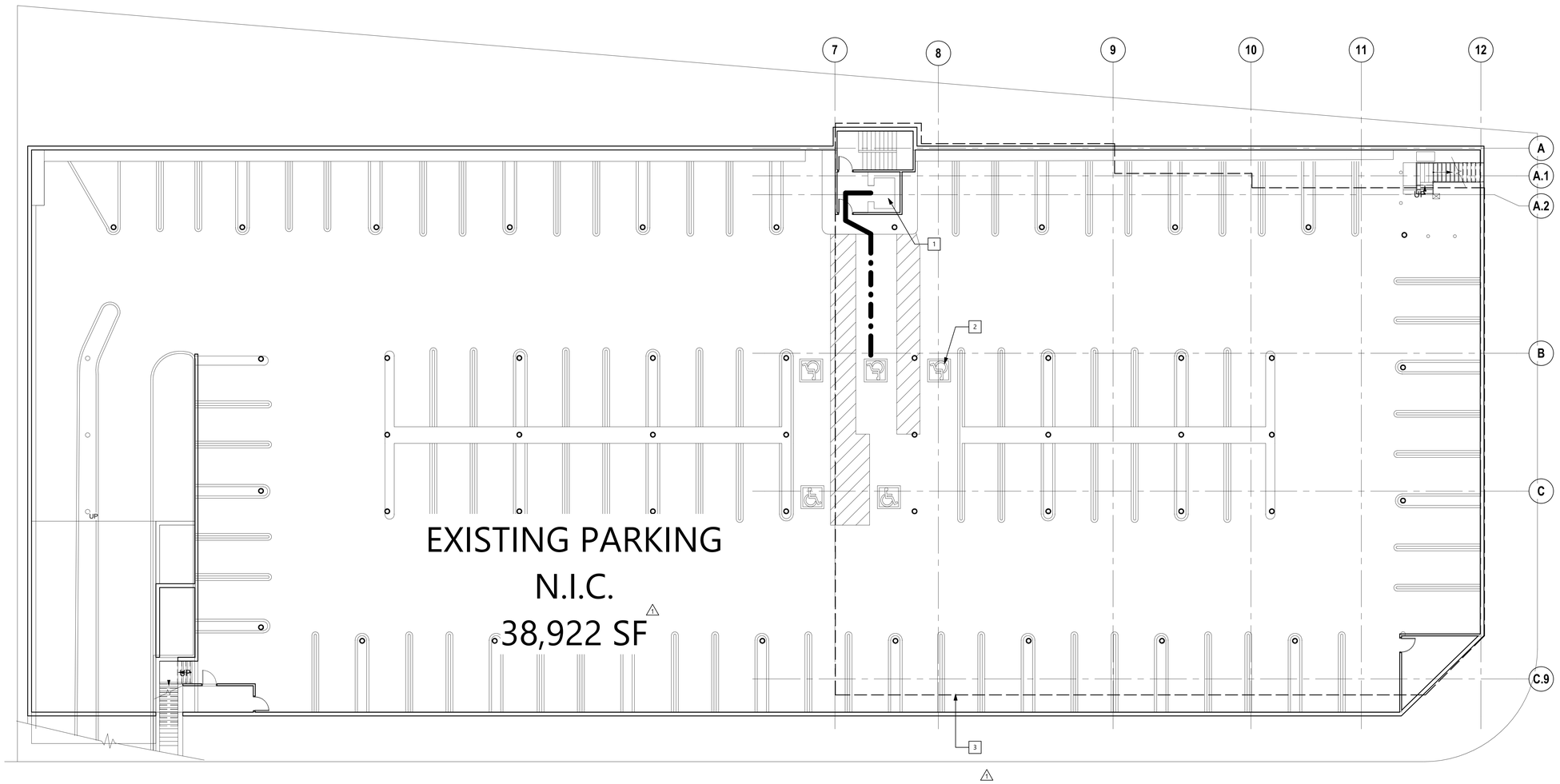
Project	59485
Drawn By:	BD
Reviewed By:	RN
Scale	As indicated

Drawing Title

ARCHITECTURAL SITE PLAN PATH OF TRAVEL

Drawing No.

A004 3



1 BASEMENT PLAN

SCALE: 3/32" = 1'-0"

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BASEMENT PLAN GENERAL NOTES

BASEMENT PLAN LEGEND

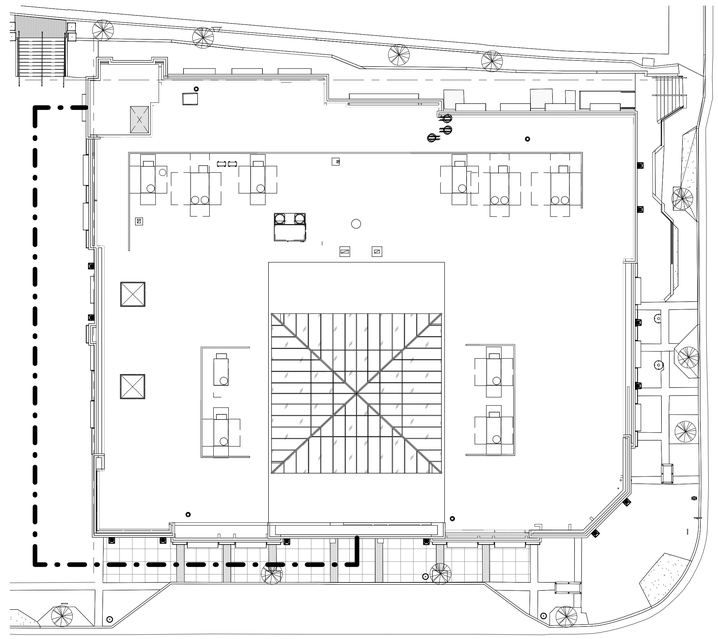
PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

EXISTING ADJACENT BUILDINGS

BASEMENT PLAN KEYNOTES

KEYNOTES - BASEMENT PLAN	
MARK	NOTE
1	(E) ELEVATOR TO ACCESSIBLE PARKING BELOW
2	(E) ADA SPACES, TYP.
3	OUTLINE OF BUILDING ABOVE



2 GROUND LEVEL ACCESSIBLE ROUTE PLAN

SCALE: 1/16" = 1'-0"

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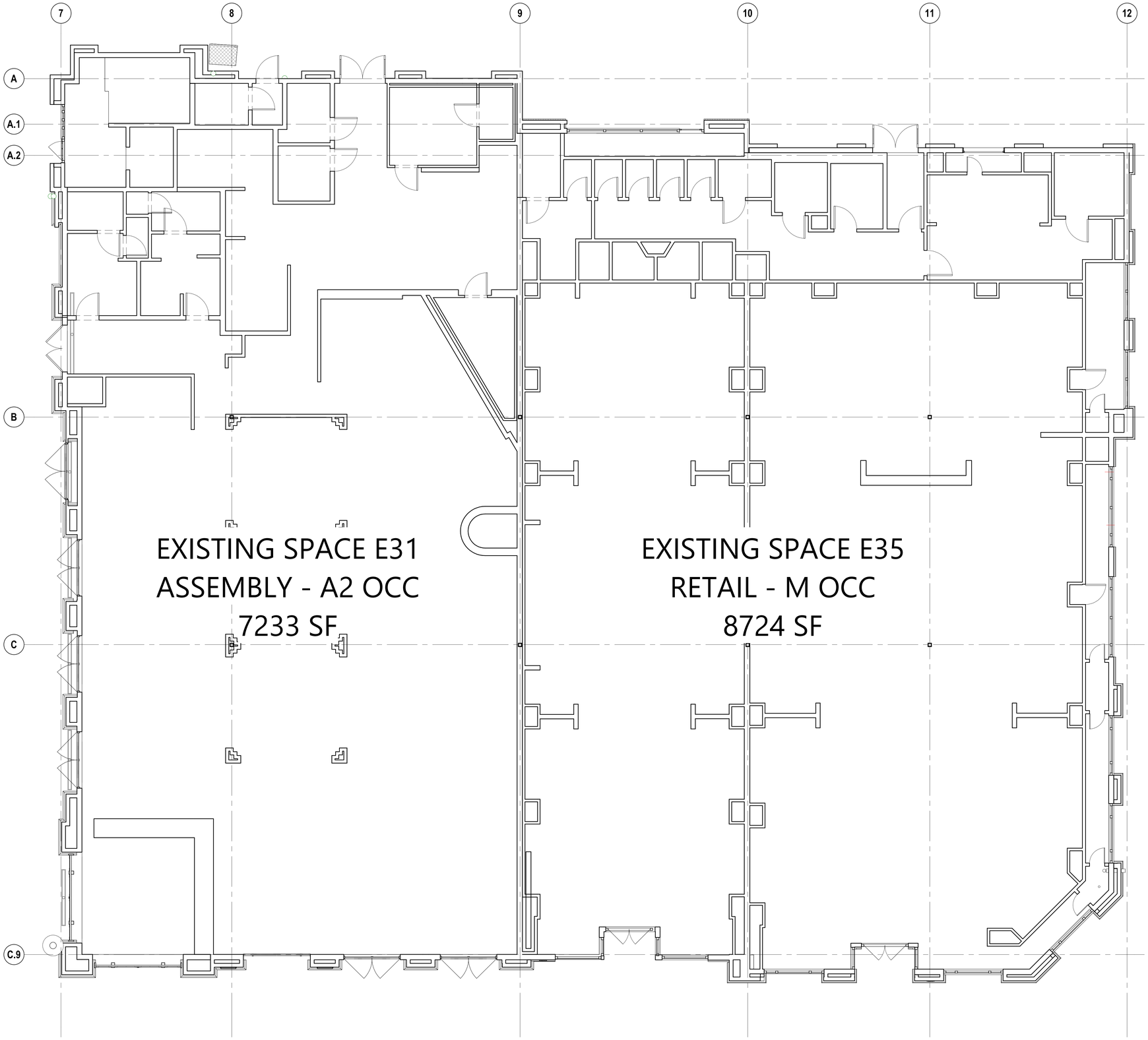
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Reviewed By:	RN
Scale	As indicated

Drawing Title

EXISTING BASEMENT PARKING PLAN

Drawing No.

A005



1 **EXISTING FLOOR PLAN**
SCALE: 3/16" = 1'-0"

N

RH

RH - LOS GATOS

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No.	Date	Issue/ Revised
	10/18/2024	PRE-APPLICATION PACKAGE
	11/06/2024	PLANNING SUBMITTAL
	11/22/2024	100% SCHEMATIC DESIGN
	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

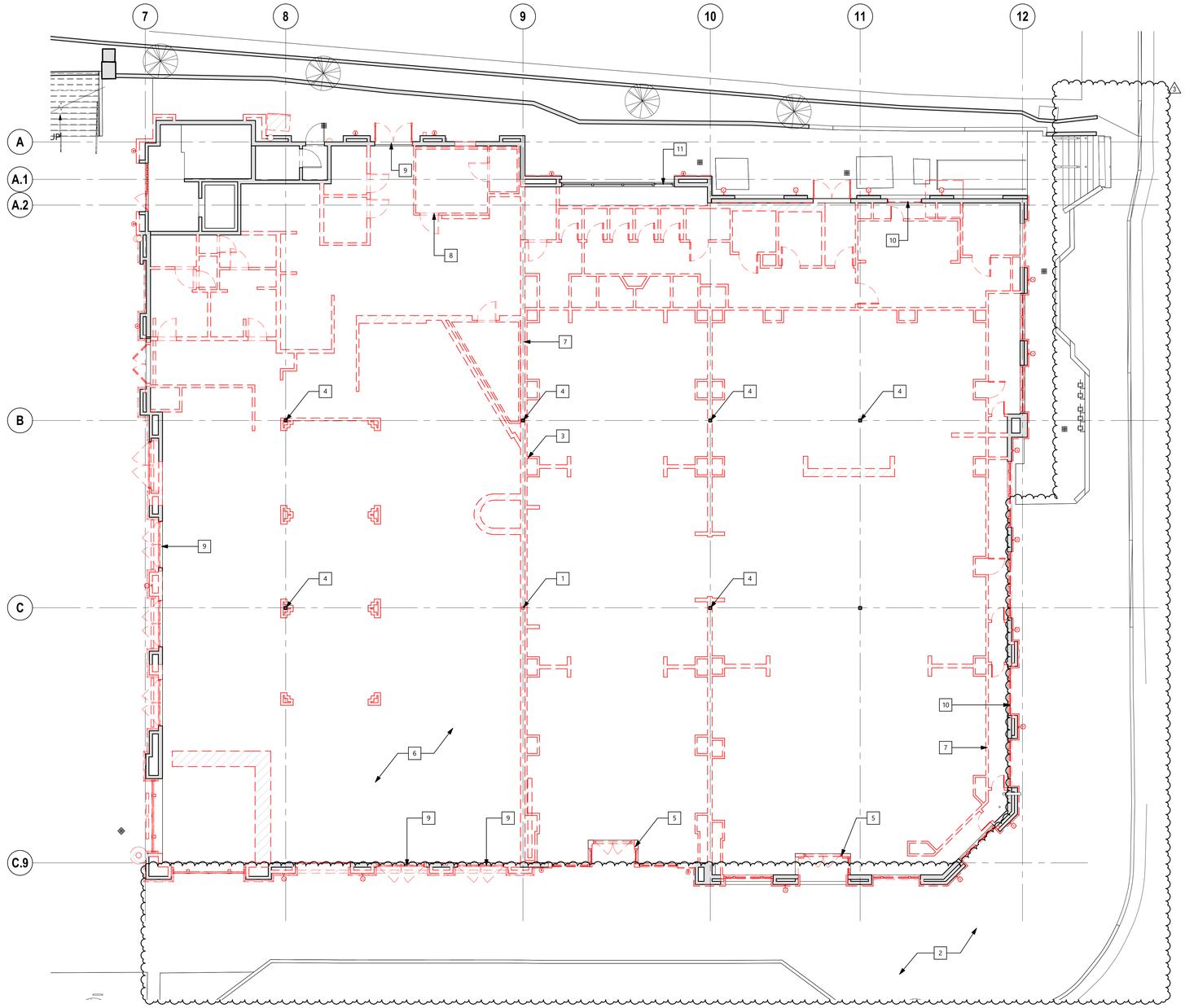
Scale 3/16" = 1'-0"

Drawing Title

EXISTING
FLOOR PLAN

Drawing No.

A005.1 1



1 DEMOLITION PLAN

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

DEMOLITION PLAN GENERAL NOTES

1. THE GC SHALL VERIFY ALL DIMENSIONS SHOWN PRIOR TO COMMENCMENT OF WORK. SEND DOCUMENT WITH VERIFICATION OR DEVIATIONS FROM THESE PLANS TO ARCHITECT VIA EMAIL.
2. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. AT EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED TO PROVIDE A SMOOTH, PAINT READY FINISH.
4. DEMOLISH EXISTING WALLS AND DOORS AS NECESSARY.
5. DEMOLISH EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE SUB-FLOOR AS REQUIRED TO PROVIDE AN EVEN WALKING SURFACE/FINISH FLOOR CONDITION.
6. DEMOLISH EXISTING GYPSUM WALL BOARD, CEILING TILE, GRID AND/OR OTHER CEILING FINISH AS NECESSARY TO PROVIDE FOR NEW CEILING READY CONDITION.
7. REMOVE EXTRANEOUS EQUIPMENT AS NECESSARY.
8. ALL DIMENSIONS ON PARTITION PLAN AND DEMOLITION PLAN ARE TO FRAMING. ALL DIMENSIONS ON OTHER SHEETS ARE TO FACE OF FINISH, DO NOT ADJUST ANY DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. IF UNABLE TO LOCATE DIMENSIONS. FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
9. COLUMN CENTER LINES / GRID LINES ARE SHOWN FOR REFERENCE DIMENSIONING, VERIFY EXACT LOCATIONS IN FIELD.
10. G.C. TO COORDINATE CONSTRUCTION BARRIER FINAL CONFIGURATION AND REQUIREMENTS WITH LL AND CLIENT CONSTRUCTION MANAGER

NOTE: UPON COMPLETION OF DEMOLITION WORK, GENERAL CONTRACTOR TO VERIFY ALL INDICATED DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEMOLITION PLAN LEGEND

Room name — ROOM NAME

XXXX — ROOM NUMBER

(E) DOOR TO REMAIN

(E) DOOR TO BE REMOVED

(E) WALL/PARTITION TO BE DEMOLISHED. SEE STRUCTURAL DWGS

(E) WALL/PARTITION TO REMAIN

(E) TO BE REMOVED

- X" — LEVEL CHANGE

DEMOLITION PLAN KEYNOTES

KEYNOTES - DEMO PLAN

MARK	NOTE
1	EXISTING COLUMN TO BE REMOVED, SEE STRUCTURAL DWG
2	SEE CIVIL DRAWINGS FOR SIDEWALK SCOPE AND DEMOLITION
3	DEMO ALL INTERIOR WALLS, TYP.
4	EXISTING COLUMN TO REMAIN
5	EXISTING STOREFRONT TO BE REMOVES
6	REMOVE ALL EXISTING FLOOR FINISHES DOWN TO STRUCTURAL SLAB
7	REMOVE ALL INTERIOR WALLS, TYP.
8	REMOVE ALL INTERIOR DOORS
9	REMOVE EXISTING EXTERIOR DOORS
10	REMOVE ALL EXISTING WINDOWS
11	EXISTING DOOR TO REMAIN

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2
3	07/14/2025	TECH REVIEW COMMENTS 3

Project 59485

Drawn By: BD

Reviewed By: RN

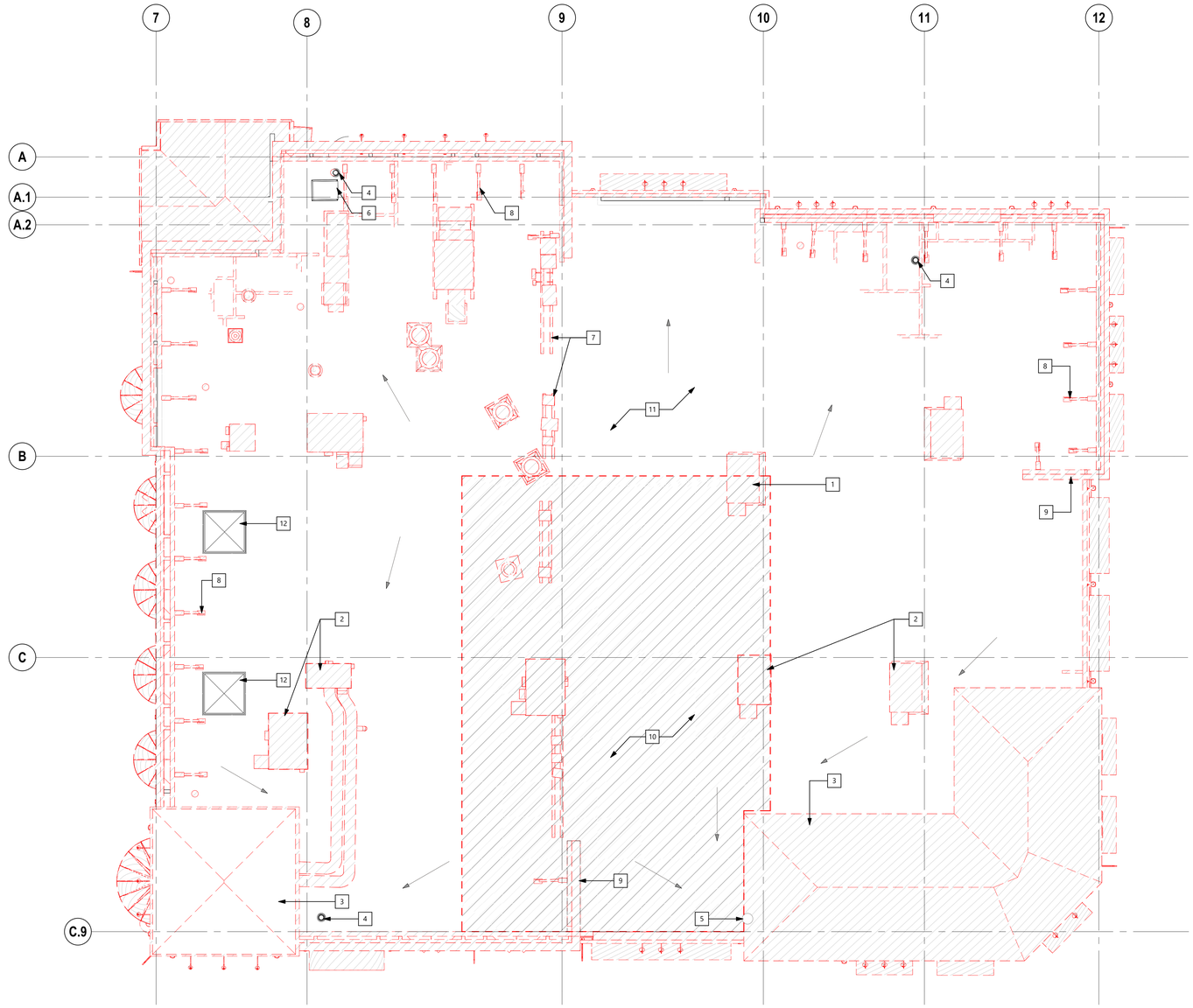
Scale As indicated

Drawing Title

DEMOLITION PLAN

Drawing No.

