



May 20, 2024

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: Reply to 4.17.24 Planning Comments, CUP Application U-24-005
15920 Los Gatos Blvd., Los Gatos, CA

Dear Town of Los Gatos:

This letter shall address the concerns raised in the Planning Division comments dated April 17, 2024, in connection with our application for a Conditional Use Permit at the referenced premises. We do not have a signed lease for this space yet, and the potential tenant has asked that we not disclose their name until the transaction is finalized. We are happy to provide the following information.

1. Hours of Operation: 5:00 AM to 11:00 PM.
Delivery Times: Minimal deliveries during normal business hours.
Number of Employees: Estimate 8 during non-peak hours and up to 15 during peak instruction times which are 6 AM to 10 AM, 12:00 PM to 1:00 PM and 4:00 PM to 7:00 PM, Mon – Fri.
Functionality: The club will operate as a fitness center with free weights, weight machines, personal training, and ancillary fitness classes throughout the day.
2. Juice Bar: The proposed juice bar, for club members only, will serve fruit smoothies and acai bowls to order, along with coffees and lattes. Prepackaged foods such as grab-n-go salads and protein bars will also be available. No alcohol will be served.
3. Floor Plan: None available at this early date.
4. Meeting/Rec Areas: This location, due to its limited size, will have no meeting areas, sport courts or pools.
5. Site Plan: Please see attached Site Plan with numbered parking spaces.
6. Parking Analysis: Please see attached revised Parking Analysis. Thank you for providing the additional information.
7. Exterior Modifications: Limited to new windows and doors as required by code and for full operation, with no change to the overall look or design of the exterior of the building.

We appreciate the opportunity to respond to your concerns. Please feel free to contact me at the email address or phone number listed below should you have any questions or require additional information.

Sincerely,

Mary C. Egan

Mary C. Egan, CPM
Cilker Orchards Management Corp.
Vice President Real Estate, DRE#00967596



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