



## 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) 354-6867 or by email at [ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov).

Sincerely,

Erin M. Walters, Senior Planner

cc: Lindsey Laird, RH, via email

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