A006 1



1 DEMOLITION ROOF PLAN

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

N

DEMOLITION PLAN GENERAL NOTES

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DEMOLITION PLAN LEGEND

Room name	ROOM NAME
XXXX	ROOM NUMBER
	(E) DOOR TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) WALL/PARTITION TO BE DEMOLISHED. SEE STRUCTURAL DWGS
	(E) WALL/PARTITION TO REMAIN
	(E) TO BE REMOVED
X"	LEVEL CHANGE

DEMOLITION PLAN KEYNOTES

KEYNOTES - DEMO ROOF PLAN

MARK	NOTE
1	(E) ROOF AND FRAMING TO BE DEMOLISHED. SEE STRUCTURAL DWGS
2	ALL EXISTING MECHANICAL UNITS TO BE REMOVED, TYP. EXISTING GAS LINE TO BE REUSED. COORDINATE WITH PLUMBING DWGS
3	(E) ROOF POP UPS TO BE REMOVED
4	(E) ROOF DRAIN TO REMAIN
5	(E) ROOF DRAIN TO BE RELOCATED
6	(E) ROOF HATCH TO REMAIN
7	REMOVE SLEEPERS AND PATCH ROOF
8	DEMO EXISTING PARAPET BRACES NOT USED S.S.D.
9	DEMO EXISTING PARAPET
10	DEMO PART OF ROOF
11	(E) ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED
12	(E) SKYLIGHT TO REMAIN

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

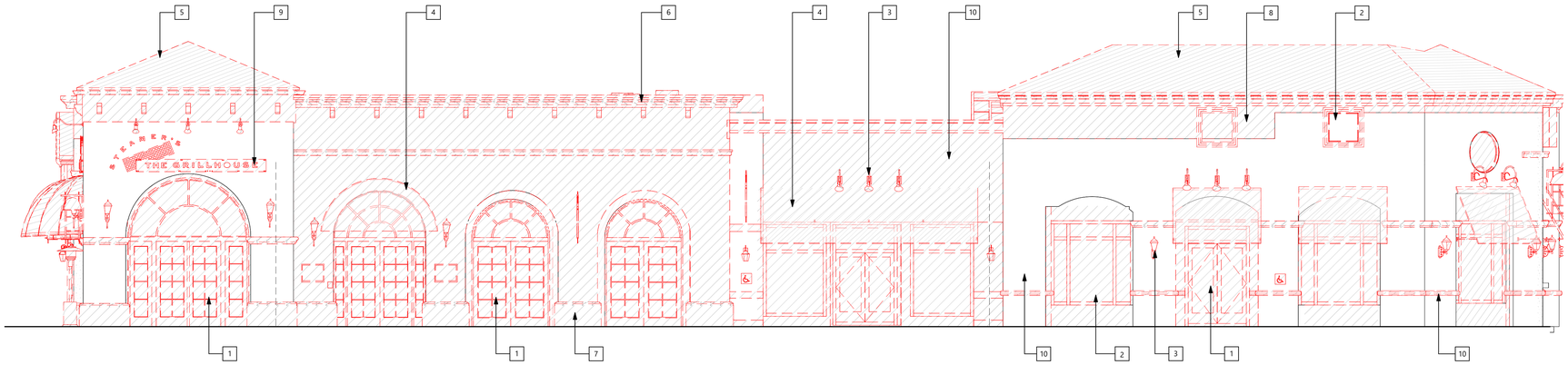
Scale As indicated

Drawing Title

DEMOLITION ROOF PLAN

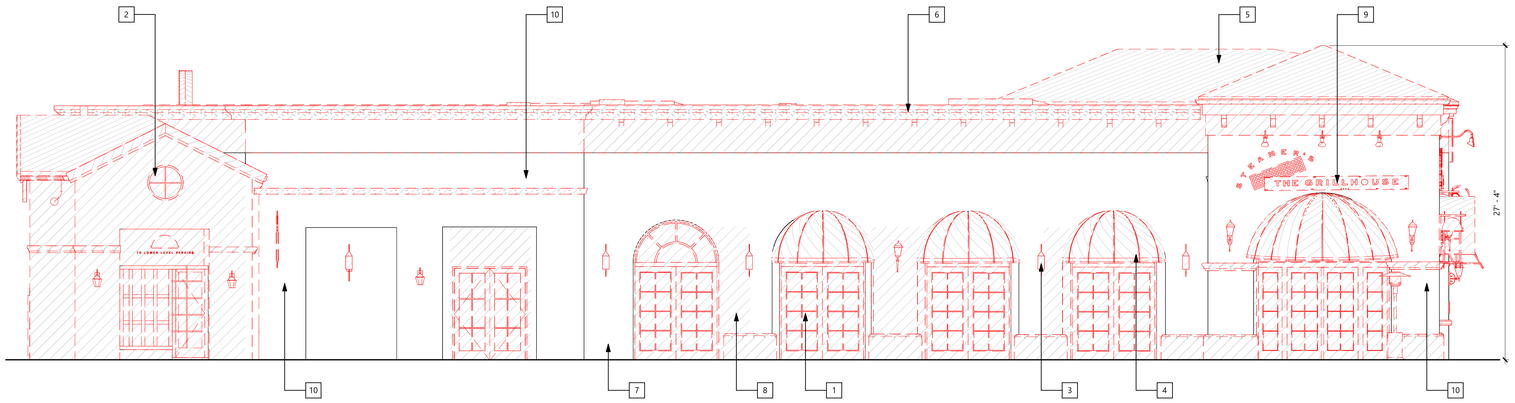
Drawing No.

A006.1 1



1 DEMOLITION EXTERIOR ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



2 DEMOLITION EXTERIOR ELEVATION - WEST

SCALE: 3/16" = 1'-0"

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DEMOLITION ELEVATION LEGEND

- DEMOLISHED WALL. FRAMING COORDINATE WITH STRUCTURAL DWGS
- DEMOLISHED LINE
- WALL TO REMAIN
- EXISTING GLASS STOREFRONT TO REMAIN

DEMOLITION ELEVATION KEYNOTES

KEYNOTES - DEMO EXTERIOR ELEVATIONS	
MARK	NOTE
1	ALL EXISTING DOORS TO BE REMOVED, TYP.
2	ALL EXISTING WINDOW TO BE REMOVED
3	ALL EXISTING LIGHT FIXTURES TO BE REMOVED
4	ALL EXISTING CANOPIES TO BE REMOVED
5	EXISTING TILE ROOF AND STRUCTURE TO BE REMOVED, TYP.
6	EXISTING DECORATIVE WALL CAP AND PARAPET TO BE REMOVED
7	EXISTING WALL BASE TO BE REMOVED
8	PART OF EXISTING WALL TO BE REMOVED, HATCHED GRAY. COORDINATE WITH STRUCTURAL
9	ALL EXTERIOR SIGNAGE TO BE REMOVED
10	ALL WALL STUCCO AND DECORATIVE ELEMENTS TO BE REMOVED DOWN TO FACE OF EXISTING SHEATHING TYP.
11	EXISTING STOREFRONT AND DOOR TO REMAIN
12	EXISTING DOOR TO REMAIN

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No.	Date	Issue/ Revised
1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

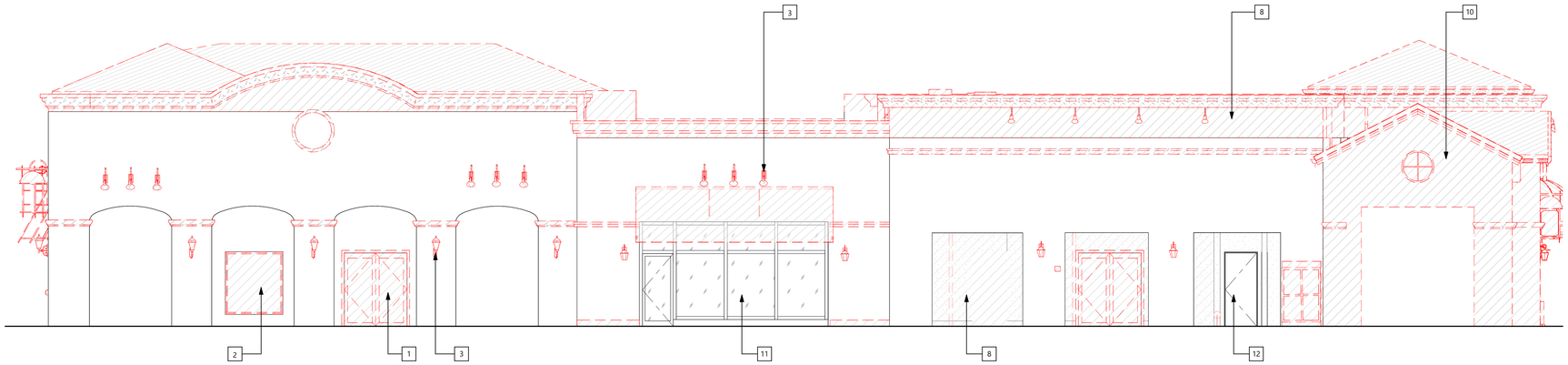
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Drawing Title

DEMOLITION EXTERIOR ELEVATIONS

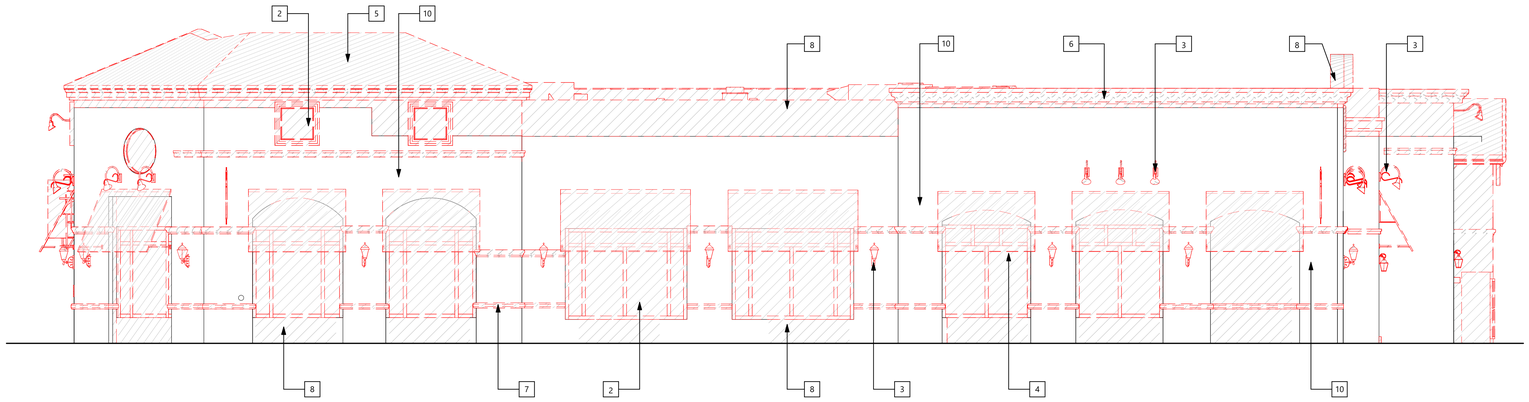
Drawing No.

A006.2 1



1 DEMOLITION EXTERIOR ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



2 DEMOLITION EXTERIOR ELEVATION - EAST

SCALE: 3/16" = 1'-0"

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DEMOLITION ELEVATION LEGEND

DEMOLISHED WALL. FRAMING COORDINATE WITH STRUCTURAL DWGS

DEMOLISHED LINE

WALL TO REMAIN

EXISTING GLASS STOREFRONT TO REMAIN

DEMOLITION ELEVATION KEYNOTES

KEYNOTES - DEMO EXTERIOR ELEVATIONS	
MARK	NOTE
1	ALL EXISTING DOORS TO BE REMOVED, TYP.
2	ALL EXISTING WINDOW TO BE REMOVED
3	ALL EXISTING LIGHT FIXTURES TO BE REMOVED
4	ALL EXISTING CANOPIES TO BE REMOVED
5	EXISTING TILE ROOF AND STRUCTURE TO BE REMOVED, TYP.
6	EXISTING DECORATIVE WALL CAP AND PARAPET TO BE REMOVED
7	EXISTING WALL BASE TO BE REMOVED
8	PART OF EXISTING WALL TO BE REMOVED. HATCHED GRAY. COORDINATE WITH STRUCTURAL
9	ALL EXTERIOR SIGNAGE TO BE REMOVED
10	ALL WALL STUCCO AND DECORATIVE ELEMENTS TO BE REMOVED DOWN TO FACE OF EXISTING SHEATHING TYP.
11	EXISTING STOREFRONT AND DOOR TO REMAIN
12	EXISTING DOOR TO REMAIN

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

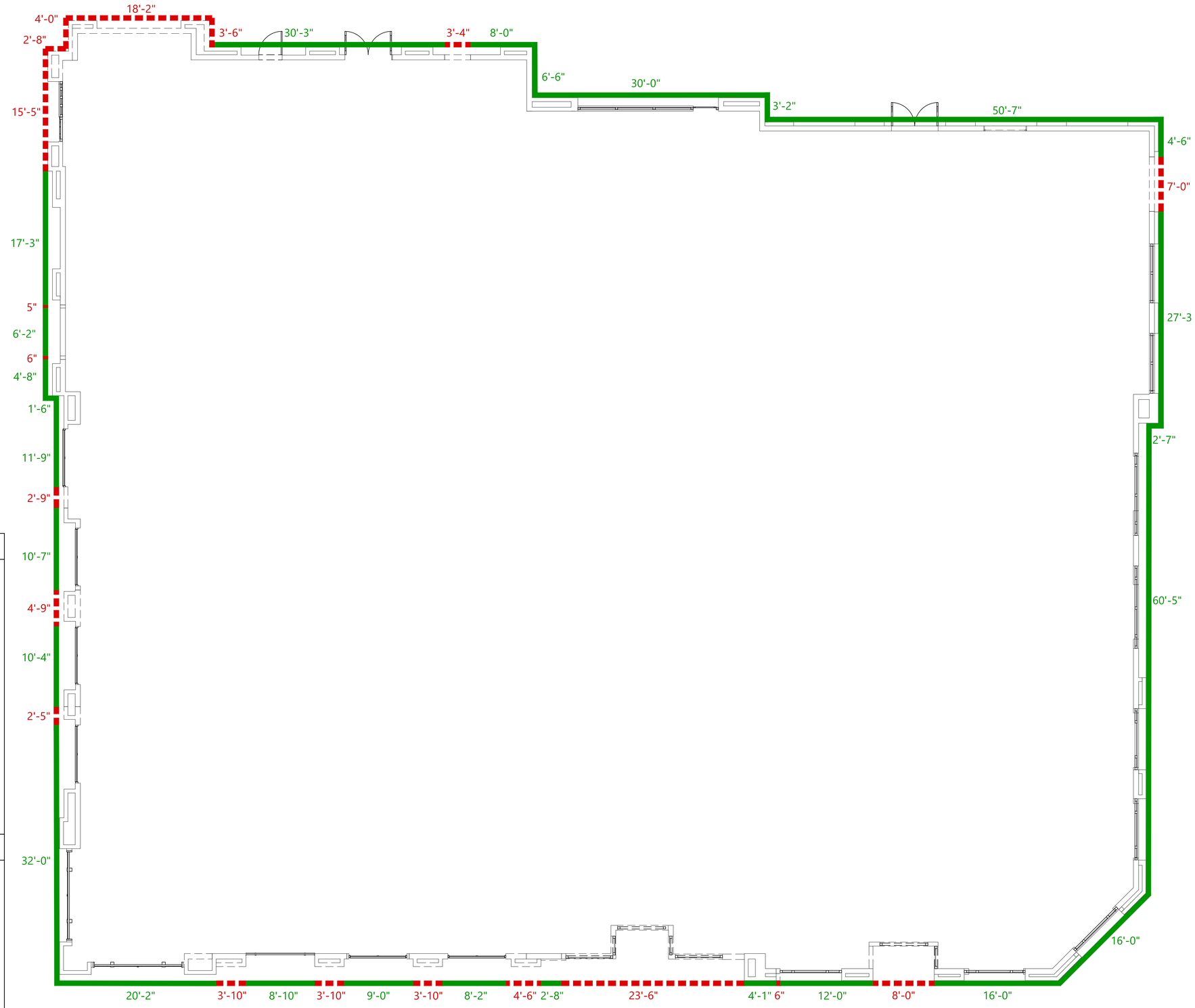
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Drawing Title

DEMOLITION EXTERIOR ELEVATIONS

Drawing No.

A006.3 1



FOOTPRINT DEMOLITION CALCULATION

EXISTING FOOTPRINT FOOTPRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPENINGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING NEW AND ENLARGED OPENINGS)
528'	414'	114'

IF	PRESERVED WALL FRAMING	IS GREATER THAN	DEMO'D WALL FRAMING	THEN **NO TECH DEMO**
IF	DEMO'D WALL FRAMING	IS GREATER THAN	PRESERVED WALL FRAMING	THEN **TECH DEMO**

SINCE	414'	IS GREATER THAN	114'	THEN **NO TECH DEMO**

TECH DEMOLITION PLAN KEY

PRESERVED WALL FRAMING

DEMOLISHED WALL FRAMING

0 2 4 6 8 12 24

1 TECHNICAL DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

N

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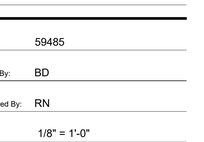
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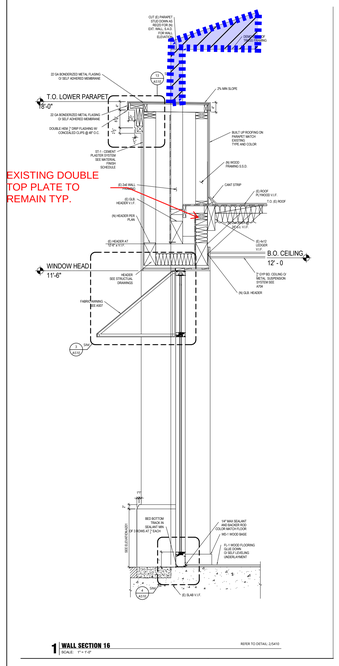
Reviewed By: RN

Scale 1/8" = 1'-0"

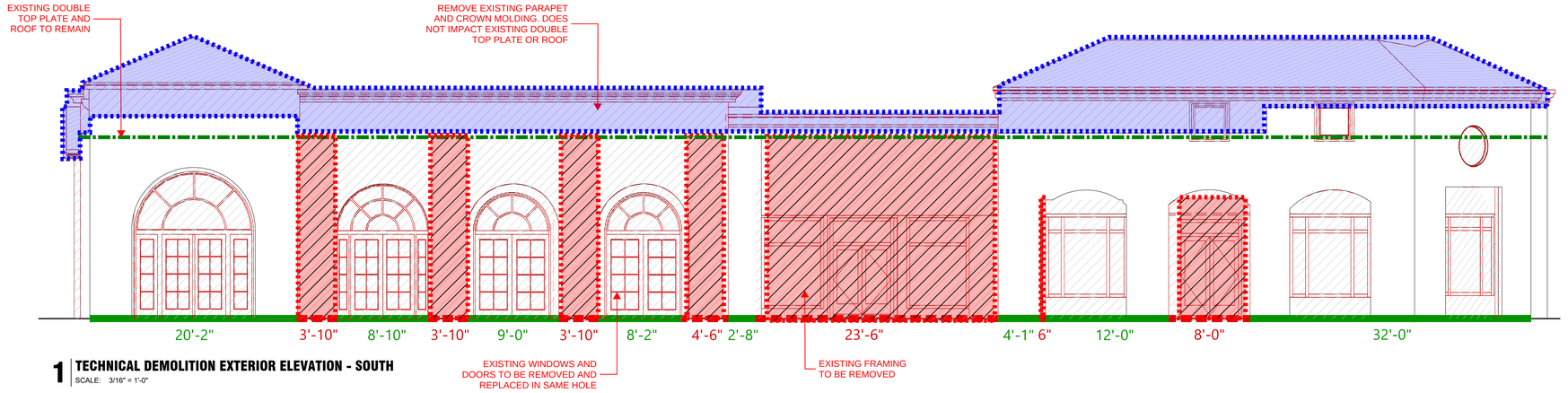
Drawing Title

TECHNICAL DEMOLITION PLAN

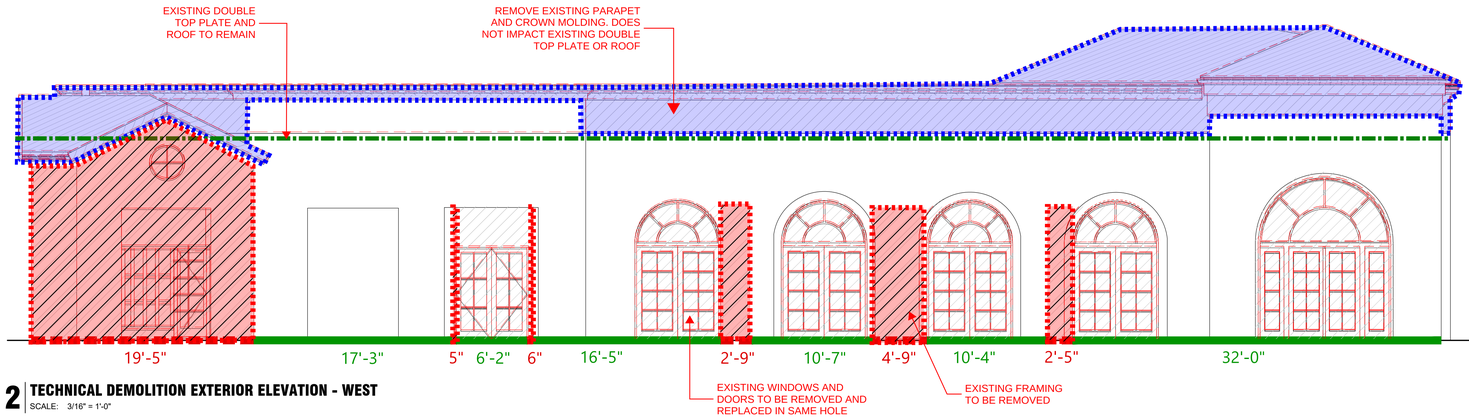
Drawing No. A006.4 2



1 **WALL SECTION 16**
SCALE: 1" = 1'-0"



1 TECHNICAL DEMOLITION EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



2 TECHNICAL DEMOLITION EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"

FOOTPRINT DEMOLITION CALCULATION

EXISTING FOOTPRINT FOOTPRINT (LINEAR FEET)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPENINGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING NEW AND ENLARGED OPENINGS)
528'	414'	114'

IF	PRESERVED WALL FRAMING	IS GREATER THAN	DEMO'D WALL FRAMING	THEN **NO TECH DEMO**
IF	DEMO'D WALL FRAMING	IS GREATER THAN	PRESERVED WALL FRAMING	THEN **TECH DEMO**

SINCE	414'	IS GREATER THAN	114'	THEN **NO TECH DEMO**

TECH DEMOLITION LEGEND

PRESERVED WALL FRAMING

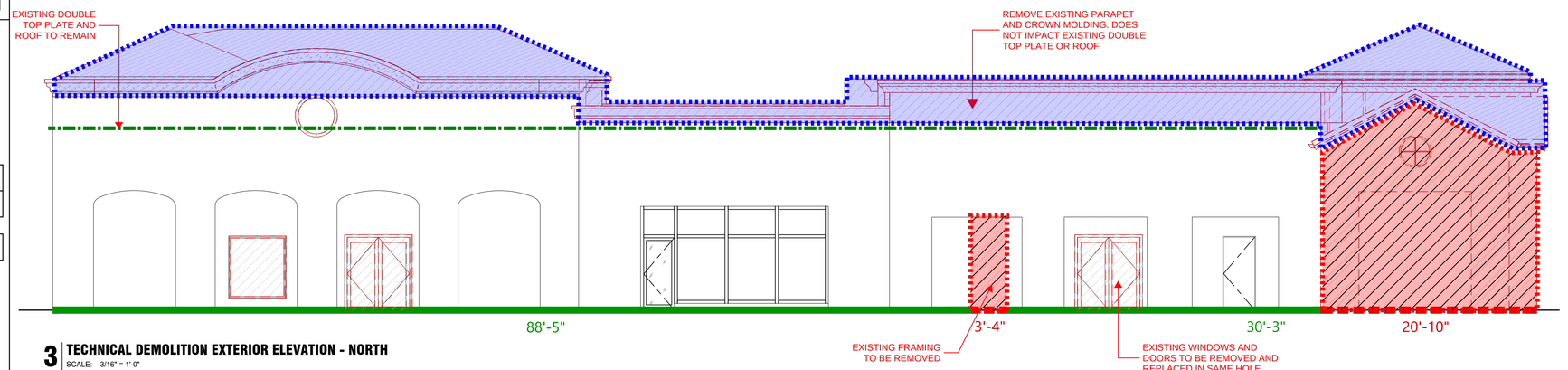
DEMOLISHED WALL FRAMING

LEVEL OF EXISITING DOUBLE TOP PLATE

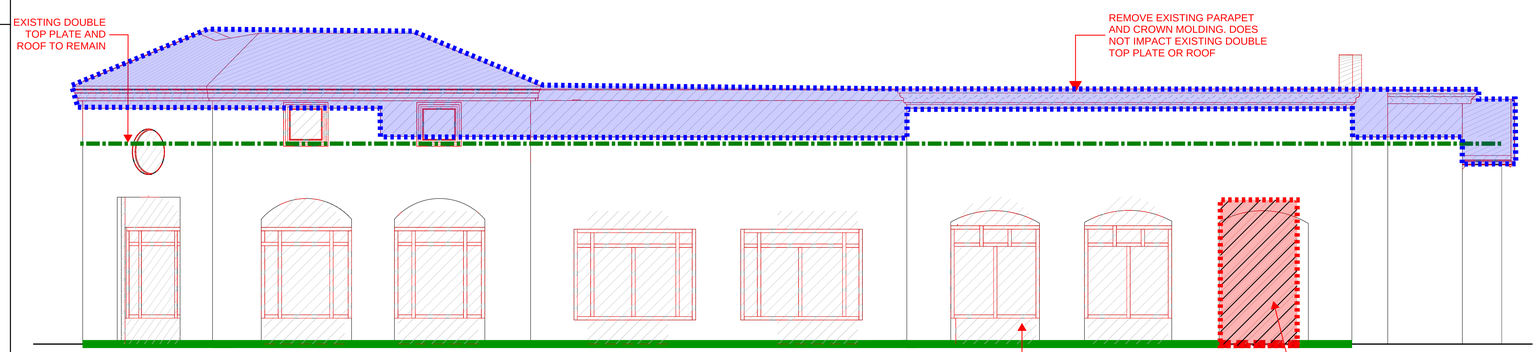
REMOVE EXISTING PARAPET AND CROWN MOLDING. (DOES NOT IMPACT EXISTING DOUBLE TOP PLATE OR ROOF)

EXISTING FRAMING TO BE REMOVED

0 2 4 6 8 12 24



3 TECHNICAL DEMOLITION EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



4 TECHNICAL DEMOLITION EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

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Project 59485

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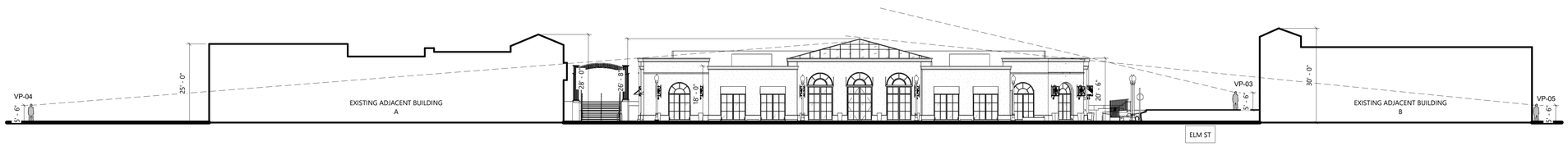
TECHNICAL DEMOLITION EXTERIOR ELEVATIONS

Drawing No. A006.5 2



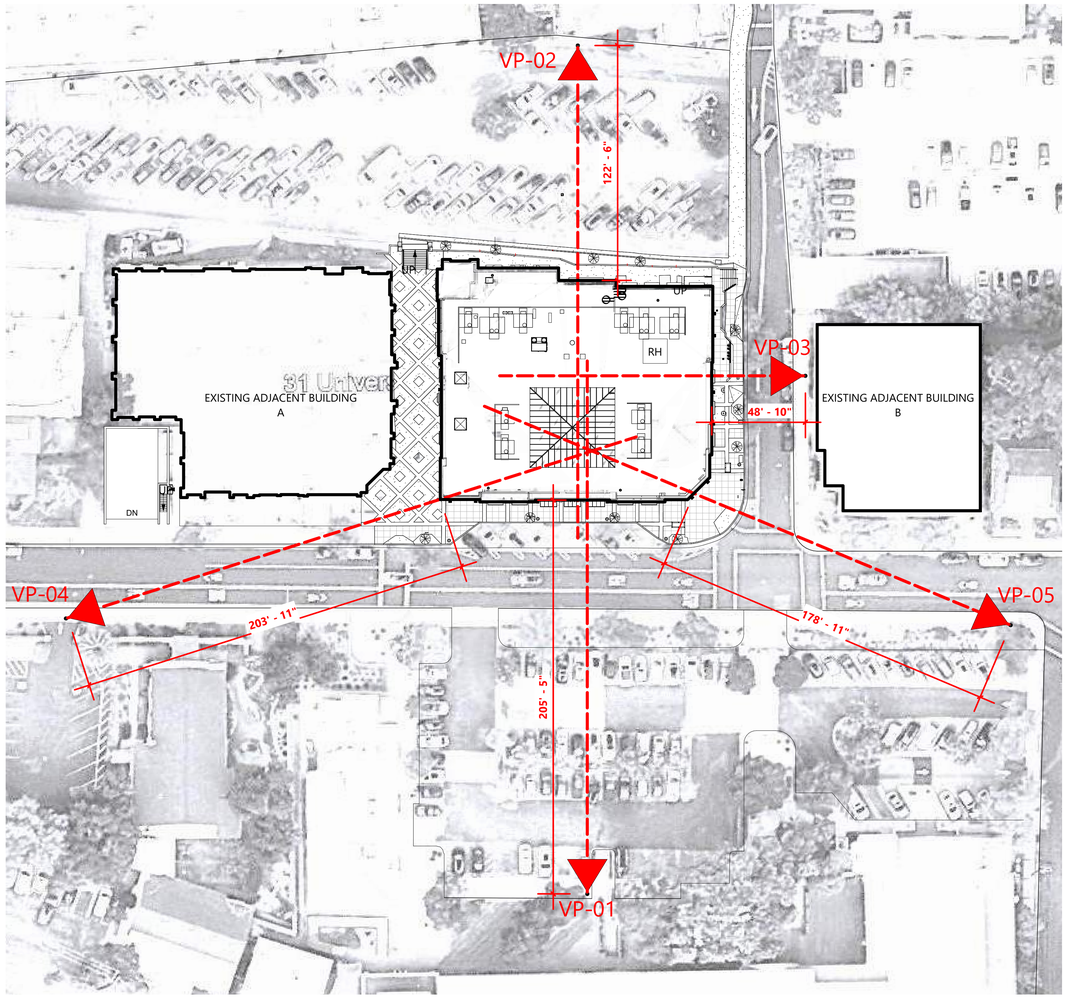
1 SIGHT LINE STUDY - VIEWED FROM ELM ST

SCALE: 1/16" = 1'-0"



2 SIGHT LINE STUDY - VIEWED FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"



3 SIGHT LINE STUDY - KEY PLAN

SCALE: 1/32" = 1'-0"

SIGHT LINE LEGEND

VANTAGE POINT

VP-X

RH

RH - LOS GATOS

Project Address

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1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

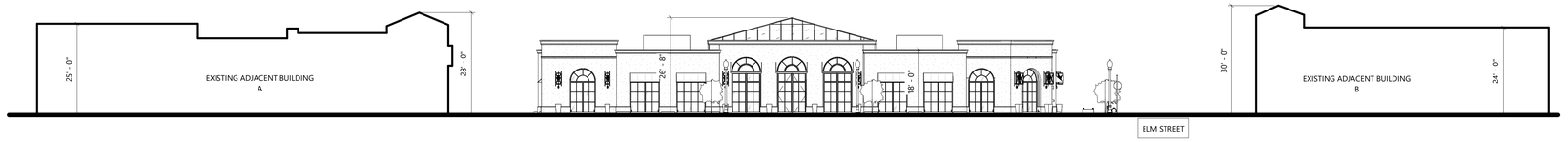
Scale As indicated

Drawing Title

SIGHT LINE STUDY

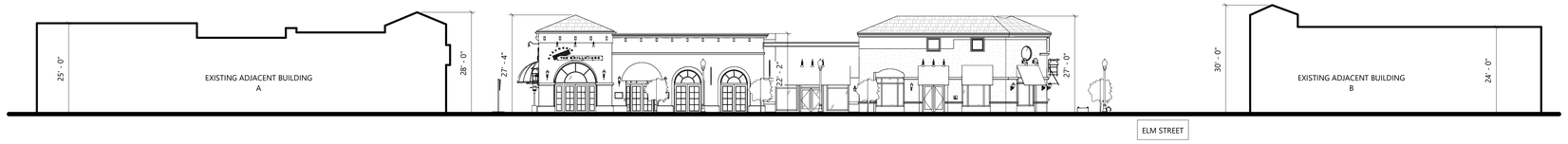
Drawing No.

A007 2



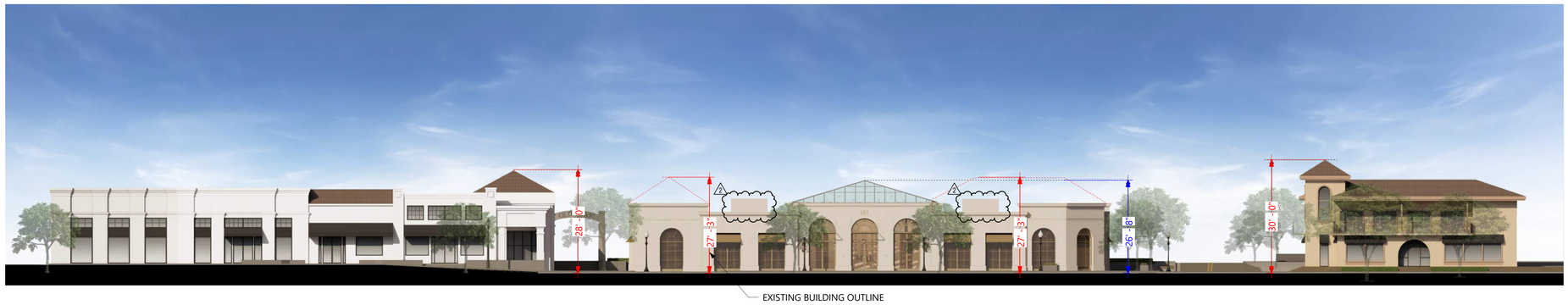
1 PROPOSED BUILDING VIEW FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"

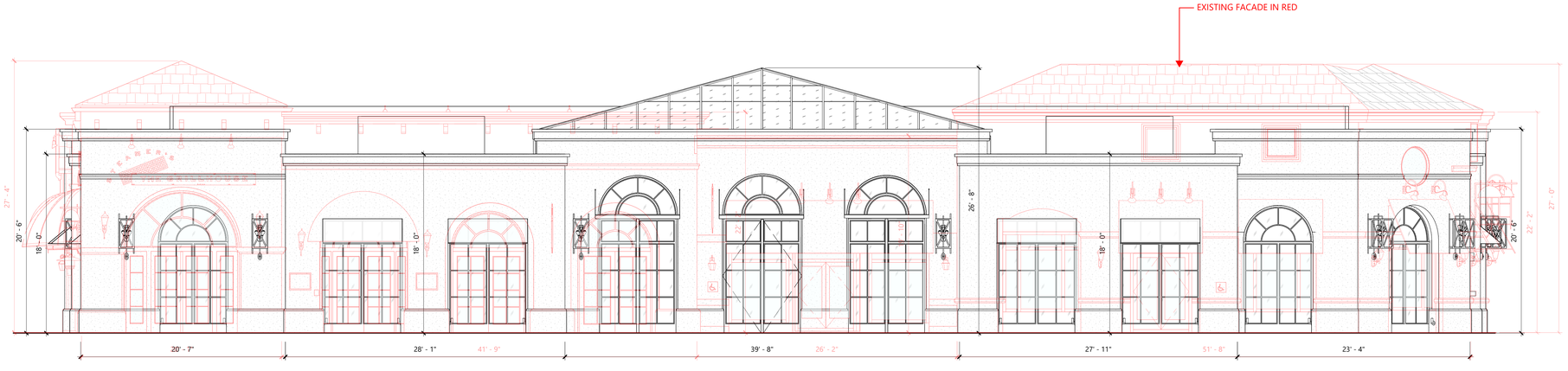


2 EXISTING BUILDING VIEW FROM UNIVERSITY AVE

SCALE: 1/16" = 1'-0"



3 COLORED MASSING ELEVATION



4 MASSING SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE

SCALE: 3/16" = 1'-0"

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Project 59485

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Reviewed By: RN

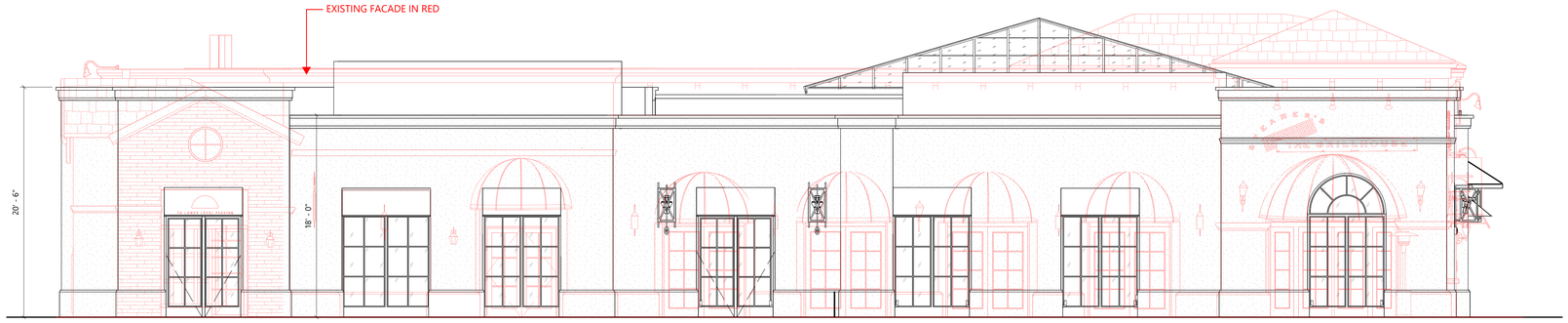
Scale As indicated

Drawing Title

MASSING ELEVATIONS

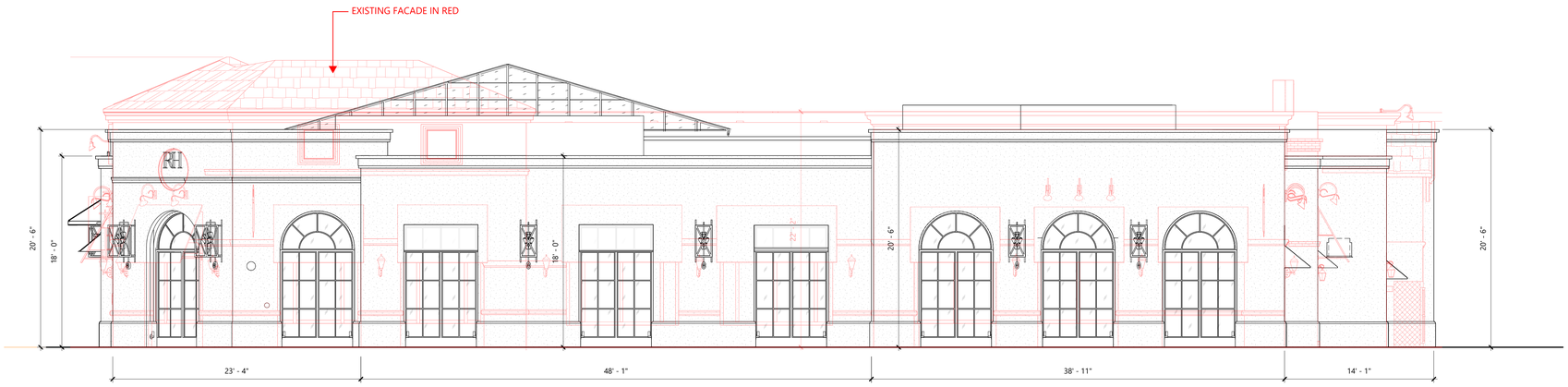
Drawing No.

A008 2



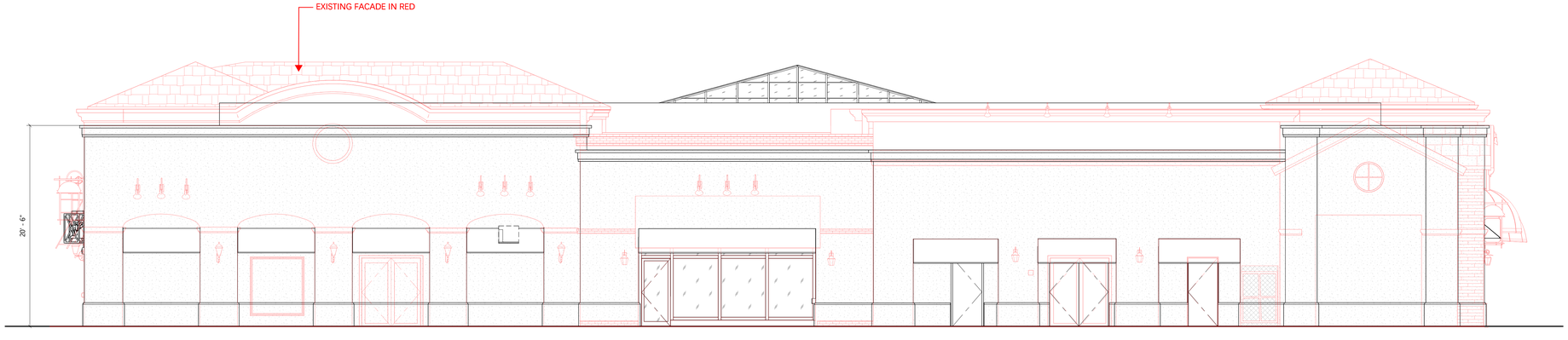
3 PROPOSED WEST ELEVATION - VIEW FROM COURTYARD

SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION - VIEW FROM ELM ST

SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION - VIEW FROM REAR PARKING LOT

SCALE: 3/16" = 1'-0"

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Reviewed By: RN

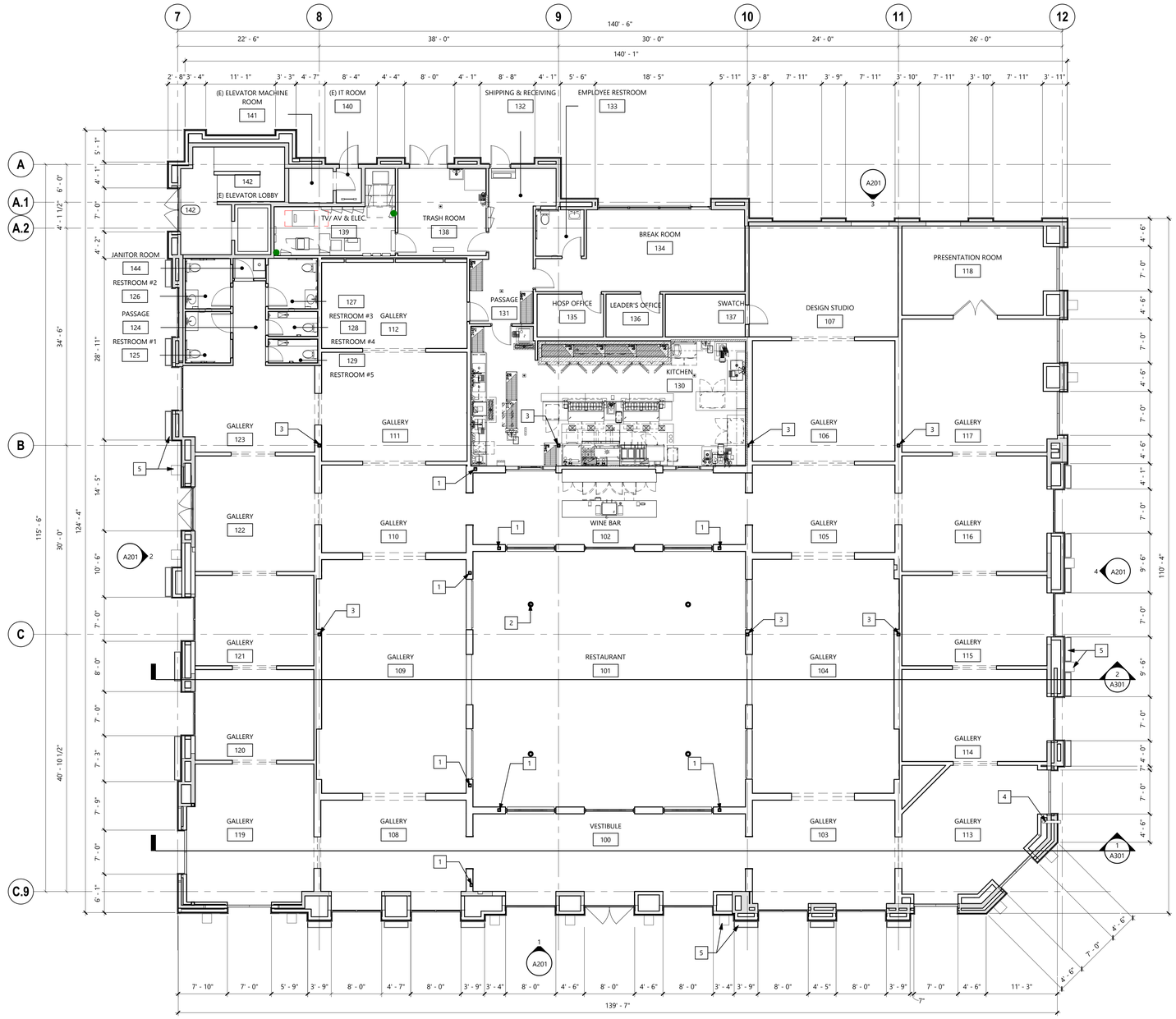
Scale 3/16" = 1'-0"

Drawing Title

EXTERIOR ELEVATIONS COMPARISON

Drawing No.

A009 1



1 FLOOR PLAN

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

N

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
7. "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
8. "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
9. REFER TO LANDSCAPE DRAWINGS FOR PLANTING, STREET TREES, SIDE WALK SCORE PATTERNS & IRRIGATION IMPROVEMENTS & DETAILS.
10. REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

FLOOR PLAN LEGEND

- NEW WALL
- EXISTING WALL
- PROPERTY LINE
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX' — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- XXX — PLUMBING FIXTURE/ACCESSORY TYPE
- XXX — FINISH TYPE

FLOOR PLAN KEYNOTES

1

KEYNOTES - FLOOR PLAN	
MARK	NOTE
1	NEW STRUCTURAL COLUMN
2	NEW COLUMNS FOR SKYLIGHT. SEE STRUCTURAL DWGS FOR MORE INFORMATION
3	EXISTING STRUCTURAL COLUMN
4	EXISTING FIRE RISER
5	FLOOR PLANTER, TYP

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Project 59485

Drawn By: BD

Reviewed By: RN

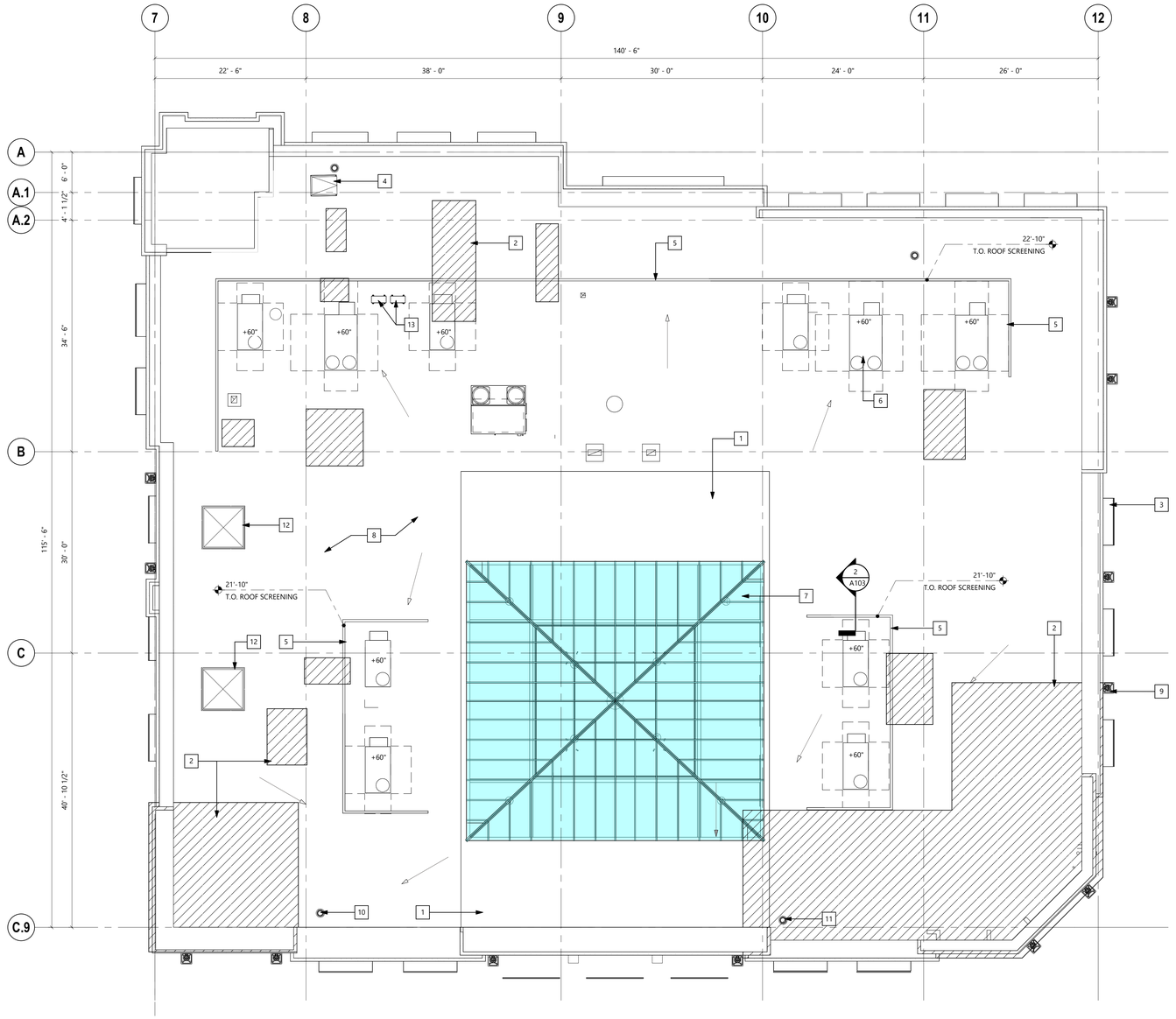
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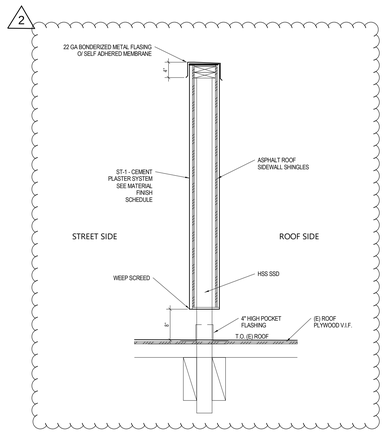
Drawing Title

FLOOR PLAN

Drawing No.

A101





2 **ROOF SCREEN**
SCALE: 3/4" = 1'-0"

1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

N

ROOF PLAN GENERAL NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
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3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
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6. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
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10. REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.

ROOF PLAN LEGEND

	INDICATES REMOVED ROOF EQUIPMENT
X	KEYNOTE
ALIGN	ALIGN ELEMENTS
X.XX	LEVEL MARKER

ROOF PLAN KEYNOTES

KEYNOTES - ROOF PLAN

MARK	NOTE
1	NEW RAISED ROOF AREA. BUILT UP ROOFING TO MATCH EXISTING
2	NEW BUILT UP ROOFING AT AREAS OF DEMOLISHED STRUCTURES AND MECH UNITS. SHOWN WITH HATCH
3	AWNINGS BELOW
4	(E) ROOF HATCH
5	METAL ROOF SCREEN. PAINT TO MATCH EXTERIOR WALLS. SEE DETAIL 14/A706
6	NEW ROOF TOP EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
7	NEW SKYLIGHT
8	(E) BUILT UP ROOF. PATCH AS NEEDED
9	WALL SCONCE, TYP
10	(E) ROOF DRAIN
11	RELOCATED ROOF DRAIN
12	(E) SKYLIGHT
13	NEW REFRIGERATION UNITS. SEE FOOD SERVICE DRAWINGS FOR MORE INFORMATION

1

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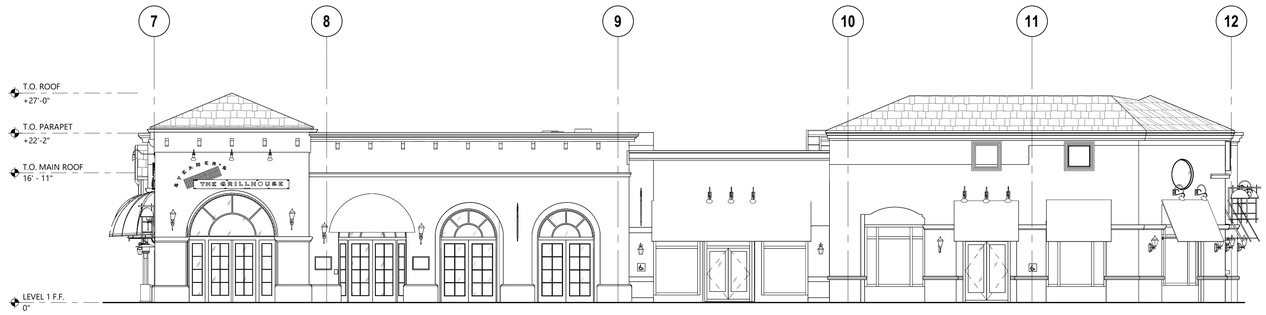
Project	59485
Drawn By:	BD
Reviewed By:	RN
Scale	1/8" = 1'-0"

Drawing Title

ROOF PLAN

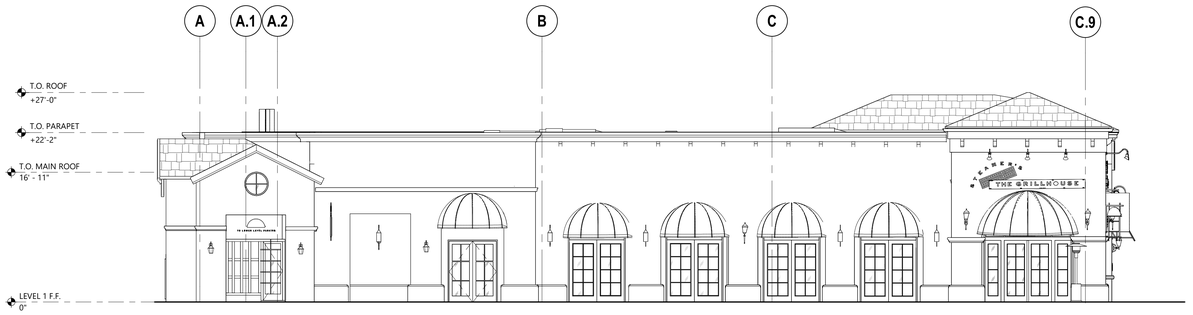
Drawing No.

A103 1



1 EXISTING SOUTH ELEVATION

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

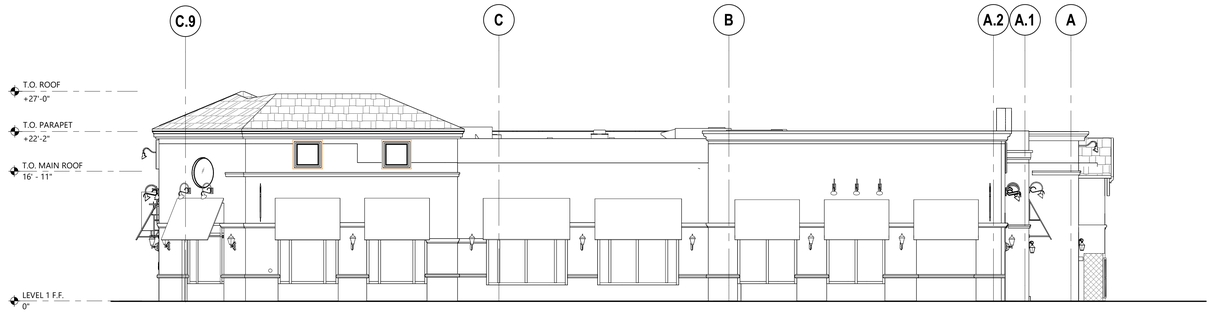


2 EXISTING - WEST ELEVATION

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

3 EXISTING - NORTH ELEVATION

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



4 EXISTING - EAST ELEVATION

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

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Project 59485

Drawn By: BD

Reviewed By: RN

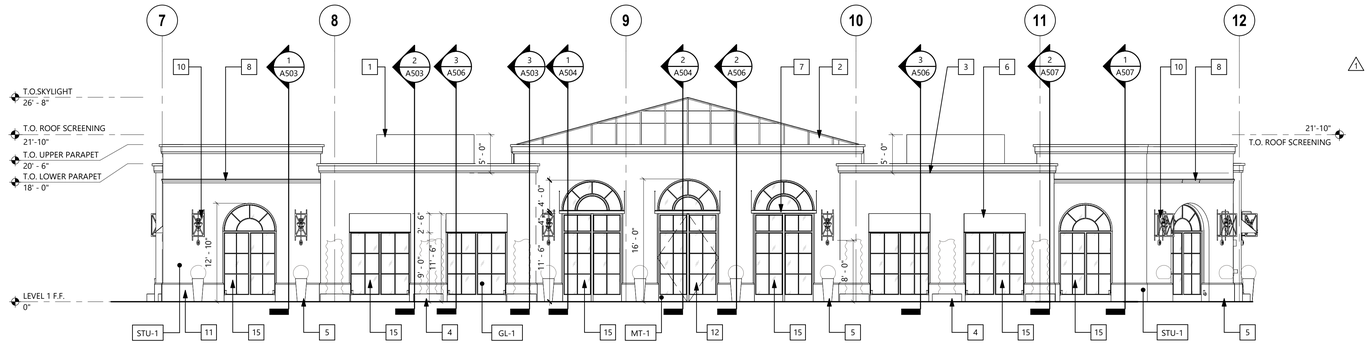
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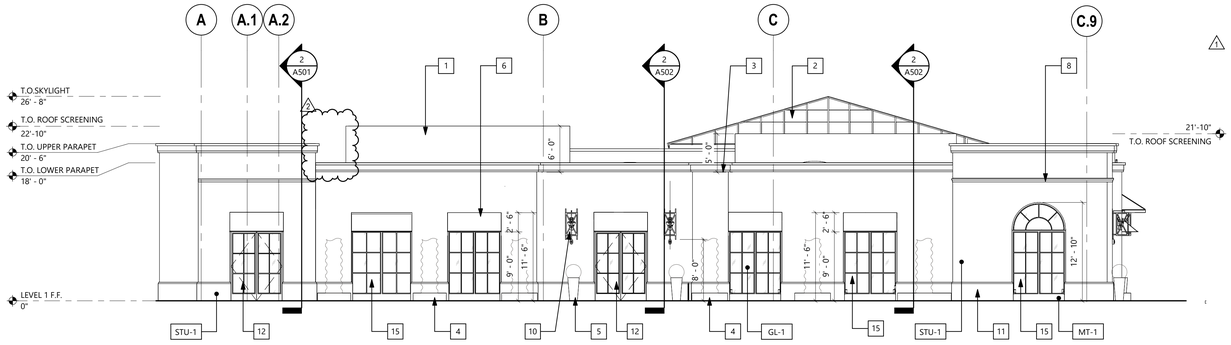
EXISTING
EXTERIOR
ELEVATIONS

Drawing No.

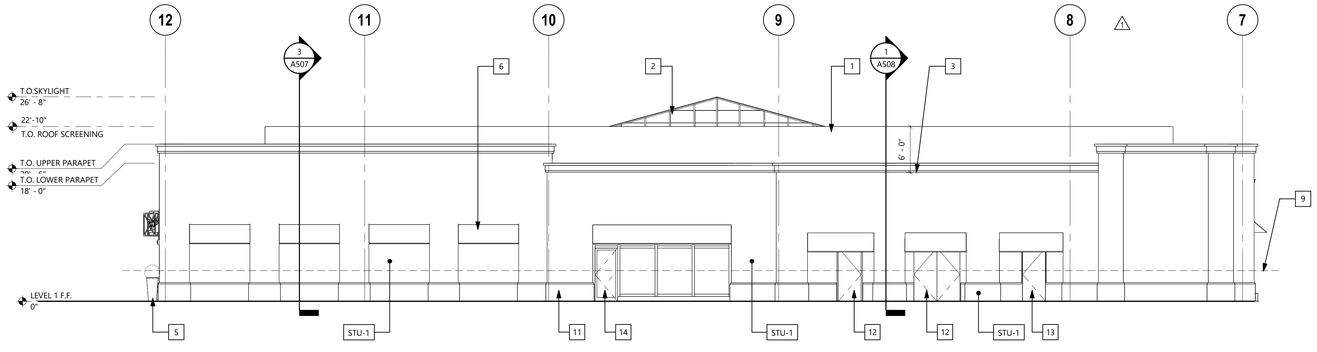
A200 ⚠



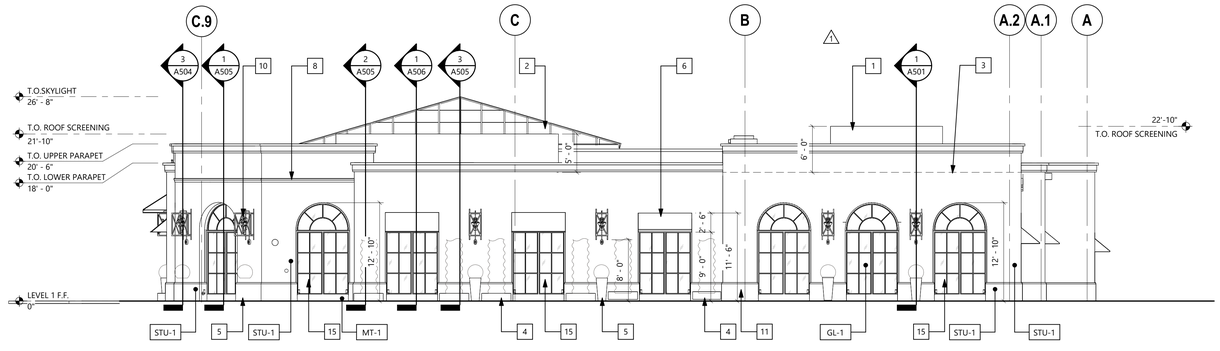
1 **SOUTH ELEVATION - VIEW FROM UNIVERSITY AVE**
SCALE: 1/8" = 1'-0"



2 **WEST ELEVATION - VIEW FROM COURTYARD**
SCALE: 1/8" = 1'-0"



3 **NORTH ELEVATION - VIEW FROM PARKING LOT**
SCALE: 1/8" = 1'-0"



4 **EAST ELEVATION - VIEW FROM ELM ST**
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. FOR FINISH SPECS SEE SHEET A601

ELEVATION LEGEND

ELEVATION KEYNOTES

KEYNOTES - EXTERIOR ELEVATION	
MARK	NOTE
1	ROOF SCREEN BEYOND
2	NEW SKYLIGHT. SEE SHEET A511 FOR MORE INFORMATION
3	<varies>
4	FLOOR PLANTER, TYP
5	STANDING PLANTER, TYP
6	FABRIC AWNING, TYP. SEE DETAIL 3/A510
7	METAL AWNING WITH GLASS, SEE DETAIL 16/A510
8	DECORATIVE WALL MOLDING
9	PARKING LEVEL SHOWN W/DASHED LINE
10	WALL SCONCES, TYP.
11	EXTERIOR WALL BASE, TYP. SEE DETAIL 2/A510
12	DOOR. SEE SHEET A602 FOR MORE INFORMATION
13	ADJACENT DOOR, NOT IN SCOPE
14	DOOR TO BE PERMINENTLY CLOSED
15	WINDOW. SEE SHEET A603 FOR MORE INFORMATION

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Project 59485

Drawn By: BD

Reviewed By: RN

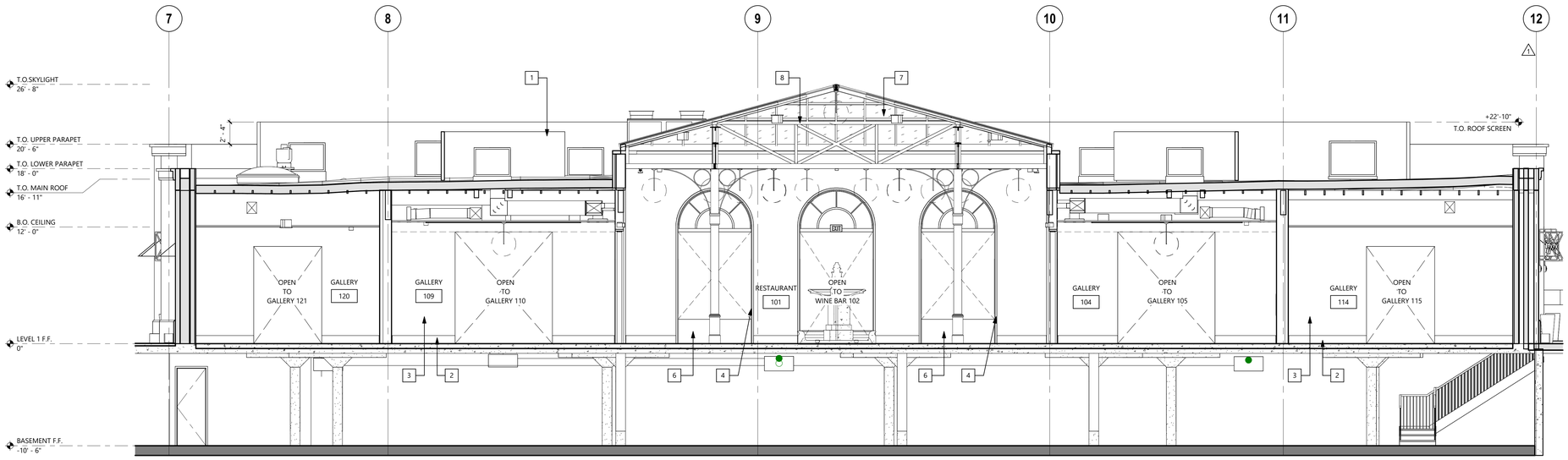
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Drawing Title

EXTERIOR ELEVATIONS

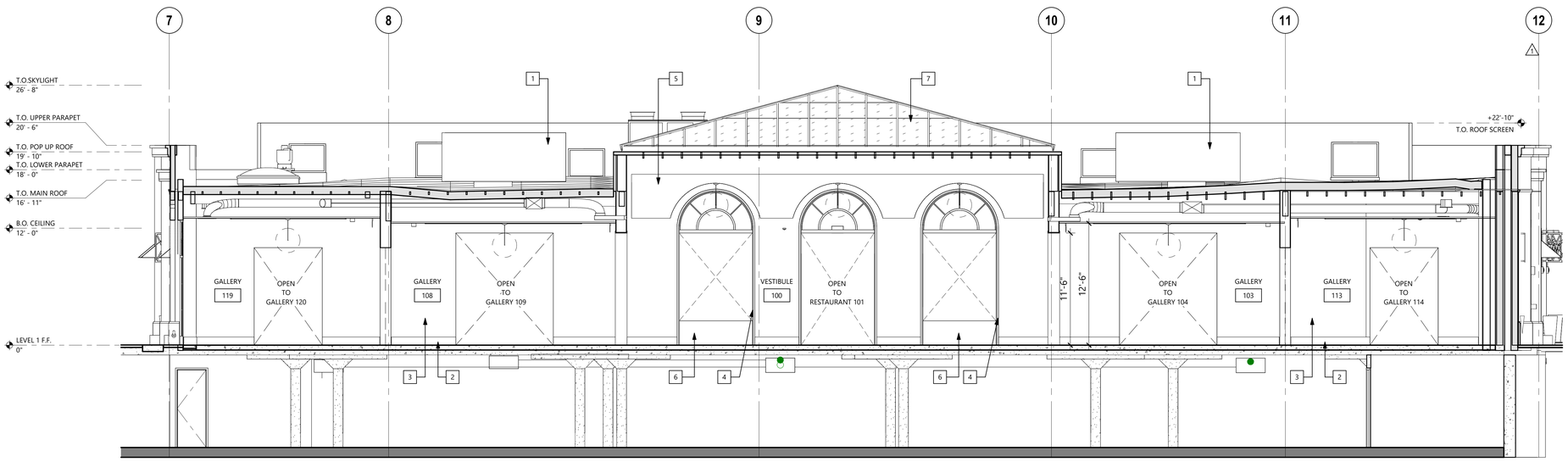
Drawing No.

A201



2 SECTIOIN THROUGH RESTAURANT

SCALE: 3/16" = 1'-0"



1 SECTIOIN THROUGH ENTRY VAULTED CEILING

SCALE: 3/16" = 1'-0"

SECTION GENERAL NOTES

SECTION LEGEND

SECTION KEYNOTES

KEYNOTES - BUILDING SECTIONS	
MARK	NOTE
1	ROOF SCREEN BEYOND. SEE DETAIL 14/A708
2	PAINTED WOOD BASE, TYP. SEE DETAIL 2/A703
3	PAINTED GYP. BOARD, TYP.
4	WOOD TRIM, TYP. (WD-2). SEE DETAIL 1/A702
5	VAULTED CEILING
6	DECORATIVE PLANTER. SEE DETAIL
7	NEW SKYLIGHT. SEE SHEET A511 FOR MORE INFORMATION
8	NEW SKYLIGHT TRUSS SYSTEM. SEE SHEET A512 FOR MORE INFORMATION

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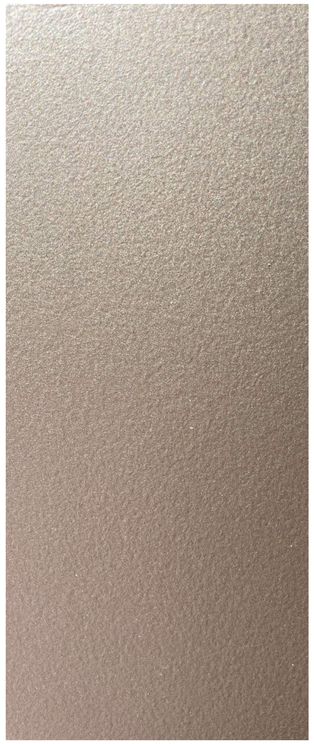
Scale 3/16" = 1'-0"

Drawing Title

BUILDING SECTIONS

Drawing No.

A301



MT-1

-WINDOW FRAMES
-DOORS
-AWNING FRAMES

BRONZE COLOR FOR DESIGN INTENT.
COLOR WILL BE WINDOW MANUFACTURER SPEC.



STU-1

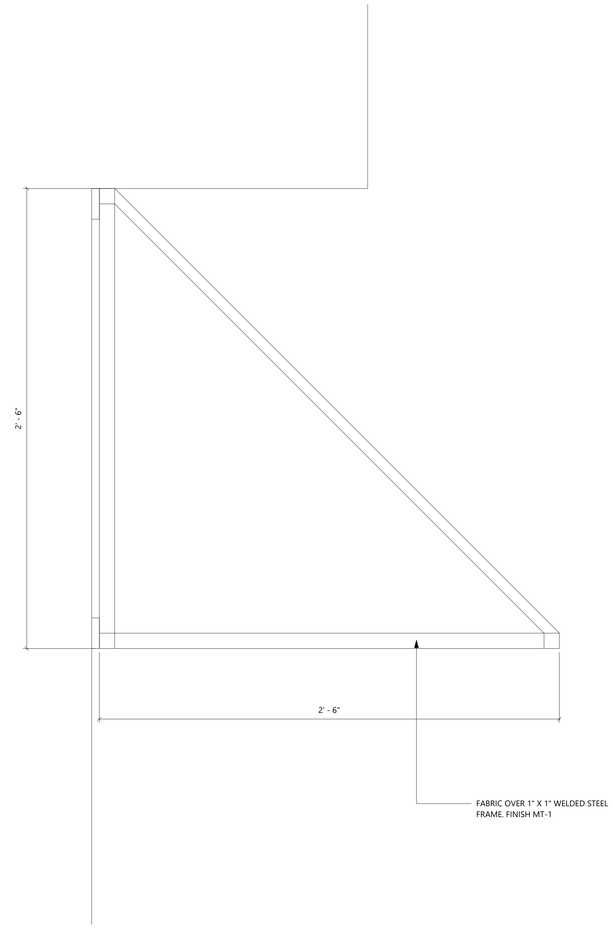
PLASTER SYSTEM

OFF-WHITE EXTERIOR GRADE FACADE PLASTER FINISH



FABRIC AWNING

1 EXTERIOR MATERIAL FINISHES



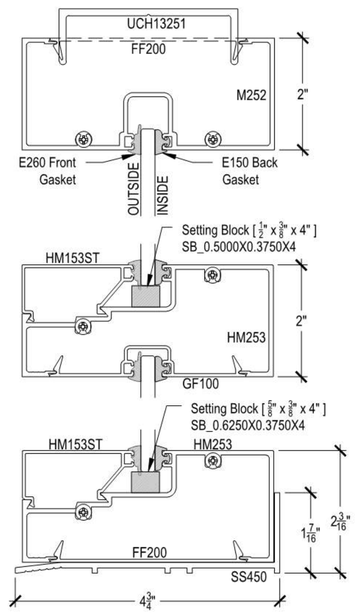
2 AWNING DETAIL

SCALE: 3" = 1'-0"



A SELECTION ON EXACT WINDOW SYSTEM AND DETAILS HAS NOT BEEN MADE BUT WE ARE WORKING TO EXECUTE THE DESIGN AS SHOWN IN THE RENDERINGS

3 STOREFRONT SAMPLE



4 ALUMINUM STOREFRONT PROFILES

RH

RH - LOS GATOS

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	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale As indicated

Drawing Title

MATERIAL FINISHES

Drawing No.

A601





1 EXISTING BUILDING PHOTOS

RH

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	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXISTING BUILDING PHOTOS

Drawing No.

A800.1 1





1 EXITING BUILDING PHOTOS

RH

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⚠1	03/05/2025	TECH REVIEW COMMENTS
	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXISTING BUILDING PHOTOS

Drawing No. ⚠1

A800.2



2 EXTERIOR RENDER - VIEW FROM UNIVERSITY AVE - UPDATED TO SHOW ROOF EQUIPMENT SCREENS 2



1 EXTERIOR RENDER - VIEW FROM UNIVERSITY AVE & ELM ST CORNER - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT 2

RH

RH - LOS GATOS

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	01/09/2025	PLANNING SUBMITTAL 2
1	03/05/2025	TECH REVIEW COMMENTS
2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A801



2 EXTERIOR RENDER - VIEW FROM ELM ST - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT 2



1 EXTERIOR RENDER - VIEW FROM COURTYARD - UPDATED TO SHOW ROOF EQUIPMENT SCREENS - THIS VIEW OF THE SCREEN WOULD BE MUCH LESS VISIBLE FROM A VANTAGE POINT IN THE PASEO 2

RH

RH - LOS GATOS

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A802



1 EXTERIOR RENDER - VIEW FROM PARKING LOT - UPDATED TO SHOW ROOF EQUIPMENT SCREENS 1

RH

RH - LOS GATOS

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LICENSED ARCHITECT
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No. C-24274
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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS

Drawing No.

A803



2 EXTERIOR NIGHT RENDER - VIEW FROM UNIVERSITY AVE - UPDATED TO SHOW ROOF EQUIPMENT SCREENS △2

SCALE: 12" = 1'-0"



1 EXTERIOR NIGHT RENDER - VIEW FROM UNIVERSITY AVE & ELM ST CORNER - NO ROOF EQUIPMENT SCREENS VISIBLE FROM THIS VANTAGE POINT △2

RH

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△1	03/05/2025	TECH REVIEW COMMENTS
△2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS - NIGHT

Drawing No.

A804 △1



1 EXTERIOR NIGHT RENDER - VIEW FROM COURTYARD - UPDATED TO SHOW ROOF EQUIPMENT SCREENS - THIS VIEW OF THE SCREEN WOULD BE MUCH LESS VISIBLE FROM A VANTAGE POINT IN THE PASEO 2

RH

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: BD

Reviewed By: RN

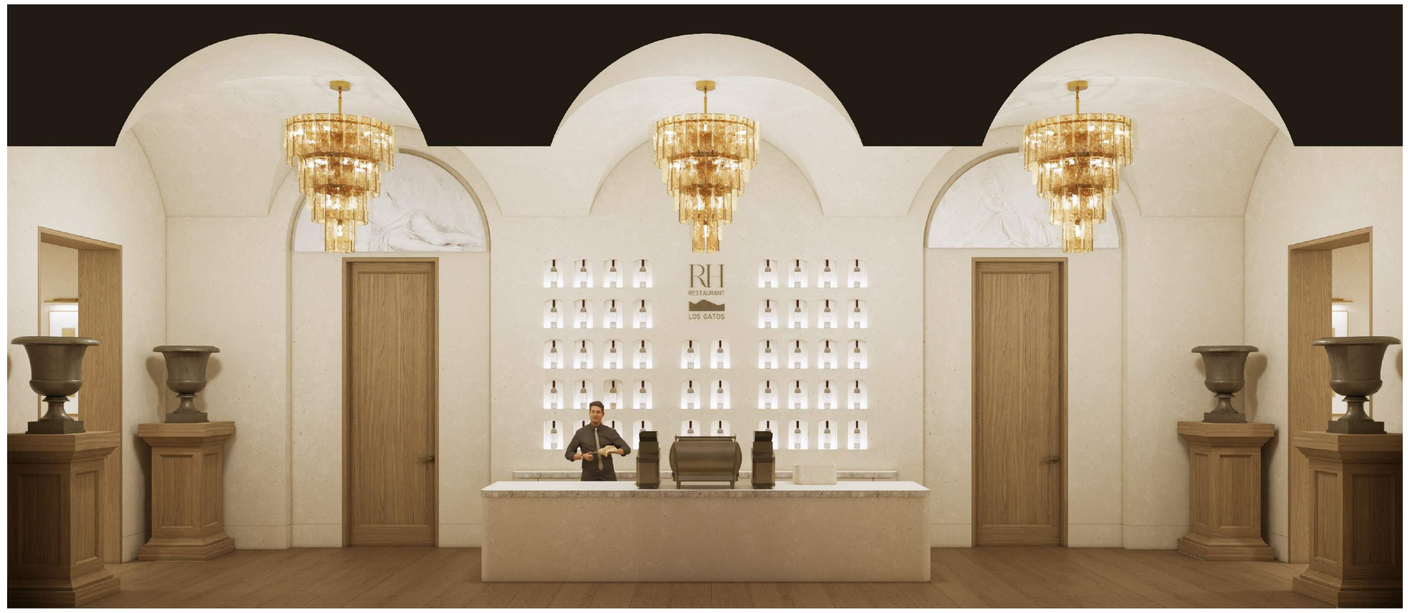
Scale 12" = 1'-0"

Drawing Title

EXTERIOR BUILDING RENDERS - NIGHT

Drawing No.

A805 1





1 INTERIOR RENDERS

RH

RH - LOS GATOS

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Project 59485

Drawn By: BD

Reviewed By: RN

Scale 12" = 1'-0"

Drawing Title

INTERIOR BUILDING RENDERS

Drawing No.

A806





1 INTERIOR RENDERS

RH

RH - LOS GATOS

Project Address

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Project 59485

Drawn By: BD

Reviewed By: RN

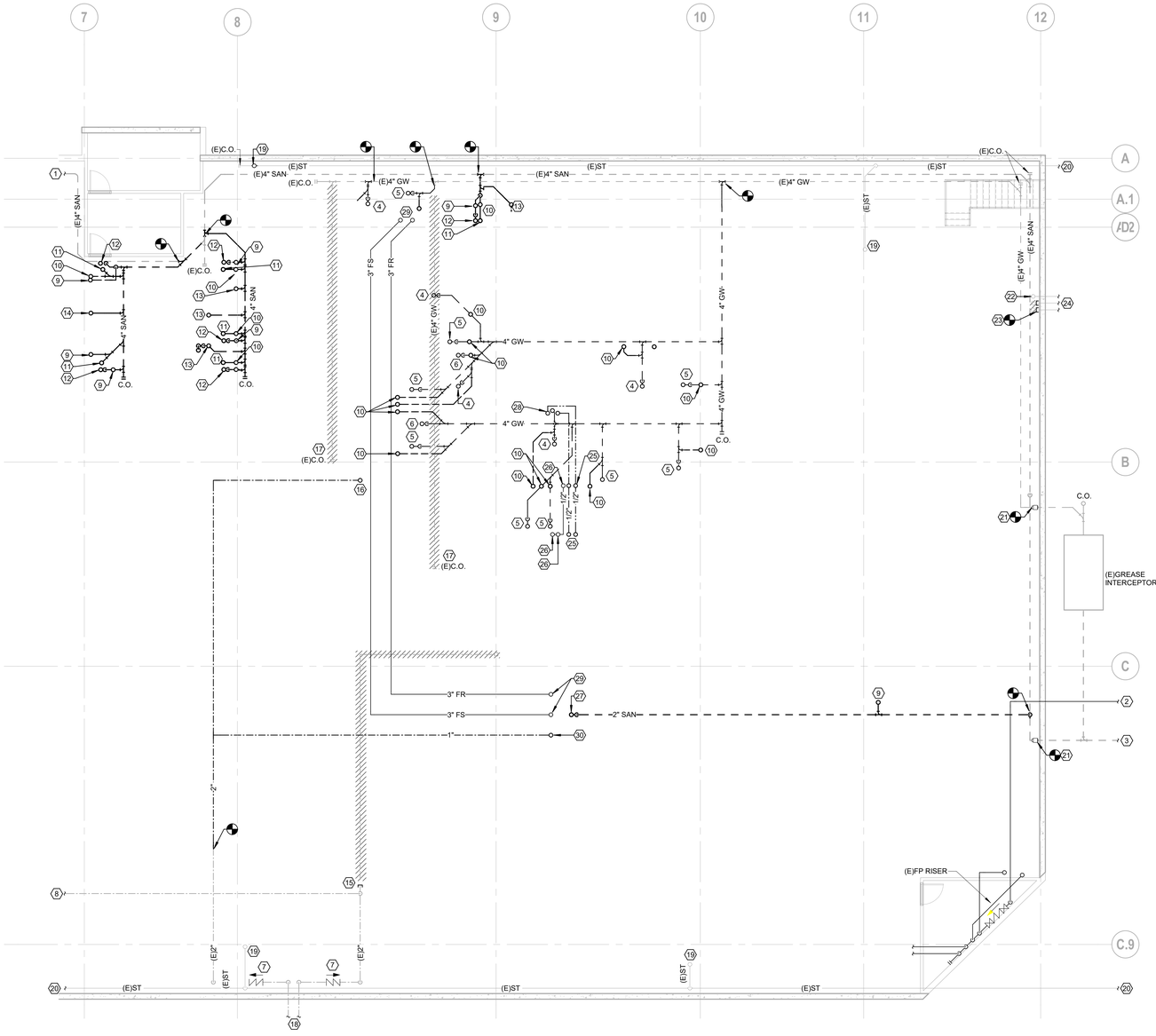
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Drawing Title

INTERIOR BUILDING RENDERS

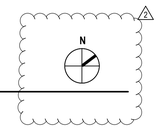
Drawing No.

A807



1 PARKING DECK PLUMBING PLAN

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



KEYED NOTES: (#)

1. EXISTING 4" SANITARY LINE OUT INTO PARKING DECK PAST THIS LOCATION.
2. APPROXIMATE LOCATION OF EXISTING FIRE PROTECTION PIPING INTO BUILDING.
3. EXISTING 4" SANITARY OUT OF BUILDING AT THIS LOCATION.
4. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO FLOOR DRAIN.
5. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO FLOOR SINK.
6. 4" GREASE WASTE PIPE WITH P-TRAP AND TRAP SEAL UP TO TROUGH DRAIN.
7. EXISITNG DOMESTIC WATER BACKFLOW PREVENTER.
8. EXISITNG 2" DOMESTIC COLD WATER PIPE TO ADJACENT TENANT BUILDING TO REMAIN.
9. 1-1/2" SANITARY VENT UP THROUGH FLOOR.
10. 2" SANITARY VENT UP THROUGH FLOOR.
11. 4" SANITARY UP THROUGH FLOOR TO WATER CLOSET.
12. 3" SANTITARY WITH P-TRAP AND TRAP PRIMER UP TO FLOOR DRAIN.
13. 1-1/2" SANITARY UP THROUGH FLOOR.
14. 2" SANITARY UP THROUGH FLOOR.
15. EXISTING DOMESTIC COLD WATER PIPE PAST CAPPED PIPE TO BE REMOVED.
16. 2" DOMESTIC COLD WATER UP THROUGH FLOOR.
17. EXISTING 4" GREASE WASTE PIPE MAIN AND ALL ASSOCIATED PIPING TO BE REMOVED.
18. DOMESTIC WATER OUT TO CIVIL CONNECTION.
19. EXISTING STORM PIPING UP THROUGH SLAB.
20. APPROXIMATE LOCATION OF STORM DRAINAGE EXITING PARKING DECK.
21. INSTALL 4" ZURN MODEL #Z1090 BACKWATER VALVE IN THIS LOCATION.
22. EXISTING GAS PIPING INTO SPACE AT THIS LOCATION. LOCATION OF EXISTING PIPE TO BE VERIFIED IN FIELD; VERTICAL PIPE RISE WILL NEED TO BE REMOVED IN EVENT VERTICAL RISE DOES NOT ALIGN WITH A NEW WALL/CHASE.
23. UNUSED GAS PIPING INTO SPACE TO BE REMOVED. CAP GAS PIPING FROM EXISTING UNUSED METERS.
24. EXISTING GAS PIPING OUT TO RESPECTIVE METERS.
25. 1/2" DOMESTIC HOT & COLD WATER UP THROUGH FLOOR. REFER TO P102 FOR CONTINUATION.
26. 1/2" FILTERED WATER PIPE UP THROUGH FLOOR. REFER TO P102 FOR CONTINUATION.
27. 2" SANITARY PIPE WITH P-TRAP AND TRAP PRIMER CONNECTION UP TO FOUNTAIN OVERFILL DRAIN.
28. 1-1/2" GREASE WASTE PIPE, 1/2" DOMESTIC HOT AND COLD WATER UP THROUGH FLOOR.
29. 3" FOUNTAIN SUPPLY & RETURN PIPING UP THROUGH FLOOR.
30. 1" DOMESTIC COLD WATER UP THROUGH FLOOR.

RH

RH - LOS GATOS

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2	05/21/2025	TECH REVIEW COMMENTS 2

Project 59485

Drawn By: WEV IV

Reviewed By: WEV III

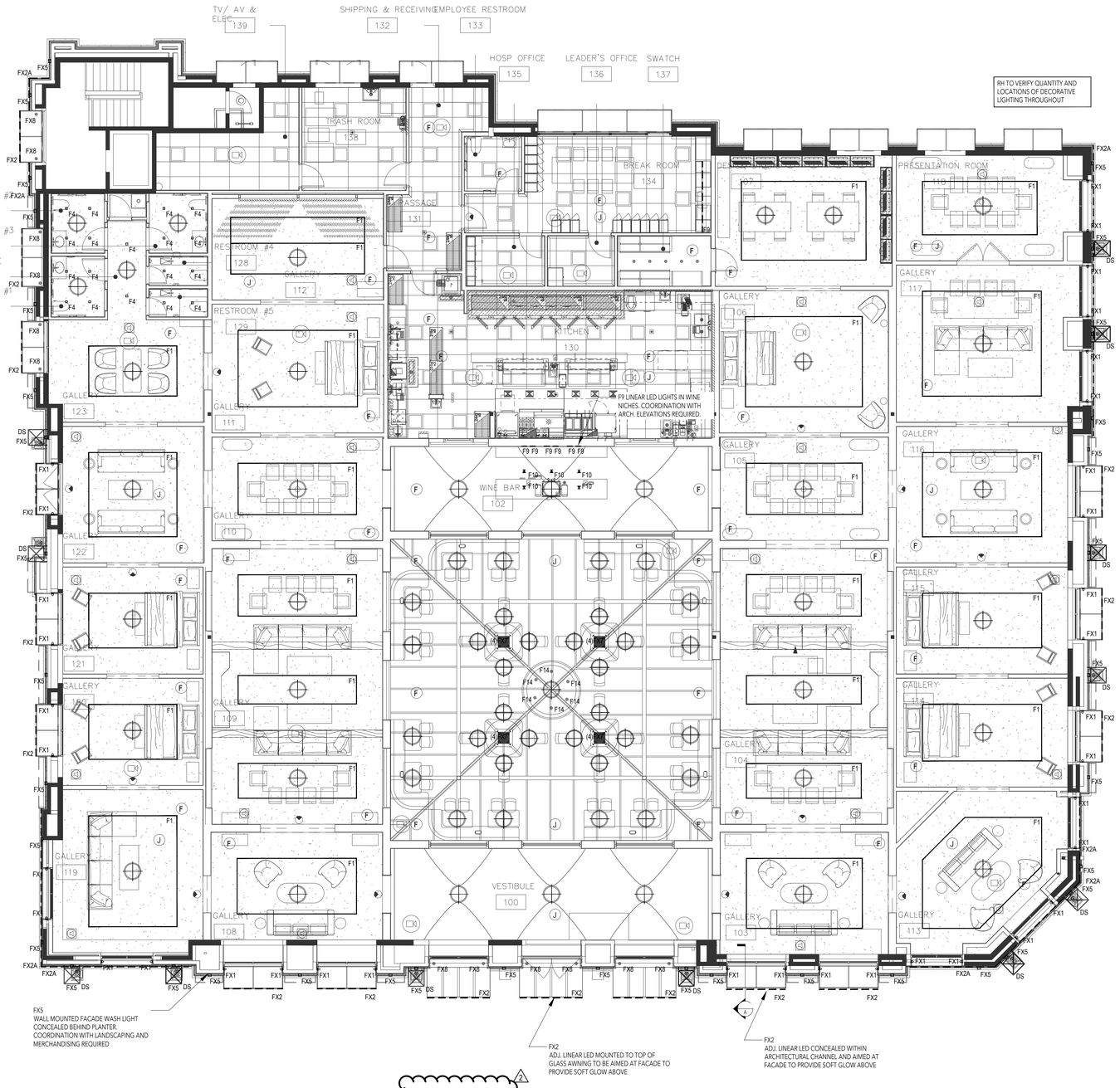
Scale 1/8" = 1'-0"

Drawing Title

PARKING DECK PLUMBING PLAN

Drawing No.

P100 1



1 LIGHTING LAYOUT
1/8" = 1'-0"

ARCHITECTURAL LIGHTING DESIGN NOTES

NOTES TO ALL BIDDERS

1. General Contractor (GC) and Electrical Contractor (EC) are responsible for reviewing all plans and specifications, including allowances in bids for all lighting work. For any discrepancies or questions, contact the Lighting Designer for clarification.

NOTES TO GENERAL CONTRACTOR

1. All recessed lighting trims and flanges must match the surrounding ceiling finish. GC to confirm which trims require painting with the Architect, Interior Designer, and Lighting Designer before installation. Painted trims must remain removable.
2. GC to review lighting plans and include supply and installation of blocking, lenses, optical accessories, paint treatments, and special requirements as outlined in the lighting plans and details.
3. Millwork shop drawings must be submitted for fixture placement approval before installation.
4. GC must provide utility plans to EC and flag underground lines before trenching if applicable.
5. Adequate drainage must be installed around all direct burial transformers and recessed in-grade fixtures.

NOTES TO ELECTRICAL CONTRACTOR

1. EC to install all lighting fixture accessories (lamps, louvers, lenses, gels, baffles, etc.) before the final aim and adjustment.
2. EC to provide ladders and lifts as needed.
3. Some work may be required at night or early morning to meet Owner, daylight and site conditions. Expect multiple fixture adjustments.
4. Installation of accessories (holders, louvers, lenses, filters) may occur after fixtures and trims are installed. Labor for this must be included in the bid.
5. Temporary lighting should be used whenever possible during construction.
6. Electrical contractor shall be responsible for furnishing and installing breaker panels as specified by the electrical engineer to provide power to all loads controlled via local switches and/or dimmers.
7. EC must schedule control system turn-on/commissioning at least six weeks before project turnover. Lutron requires advance notice for commissioning.

METHOD OF SUPPLY

1. All lighting fixtures, lamps, and dimming systems will be supplied by the Owner (unless noted) and installed by EC.
2. All other electrical materials (switches, connectors, sensors, receptacles) to be supplied and installed by EC.
3. EC is responsible for receiving, inventorying, and safely storing all Owner-supplied equipment.
4. Lighting specifications and cut sheets are part of the bidding and construction documents.
5. EC must supply and install all exit and emergency lighting unless architectural fixtures are used for emergency lighting within the Lutron Athena system to meet state and local codes.

NOTES TO LIGHTING SUPPLIERS

1. Suppliers must furnish coordination, mock-ups, and site supervision as specified.
2. Supplier must provide on-site supervision and assist EC with:
   a. Fixture voltage requirements
   b. Ceiling types, mounting methods, and recess depth
   c. Fixture finish coordination
   d. Proper fixture placement and run length to avoid socket shadows and dead spots
   e. Installation and mounting coordination
   f. Ensuring all accessories are included
3. Prior to ordering, suppliers must confirm:
   a. Fixture finishes with the Architect/Interior Designer
   b. Voltage compatibility with the Electrical Engineer
   c. Compatibility of all ballasts and drivers with Lutron Athena system
   d. Quantity and size for all transformers required

LED SYSTEM NOTES

1. EC to follow manufacturer wiring and installation instructions.
2. EC must confirm that Lutron Athena dimming system is compatible with supplied LEDs, LED drivers, and dimmer modules.
3. A two-week on-site burn-in of all LED fixtures is required before turnover. Testing of power supplies is mandatory. EC must allocate time for troubleshooting before closing access.

DECORATIVE LIGHTING NOTES

1. Decorative fixtures (chandeliers, pendants, sconces) will be selected and supplied by the Architect/Owner. Electrical Engineer to coordinate wattage requirements.
2. Decorative floor and table lamps to be supplied by the Architect/Owner. EE to coordinate wattage requirements.

TRIMLESS FIXTURE NOTES

1. EC must install a sample trimless fixture for approval before proceeding with the remainder. Manufacturer installation guidelines must be followed.

GENERAL NOTES

1. Lighting design drawings show intent. For specific details, refer to Architectural and Electrical drawings.
2. Fixture specifications are provided in the lighting schedule.
3. Code compliance calculations to be provided by Electrical Engineer.
4. Emergency lighting fixture locations to be determined by the Electrical Engineer.
5. EC to notify the Lighting Consultant of any field conditions that conflict with plans before installation.

CENTRALIZED DIMMING CONTROL SYSTEM DESIGN INTENT

1. Lutron Athena system to provide full dimming for all architectural and decorative lighting.
2. Master control station (keypad) with programmable scene presets and raise/lower functions to be installed.
3. System must communicate with Building Management System as required.
4. Two-year manufacturer warranty required, covering parts and service.
5. Lutron Athena control system to be used for exterior landscape and building-mounted lighting.

KEYPAD BUTTON CONFIGURATIONS & KEYPAD CONTROL NOTES



LUTRON 5 BUTTON ARCHITECTURAL SEE-TOUCH KEYPAD (QSWS2-5BN-WH), WITH LUTRON 5 BUTTON ENGRAVED FACEPLATE & BUTTON KIT (RKA-W5BSN-WH-E).

MASTER KEYPAD LOCATED IN MANAGER'S OFFICE



LUTRON 4 BUTTON ARCHITECTURAL SEE-TOUCH KEYPAD (QSWS2-4BN-WH), WITH LUTRON 4 BUTTON ENGRAVED FACEPLATE & BUTTON KIT (RKA-W4BSN-WH-E).

LOCAL KEYPAD LOCATED IN OFFICES, KITCHEN AND BACK OF HOUSE AREAS WITH KEYPAD SYMBOL

LUTRON SEQUENCE OF OPERATION

Contact lighting designer for dimming baseline levels, to be set on site by Lutron technician prior to gallery aim and focus.

Scene 1: DAY RETAIL: activates at 7:00am daily, 15 second fade time. Interior lighting turns on at preset, dimmed levels determin by lighting designer and approved by RH. Exterior lighting turns off

Scene 2: NITE RETAIL: activates 15 minutes before sunset, 60 second fade time. Exterior lighting turns on at preset, dimmed level determined by lighting designer and approved by RH.

Scene 3: OVERNIGHT: activates at 11pm. Most interior lighting turns off, lighting designer to determine overnight setting on site ahead of gallery opening.

Scene 4: EVENT: activates on-demand during opening event. Lighting designer will determine custom setting approved by RH.
Scene 5: ALL ON: activates on-demand for cleaning, after hours. All lighting turns on at 80%.

LUTRON ON-SITE COMMISSIONING

1. Initial programming and startup visits by Lutron to include:
   a. Two after-hours focus/programming visits with Lighting Designer.
   b. One visit for troubleshooting and adjustments during opening event.
   c. One fine-tuning visit after opening.
   d. One additional training session two weeks post-opening.
2. Lutron to confirm programming duration and troubleshooting requirements.
3. Lutron to coordinate standardized naming of control zones in Lutron Athena System.

BUILDING EXTERIOR LIGHTING DESIGN NARRATIVE

The exterior lighting design for RH Los Gatos enhances the architectural character of the building while adhering to the Town of Los Gatos Design Guidelines on light pollution mitigation, energy efficiency, and light trespass control.

Although uplighting is incorporated, precise beam control, shielding, and warm lighting has been implemented to ensure compliance with Dark Sky principles while maintaining a high-quality nighttime aesthetic.

1. Compliance with Los Gatos Design Guidelines

The Town of Los Gatos Design Guidelines emphasize shielded, downward-facing lighting that prevents light spill and excessive brightness. The design follows these principles through:

- Shielded uplights with controlled optics and glare reduction.
- Warm (2700K), low-lumen LED sources to minimize blue light emissions.
- Dimmable fixtures to allow adaptive brightness levels.

These measures ensure that light remains focused on the facade and landscape without contributing to skyglow. All lighting is focused and controlled to prevent spillage beyond the building envelope.

2. Thoughtful Fixture Selection for Targeted Lighting

Four fixtures have been specified to provide precise and responsible illumination:

- FX1 (HK Lighting) - A fixed-angle uplight with hexcell louver and glare shield, directing a 25° beam to the facade while preventing upward spill.
- FX2 (Winona Lighting) - A low-voltage LED uplight with a 60° optic, allowing precise architectural illumination while reducing stray light.
- FX5 (ERCO Kubus) - A shielded facade luminaire with non-reflective safety glass, minimizing unnecessary glare.
- FX8 (HK Lighting) - A grade-recessed LED uplight (33° optic) for landscape lighting, fully integrated into the ground within door jambs to prevent glare and excess light trespass.

These fixtures align with Los Gatos' requirements by ensuring light does not produce glare or direct illumination into the sky. Los Gatos guidelines recommend <3000K color temperatures to minimize blue light pollution and reduce nighttime disruption. Low-lumen, warm white (2700K) LED fixtures have been selected for this building. Refer to the specification package for details. No fixtures will illuminate the sidewalks or adjacent public spaces. Lighting is strictly focused on architectural elements.

3. Energy Efficiency & Adaptive Light Levels

- All fixtures are dimmable, allowing brightness adjustments to prevent over-lighting.
- Low-wattage LED sources (1.9W/ft - 8W per fixture) reduce energy consumption, supporting the town's energy-efficiency goals.
- Time-controlled operation ensures lighting is only used when necessary, further limiting waste and skyglow. Dimming capability implemented across all fixtures to allow fine-tuned control of light output.

This approach aligns with Los Gatos' advocacy for energy-efficient, adjustable lighting solutions.

4. Compliance with Local & Dark Sky Standards

By incorporating shielded uplighting, controlled optics, and warm color temperatures, our design complies with:

- Town of Los Gatos Outdoor Lighting Guidelines.
- California Title 24 Energy Code for exterior lighting efficiency.
- International Dark-Sky Association (IDA) recommendations for reducing skyglow and light trespass. The design ensures that all light remains contained within the property and does not affect public spaces or neighboring properties.

Conclusion: A Responsible Approach to Architectural Uplighting

Despite the use of uplights, our lighting design ensures compliance with Los Gatos' lighting policies, reduces light pollution, and preserves the night sky. Through precision optics, shielding, warm color temperatures, and dimmable controls, this project strikes a balance between effective architectural illumination and environmental responsibility.

Our lighting approach ensures:

- Minimal skyglow and light trespass.
- Fully shielded fixtures that focus light only where needed.
- Energy-efficient, dimmable sources for sustainability.
- Support for Los Gatos' commitment to responsible exterior lighting.
- No light will spill onto sidewalks or public right-of-way.
- Focused light will only highlight architectural features.
- All fixtures are dimmable for maximum control and adaptive use.

2

NOTES FOR ZONING AND LIGHTING CONTROLS:

1. ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
2. ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	———	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F9	— —	MILLWORK INTEGRATED LED STRIP LIGHT	WINE BAR, BREAK ROOM
F10	⧗	ADJUSTABLE MONOPOINT ACCENT LIGHT	WINE BAR
F14	⊕	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	⊳	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▭	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⸗	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS
DS	☒	DECORATIVE SCONCE	FACADE

rkv DESIGN

23823 MALIBU ROAD
SUITE 50 - 212
MALIBU, CA 90265

www.rkv-design.com

+1 310 924 2185

NOTES FOR GENERAL CONTRACTOR:

1. General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
2. GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
3. GC to furnish and install adequate drainage around all direct burial transformers and recessed in-grade light fixtures.
4. GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
5. GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
3. Calculations for code compliance to be provided by Electrical Engineer.
4. Emergency lighting requirements to be completed by Electrical Engineer.

REV.	DATE.	DESCRIPTION
	10.23.2024	FOR REVIEW
	11.22.2024	100% SCHEMATIC DESIGN
	01.10.2025	PLANNING REVIEW
	02.21.2025	100% DD
1	03.05.2025	TECH REVIEW COMMENTS
	04.25.2025	50% CD
2	05.21.2025	TECH REVIEW COMMENTS 2

PROJECT:

RH LOS GATOS

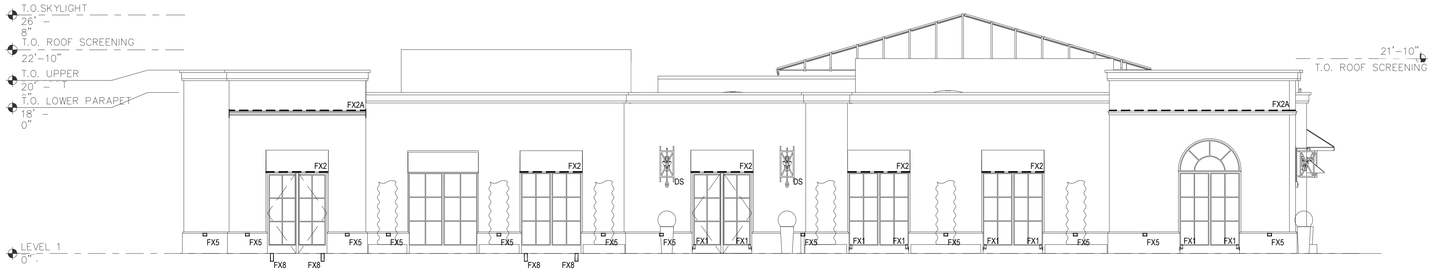
35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

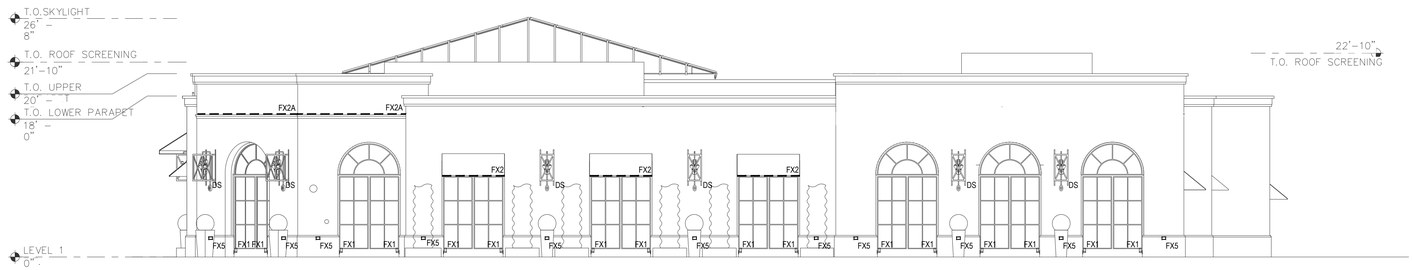
LIGHTING LAYOUT

SHEET:

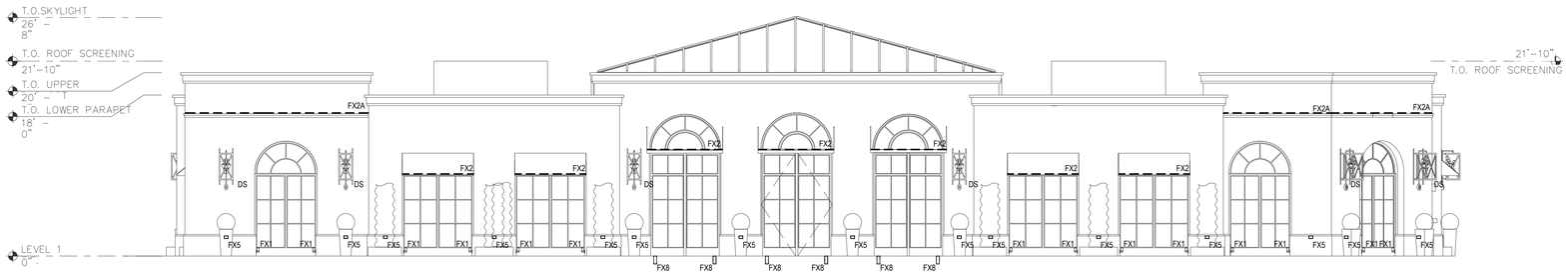
LT-1.0



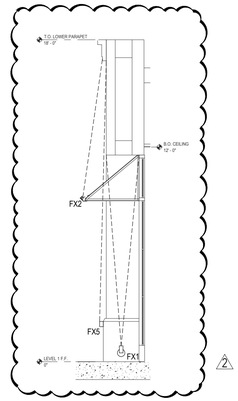
1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



A SECTION: EXTERIOR WALL
1/4" = 1'-0"

NOTES FOR ZONING AND LIGHTING CONTROLS:

1. ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
2. ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	———	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	▫	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F9	— —	MILLWORK INTEGRATED LED STRIP LIGHT	WINE BAR, BREAK ROOM
F10	⧗	ADJUSTABLE MONOPOINT ACCENT LIGHT	WINE BAR
F14	⊕	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	▹	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	— —	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	▫	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⁘	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	⊕	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS
DS	⊠	DECORATIVE SCONCE	FACADE

rkv DESIGN

23823 MALIBU ROAD
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+1 310 924 2185

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6. Do not scale drawings.

GENERAL NOTES:

1. Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
2. Fixture types and specifications available in accompanying Specification packet.
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	01.10.2025	PLANNING REVIEW
	02.21.2025	100% DD
1	03.05.2025	TECH REVIEW COMMENTS
	04.25.2025	50% CD
2	05.21.2025	TECH REVIEW COMMENTS 2

PROJECT:

RH LOS GATOS

35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

EXTERIOR
LTG ELEVATIONS +
SECTION

SHEET:

LT-2.0

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From: Demetra Jennings [redacted]
Sent: Tuesday, March 25, 2025 2:01 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for Restoration Hardware Proposal on University Avenue

[EXTERNAL SENDER]

To the Members of the Los Gatos Historic Preservation Committee,

My name is Demetra Jennings, and I'm the owner of Nimbus Salon on Main & University. I've been a proud business owner in Los Gatos for over 32 years.

I'm excited to hear that Restoration Hardware is considering an investment in our town with a proposed multi-use store and restaurant on University Avenue. I believe this project has the potential to bring new life to the Old Town area and be a catalyst for revitalization. The proposed design is both elegant and respectful of the area's charm–an attractive addition to our community.

Restoration Hardware would be a great fit for Los Gatos. Many of my clients are already fans of RH and shop at their location in Palo Alto. The idea of having one here has generated a lot of enthusiasm.

Given the economic uncertainty we've all faced in recent years, it's encouraging to see a well-regarded brand like RH wanting to invest in our town. I urge the Historic Preservation Committee, the Planning Commission, and the Town Council to support this proposal.

Thank you for your time and consideration.

Warm regards,
Demetra Jennings
Owner, Nimbus Salon
65 W Main Street, Los Gatos CA

May 16, 2025

Los Gatos Town Council
110 East Main Street
Los Gatos, CA 95030

Dear Mayor and Los Gatos Town Council Members:

On behalf of the Board of Directors of the Los Gatos Chamber of Commerce, I respectfully submit our robust support for the Restoration Hardware Gallery & Restaurant Project as currently proposed. We believe this project will bring lasting economic, branding, and placemaking benefits to Los Gatos—aligning with the Chamber's commitment to responsible growth and a vibrant, prosperous business community.

First and foremost, this project is expected to deliver meaningful economic impact. Restoration Hardware Restaurants, on average, generate over $10 million in annual revenue, translating to a significant and sustained source of sales tax revenue for the Town of Los Gatos. The Gallery & Restaurant will also draw increased foot traffic downtown, directly benefiting surrounding shops, restaurants, and service providers. In addition, the project will create new retail and hospitality jobs, expanding employment opportunities within our community.

Beyond these direct financial benefits, the presence of a high-profile, flagship Restoration Hardware will elevate the Los Gatos brand as a premier retail and lifestyle destination in Silicon Valley and the Bay Area. It will attract a design-conscious and food-oriented customer base—visitors who are likely to explore all that Los Gatos has to offer. The project's synergy with nearby design and lifestyle businesses reinforces our growing reputation as a hub for home, décor, and luxury experiences.

Equally important, this highly visible site revitalizes a long-underutilized corner of Old Town that has remained dormant since The Gap's departure. We also believe the provisions of the Planned Development approval from 25 years ago—particularly those requiring the building to appear as three separate facades—are now outdated. We support the proposed modification to unify the exterior design, as it better reflects the

needs of a single, high-quality tenant and enhances architectural cohesion while remaining consistent with our town's historic charm. The project will transform the site into an engaging retail and dining anchor. We believe the architectural design is elegant, welcoming, and well-aligned with the distinctive aesthetic and high standards of downtown Los Gatos.

In summary, the Restoration Hardware Gallery & Restaurant Project is a rare opportunity to bring lasting value to Los Gatos. It activates underused space, supports surrounding businesses, strengthens our identity as a design-forward town, and contributes to the long-term health of our downtown economy. For these reasons, we urge the Town Council to approve this project.

Sincerely,
Jennifer Lin
Chief Executive Officer

On behalf of the Board of Directors
Los Gatos Chamber of Commerce

From: CC 2013 [redacted]
Sent: Tuesday, August 19, 2025 4:44 PM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Restoration Hardware Project in Los Gatos

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I'm writing to express my strong support of Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue, Los Gatos.

This project is an exciting opportunity to bring new life and energy to the Old Town area. I've seen the proposed RH design, and I think it is an elegant interpretation of Los Gatos' historic charm. The RH project would definitely be a classy and elevating addition to our downtown!

I'm convinced that the RH space would draw people to downtown to shop and dine – not only at RH, but also at Los Gatos small businesses and restaurants. The RH location in Palo Alto is very popular, and the prospect of having a similar location in Los Gatos is very exciting to me and to my neighbors.

With the large number of new housing units being added in Los Gatos, a large gathering space like the RH project is much-needed. The city of Los Gatos is growing. This is the time to add a sophisticated space like the proposed RH project to attract residents and visitors to the downtown area and bolster the local economy.

For these reasons, I strongly encourage you to support the RH proposal at 31 University Avenue. This is a great opportunity to strengthen the heart of our community and ensure that our downtown remains a vibrant, welcoming place for years to come.

Sincerely,

Carol Custer

From: Christian Arrieta <[redacted]
Sent: Tuesday, August 19, 2025 4:50 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[redacted]
Subject: Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- increasing the economy because of providing jobs and sales tax revenue
- great foot traffic and higher profile as a retail, design, and dining destination
- provide unique amenities for residents and add to the charm of Los Gatos

Thank you,

Christian Arrieta
FINANCIAL ANALYST
Federal Realty
[redacted]
356 Santana Row, Suite 1005
San Jose CA 95128
[redacted]

From: David J. Thomas <[redacted]>
Sent: Tuesday, August 19, 2025 5:02 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]>
Subject: Restoration Hardware- Old Town Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy by providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you for your consideration.

David J. Thomas
DIRECTOR, LEASING
Federal Realty
[redacted]
830 S. Pacific Coast Highway
Suite 204
El Segundo CA 90245
[redacted]

From: Shiella Kitagawa <[redacted]>
Sent: Tuesday, August 19, 2025 5:04 PM
To: Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Cc: Annette Badger <[redacted]>; CAD Design Studio <[redacted]>
Subject: Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you!

FEDERAL 1962

Shiella Kitagawa
SENIOR DIRECTOR, DESIGN
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Soo Yi <[redacted]
Sent: Tuesday, August 19, 2025 5:08 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]>
Subject: Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you,

FEDERAL 1962

Soo Yi
DIRECTOR, DESIGN
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Bob Franz <[redacted]>
Sent: Tuesday, August 19, 2025 5:36 PM
To: Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Cc: Annette Badger [redacted]
Subject: RH

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

FEDERAL 1962

Bob Franz
VICE PRESIDENT, WEST COAST ACQUISITIONS
Federal Realty
[redacted]
6263 N Scottsdale Rd Suite 167
Scottsdale AZ 85250
[redacted]

From: Kerry Bruce [redacted]
Sent: Tuesday, August 19, 2025 6:42 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>
Subject: Town of Los Gatos - Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to the Town of Los Gatos in the following ways:

- Increasing the economy by providing jobs and sales tax revenue
- Creating higher foot traffic for the Town of Los Gatos and adding to the destination retail and dining
- Providing a unique amenity for residents and adding to the charm of Los Gatos

Thank you,

Kerry

Kerry Bruce
REGIONAL PROPERTY MANAGER
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Robert Aguirre [redacted]
Sent: Tuesday, August 19, 2025 7:46 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; [redacted]
Subject: Restoration Hardware Los Gatos Support

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission-

I support RH relocating to University Avenue in Los Gatos and genuinely believe the new gallery and restaurant would be a great addition to the town.

RH would bring new jobs and boost the local economy, in addition to drawing more people into Los Gatos, helping other businesses, shops, and restaurants, and increasing overall visibility as a destination for retail and dining.

The amenities RH offers would add a unique experience for residents and visitors, aligned with, yet enhancing the character we all love about Los Gatos.

Sincerely,
Robert Aguirre

From: Loan Vo [redacted]
Sent: Wednesday, August 20, 2025 7:37 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you for your consideration.

Sincerely,

Loan Vo

FEDERAL 1962

Loan Vo
ASSOCIATE ACCOUNTING MANAGER
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Brent Gardner [redacted]
Sent: Wednesday, August 20, 2025 8:23 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[redacted]>
Subject: Support for Restoration Hardware

[EXTERNAL SENDER]

I am writing to express my support for Restoration Hardware coming to Los Gatos. While I work for the landlord on this project, I am also a local resident who regularly spends time in Los Gatos and at Restoration Hardware (when afforded the ability to do so), and I believe this would be a tremendous addition to one of the cores of Los Gatos. The presence of Restoration Hardware will bring meaningful benefits to the community by creating new jobs, generating increased sales tax revenue, and strengthening the local economy. It will also help drive greater foot traffic to downtown supporting all businesses, further establishing Los Gatos as a premier retail, design, and dining destination. Beyond the economic and business impact, Restoration Hardware will provide unique amenities and experiences that enhance the quality of life for residents while adding to the character and charm that make Los Gatos so special. I truly believe Restoration Hardware will be an asset to the community and will contribute positively to the vitality of Los Gators for years to come.

Sincerely,

Brent

Brent Gardner
VICE PRESIDENT-GENERAL MANAGER, SANTANA ROW
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Annette Badger [redacted]
Sent: Wednesday, August 20, 2025 9:21 AM
To: Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: FW: SUPPORT FOR RESTORATION HARDWARE

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

FEDERAL 1962

Annette Badger
DIRECTOR, CONSTRUCTION AND TENANT SERVICES
Federal Realty
[redacted]
5500 Grossmont Center Dr Suite 213
La Mesa CA 91942
[redacted]

From: Kim Davis [redacted]
Sent: Wednesday, August 20, 2025 9:36 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[redacted]>; Amy Bischel [redacted]>; Robert Aguirre [redacted]
Subject: I Support Restoration Hardware to The Town of Los Gatos, CA

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

As a local surrounding resident:

I am in support of the anticipation of the arrival of Restoration Hardware coming to The Town of Los Gatos.

Restoration Hardware will add value and contribute to the over-all unique charm, with retail shopping and dining experiences, in which The Town of Los Gatos is known for offering to the Local community, Monterey County, Silicon Valley, San Francisco Bay Area and outside visitors, for the reasons outlined below:

1) Increase the local economy with jobs, which will increase sales tax and revenue for The Town of Los Gatos.

2) Contribute to the high-profile foot traffic for the retail design, due to each Restoration Hardware location providing a unique, aesthetic and ambiance amenities with high standards to add high value to any community.

3) Each Restoration Hardware will contribute to the local shopping and dining experience by offering each location with a custom distinctive one-of-a-kind showroom and dining experience, to add value to the local community, Silicon Valley, San Francisco Bay Area residents, and outside visitors, by offering high-standard ambiance amenities, and charm in which The Town of Los Gatos has earned its reputation as a desirable town for business owners, residents, and visitors.

In closing, I welcome and believe Restoration Hardware will be a wonderful asset to add continued value to The Town of Los Gatos and the surrounding communities.

Kind Regards,

Kim Davis

Administrative Assistant, Tenant Coordination

Federal Realty

[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

Kim Davis
ADMINISTRATIVE ASSISTANT
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Jackson Chacon <[redacted]
Sent: Wednesday, August 20, 2025 9:43 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

FEDERAL 1962

Jackson Chacon
OPERATIONS COORDINATOR
Federal Realty
[redacted]
5500 Grossmont Center Dr Suite 213
La Mesa CA 91942
[redacted]

From: Jesus Alvarez [redacted]
Sent: Wednesday, August 20, 2025 10:15 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: Support for RH

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

FEDERAL 1962

Jesus Alvarez
OPERATIONS COORDINATOR
Federal Realty
[redacted]
830 S. Pacific Coast Hwy.
Suite 204
El Segundo CA 90245
[redacted]

From: Nakeysa Cole [redacted]>
Sent: Wednesday, August 20, 2025 12:19 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Annette Badger [redacted]m>; Sean Mullin <SMullin@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>
Subject: SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Respectfully,

FEDERAL 1962

Nakeysa Cole
Concierge Manager
Federal Realty Investment Trust
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Smithjulieanne [redacted]
Sent: Wednesday, August 20, 2025 12:56 PM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Support for Restoration Hardware project

[EXTERNAL SENDER]

Dear Members of the Planning Commission and Town Council,

I am writing to share my strong support for the Restoration Hardware (RH) proposal at 31 University Avenue. This project represents a unique opportunity to bring new life, energy, and investment into Old Town Los Gatos.

RH's elegant design respects the area's historic character while adding vitality and a sense of destination. Their presence will not only draw residents and visitors downtown, but also create meaningful spillover for surrounding small businesses. Many locals already shop at RH in Palo Alto, and having one here would give our community a vibrant, high-quality gathering place.

After years of economic challenges, it is encouraging to see a respected brand choose to invest in Los Gatos. Approving this project will help ensure our downtown remains welcoming, dynamic, and a source of pride for residents and visitors alike.

For these reasons, I urge you to approve the RH proposal at 31 University Avenue.

Regards,

Julie Smith

[redacted]

From: Lee Ann Wade [redacted]
Sent: Wednesday, August 20, 2025 3:26 PM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Restoration Hardware Proposal

[EXTERNAL SENDER]

I'm writing to voice my strong support for the proposed Restoration Hardware store and restaurant at 31 University Ave. RH's sophisticated design will inject new life and energy into our downtown. This project will draw more visitors to Old Town and create a synergy that will also benefit the many small businesses in the area. Given the current economic climate, this is a much-needed investment in our community's future. I urge you to approve this project and help create a more vibrant and welcoming downtown for Los Gatos.

Thank you,
Lee Ann Wade

Resident Los Gatos 27 years

From: Kyle Buck [redacted]
Sent: Wednesday, August 20, 2025 3:31 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: [redacted]; Sean Mullin <SMullin@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>
Subject: RH Los Gatos

[EXTERNAL SENDER]

To Whom it May Concern -

I am writing to express my support for the proposed addition of a new RH in the town of Los Gatos. As a resident in the neighboring community and employee at a large tech company in town I am invested in the growth and character of our community. I believe this project represents a unique opportunity to enhance the economic vitality, cultural appeal, and architectural charm of our town.

Bringing RH to Los Gatos would elevate our local profile, offering a high-end yet approachable gathering place for both residents and visitors. I regularly host international visitors from my team at the Palo Alto RH restaurant, and would appreciate the opportunity to do so in our town.

From an economic standpoint, the project would generate new jobs, increase tax revenue, and drive more foot traffic to the small businesses in town. The restaurant component would add to Los Gatos' vibrant culinary scene, providing a sophisticated dining experience that complements our town's upscale and creative spirit.

Thank you for considering this exciting opportunity. I strongly encourage the Town Council to support the development of the RH store and restaurant in Los Gatos and to view it as a positive step forward in our town's continued evolution.

Sincerely,

Kyle Buck

From: Lora Vrastil [redacted]
Sent: Wednesday, August 20, 2025 3:58 PM
To: Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission

I'm very excited about Restoration Hardware coming to Los Gatos and hope you will support them. It's a fantastic retail and dining destination for the residents of Los Gatos!

Lora

From: Aaron Nelson [redacted]
Sent: Wednesday, August 20, 2025 4:39 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

It's a great store and will help boost the economy and fill the now empty space on University Ave. , will bring jobs and better atmosphere to that corner of the town. Thank you

Sent from my iPhone

Aaron Nelson
MAINTENANCE TECHNICIAN
Federal Realty

356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Anthony Perez [redacted]
Sent: Wednesday, August 20, 2025 4:47 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Anthony Perez
SENIOR MANAGER OF OPERATIONS
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Jeff Kreshek [redacted]
Sent: Wednesday, August 20, 2025 4:51 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: Restoration Hardware - Los Gatos

[EXTERNAL SENDER]

Dear Commissioner Walters,

I am writing this email in enthusiastic support of the new RH store at Old Town Center in Los Gatos. As the Western Region President for Federal Realty, I have been intimately involved in this asset for the past fifteen years. I have worked closely with various stakeholders throughout the Los Gatos to deliver a high quality project that we can all be proud of. In RH you have an existing tenant that sees the value of a community such as Los Gatos, but also realizes that the customer they serve deserves their very best presentation. RH (and Federal Realty) wants to put their best foot forward and wants to offer their guests the best experience possible. Frankly, this is something that the residents of Los Gatos deserve.

As for Federal Realty's position in this matter, as the Landlord, we have expended tremendous effort to try to elevate Los Gatos to a project we could say represents a quality offering, without compromising the integrity of the community or the project. From Teleferic, a new local favorite, to Blue Bottle or RH, we have been surgical and strategic in the type of tenancy we have pursued, and who we have transacted with. The decision to pursue the new RH concept for Los Gatos is consistent with all of our prior efforts, and a benchmark for our future efforts to keep Old Town Center, and Downtown Los Gatos vibrant.

I would be happy to answer any questions, but strongly encourage you to approve the RH Planning Commission Application.

Jeff Kreshek
SVP, WESTERN REGION PRESIDENT & CHIEF OPERATING OFFICER
Federal Realty
[redacted]
830 S Pacific Coast Hwy Suite 204
El Segundo CA 90245
[redacted]

From: Hashem Karoum [redacted]
Sent: Thursday, August 21, 2025 9:25 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

1) increasing the economy because of providing jobs and sales tax revenue
2) great foot traffic and higher profile as a retail, design, and dining destination
3) provide unique amenities for residents and add to the charm of Los Gatos

Hashem Karoum
DIRECTOR, DIVISIONAL COUNSEL
Federal Realty
[redacted]
830 S. Pacific Coast Highway
Suite 204
El Segundo CA 90245
[redacted]

From: Melanie Novack Piziali [redacted]
Sent: Thursday, August 21, 2025 9:36 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: RH Restaurant Support

[EXTERNAL SENDER]

Dear Erin,

I am an engaged member of our Los Gatos community and I am writing to express my enthusiastic support for Restoration Hardware developing a store and restaurant at 31 University Ave. RH's elegant design would bring fresh energy and vitality to Old Town attracting visitors downtown and also supporting nearby small businesses. In our current economic uncertainty, this is exactly the kind of investment our community needs. Please approve this project so Los Gatos can have an even more vibrant & welcoming downtown.

Thank you for your time,

Melanie Piziali

[redacted]

Los Gatos 95030

From: Jennifer Appleton [redacted]
Sent: Thursday, August 21, 2025 9:46 AM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Support for Restoration Hardware Development at 31 University Ave

[EXTERNAL SENDER]

Dear Commissioner Walters,

I am writing to voice my strong support for the proposed Restoration Hardware store and restaurant at 31 University Avenue. RH's elegant design and elevated concept would bring new life and energy to Old Town, creating a destination that attracts both residents and visitors to our downtown.

This project will not only enhance the character of Los Gatos but also provide a meaningful boost to nearby small businesses through increased foot traffic and economic activity. Especially during times of economic uncertainty, thoughtful investment like this helps strengthen our community and ensures our downtown remains vibrant and welcoming.

I encourage you to approve this project so Los Gatos can continue to thrive with a downtown that reflects both our history and our future.

Sincerely,

Jennifer Appleton

[redacted]

From: Christian Irwin [redacted]
Sent: Thursday, August 21, 2025 10:11 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; smullins@losgatosca.gov; Annette Badger [redacted]
Subject: Support of RH project in Town of Los Gatos

[EXTERNAL SENDER]

Hi Erin,

I'm reaching out to voice my support for the proposed RH project in the Town of Los Gatos. I head up leasing for the Western Region at Federal Realty and have been intimately involved in our efforts to attract high quality retailers and enhance the vibrancy of our property, Old Town Los Gatos. We have been working to improve Old Town for years by bringing several impactful retailers and food & beverage operators including Teleferic Barcelona, Sephora, Salt & Straw, Blue Bottle, and Warby Parker to name a few. Each of these decisions were made with a keen eye on adding retailers that would not only resonate with the local customer, but also be a valuable addition to the Los Gatos community.

I strongly feel that adding RH Galleria with a food and beverage component aligns with our efforts to date and will be additive to the Los Gatos commercial landscape. It should increase retail foot traffic and sales in the commercial district while generating jobs and meaningful sales tax revenue for the town. Their elevated design aesthetic will enhance the charm of Los Gatos and we expect the gallery to be a regional attraction, drawing new customers to Los Gatos from outside the community.

I plan on attending the Planning Commission hearing on August 27th but wanted to reach out in advance to voice my support and share my perspective.

Thank you

Christian Irwin
VICE PRESIDENT, WEST COAST LEASING
Federal Realty
[redacted]
830 S. Pacific Coast Highway
Suite 204
El Segundo CA 90245
[redacted]

From: Collette Navarrette [redacted]
Sent: Thursday, August 21, 2025 10:30 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [redacted]
Subject: SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Old Town, Los Gatos. I am a shopper and diner that loves to visit Los Gatos. I live in Campbell, just a few miles away and I frequently visit the town of Los Gatos to shop, stroll and eat. RH will add to the charm of Los Gatos as a whole and provide a unique shopping experience for residents and shoppers in the area. RH also has beautiful stores that engage with their customers through food and wine, adding to the vibrancy of the Los Gatos community. I believe RH will be a valuable asset to the town of Los Gatos, improving the vibrancy of Los Gatos as a whole and contributing positively to the local economy.

Collette Navarrette

Collette Navarrette
SENIOR DIRECTOR, MARKETING
Federal Realty
[redacted]
356 Santana Row Suite 1005
San Jose CA 95128
[redacted]

From: Zach Gaon [redacted]
Sent: Thursday, August 21, 2025 11:27 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; [redacted]
Subject: Restoration Hardware - Los Gatos

[EXTERNAL SENDER]

Los Gatos Planning Commission,

I wanted to reach out to voice my support for Restoration Hardware coming to Los Gatos. Aside from the substantial sales tax revenue they will generate for the city, their brand embodies the charm of Los Gatos and they would be a huge benefit to the retail environment on University Ave.

Their first-class buildout and store design would be a great addition to this pocket and I strongly believe they will serve as an anchor to draw more traffic into Los Gatos. I appreciate the consideration.

Best,

Zach Gaon

From: Jennifer Lin [redacted]
Sent: Thursday, August 21, 2025 6:39 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>
Subject: Letters of Support for RH Gallery & Restaurant Project from LG Chamber and Businesses

[EXTERNAL SENDER]

Dear Town of Los Gatos,

For inclusion in the staff report for the 8/27 Planning Commission meeting, please find attached two letters: 1) the Chamber's official letter of support and 2) a sampling of Los Gatos businesses who have also expressed their support.

Best regards,
Jennifer Lin

--

LOS GATOS CHAMBER of COMMERCE
Jennifer Lin
Chief Executive Officer
[redacted]
10 Station Way, Los Gatos, CA 95030
losgatoschamber.com

TASTE OF LOS GATOS

Save the Date!

Saturday, September 6, 2025, 12-5pm

May 16, 2025

Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Dear Mayor and Los Gatos Town Council Members:

On behalf of the Board of Directors of the Los Gatos Chamber of Commerce, I respectfully submit our robust support for the Restoration Hardware Gallery & Restaurant Project as currently proposed. We believe this project will bring lasting economic, branding, and placemaking benefits to Los Gatos—aligning with the Chamber's commitment to responsible growth and a vibrant, prosperous business community.

First and foremost, this project is expected to deliver meaningful economic impact. Restoration Hardware Restaurants, on average, generate over $10 million in annual revenue, translating to a significant and sustained source of sales tax revenue for the Town of Los Gatos. The Gallery & Restaurant will also draw increased foot traffic downtown, directly benefiting surrounding shops, restaurants, and service providers. In addition, the project will create new retail and hospitality jobs, expanding employment opportunities within our community.

Beyond these direct financial benefits, the presence of a high-profile, flagship Restoration Hardware will elevate the Los Gatos brand as a premier retail and lifestyle destination in Silicon Valley and the Bay Area. It will attract a design-conscious and food-oriented customer base—visitors who are likely to explore all that Los Gatos has to offer. The project's synergy with nearby design and lifestyle businesses reinforces our growing reputation as a hub for home, décor, and luxury experiences.

Equally important, this highly visible site revitalizes a long-underutilized corner of Old Town that has remained dormant since The Gap's departure. We also believe the provisions of the Planned Development approval from 25 years ago—particularly those requiring the building to appear as three separate facades—are now outdated. We support the proposed modification to unify the exterior design, as it better reflects the needs of a single, high-quality tenant and enhances architectural cohesion while

remaining consistent with our town's historic charm. The project will transform the site into an engaging retail and dining anchor. We believe the architectural design is elegant, welcoming, and well-aligned with the distinctive aesthetic and high standards of downtown Los Gatos.

In summary, the Restoration Hardware Gallery & Restaurant Project is a rare opportunity to bring lasting value to Los Gatos. It activates underused space, supports surrounding businesses, strengthens our identity as a design-forward town, and contributes to the long-term health of our downtown economy. For these reasons, we urge the Town Council to approve this project.

Sincerely,

Jennifer Lin
Chief Executive Officer

On behalf of the Board of Directors
Los Gatos Chamber of Commerce

August 21, 2025

Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

RE: **Support – Restoration Hardware Gallery & Restaurant at Old Town**

Dear Town of Los Gatos:

The Los Gatos Chamber of Commerce is pleased to share that the following Los Gatos businesses support the proposed Restoration Hardware Gallery & Restaurant at 31 University Avenue. We believe this project will: strengthen the Town's tax base; increase downtown foot traffic and cross-shopping for nearby businesses; and enhance Los Gatos' appeal for residents and visitors.

We respectfully urge approval of the project and associated Planned Development (PD) amendment. Thank you for your consideration and for your service to our community.

Sincerely,

The Los Gatos Chamber of Commerce

US Bank Los Gatos

Loma Brewing Company

Time Out Clothing

Automobuild

Pennant Properties

Franco Masoma Bespoke Clothing

Lavish, an Experience Company

Darling Fischer/ Los Gatos Memorial Park

Kismet Boutique

Ethos Low Waste Living

Roxy Realty | Christie's Sereno

Black Cat Hats

Talbots Los Gatos

French Lessons

Rootstock

Breaking Dawn/First Born Restaurant

Von Kaenel Group Real Estate Group

Farwell Properties

Anthropologie Los Gatos

Los Gatos Parkside Restaurant

From: Deborah Weinstein [redacted]
Sent: Thursday, August 21, 2025 9:40 PM
To: Planning <Planning@losgatosca.gov>
Cc: Erin Walters <EWalters@losgatosca.gov>
Subject: Please approve Restoration Hardware's application

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I am writing to share my enthusiastic support for Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue.

I have lived in Downtown Los Gatos for 19 years now and seen many businesses come and go. Unfortunately, Old Town has had its issues in those 19 years. When we first moved here the bookstore and the California Cafe were very large spaces that took up most of Old Town. After the bookstore left, it was divided into smaller spaces, and it's had a lot of transition. It is finally getting some traction with Teleferic, but the Gap space has been vacant for many years now.

The RH project is a great opportunity for that block facing Old Town. That vacancy at that corner, starting with GAP and then Steamers, I believe, has led other long term 20 year businesses to move (Romantiques - thankfully staying in Los Gatos, just a new location on Santa Cruz). Downtown is at its best when it feels vibrant and welcoming, and I believe RH's presence would help create that environment. Their proposed design is an elegant take on the area's historic charm, making it a natural and attractive addition to our Town.

What excites me most is the sense of vitality this project could bring. RH will draw people downtown—not just to shop and dine at their location, but also to explore and support nearby small businesses. Many Los Gatos residents already shop at RH in Palo Alto, and the idea of having one here has sparked real enthusiasm among residents who want to see our downtown thrive.

After several years of economic uncertainty, it is encouraging to see a respected brand choosing to invest in our Town. It speaks to the strength of our community and the potential of our downtown. I believe this project would be a source of pride and a gathering place for residents, families, and visitors alike.

For these reasons, I urge you to support the RH proposal at 31 University Avenue. This is a wonderful opportunity to strengthen the heart of our community and ensure our downtown remains a lively, welcoming place for years to come. Being a downtown resident, I welcome RH and believe it is a natural fit for our town.

Sincerely,
Deborah Weinstein
19 year Resident, [redacted]
Prior Commissioner on General Plan Update Committee
Prior Executive Director, Los Gatos Education Foundation
Prior Board Member, Wildcat Foundation
Prior Steering Committee Member, Los Gatos Library

From: Maria Gerst [redacted]
Sent: Friday, August 22, 2025 8:58 AM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Support for Restoration Hardware store and restaurant

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I am writing to share my support for Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue.

I believe this project will bring new life and energy to the Old Town area. Their proposed design is an elegant and charming take on our historic design, making their presence a beautiful addition.

As a person who frequents Old Town, I feel RH is poised to attract visitors to the area, not only for shopping and dining at their establishment but also to encourage exploration and patronage of nearby small businesses. Many residents of Los Gatos, myself included, already frequent RH in Palo Alto, and the prospect of having a location here has generated significant excitement among people I know.

I urge you to support the RH proposal at 31 University Avenue. This is a wonderful opportunity further beautify our downtown and ensure it remains a lively and welcoming place for years to come.

Sincerely,

Maria Gerst

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