



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/27/2025

ITEM NO: 2

ADDENDUM

DATE: August 26, 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.

REMARKS:

Exhibit 22 includes public comments received between 11:01 a.m., Friday, August 22, 2025, and 11:00 a.m., Tuesday, August 26, 2025.

EXHIBITS:

Previously received with the August 22, 2025, Staff Report:

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

PREPARED BY: Sean Mullin
Planning Manager

Reviewed by: Community Development Director, and Town Attorney

PAGE 2 OF 2

SUBJECT: 31 University Avenue/PD-25-001, S-25-004 and U-25-001

DATE: August 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

Received with this Addendum Report:

22. Public comments received between 11:01 a.m., Friday, August 22, 2025, and 11:00 a.m., Tuesday, August 26, 2025

From: Sarah Bianchi [REDACTED]
Sent: Friday, August 22, 2025 11:43 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Planning <Planning@losgatosca.gov>
Subject: Support for RH Project at 31 University Ave

[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.

This project is an exciting opportunity to bring new life and energy to the Old Town area. 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. In fact, I live at [REDACTED] (and have since 2007) and as a close neighbor, I have no objections or concerns to the design.

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, like my own whose audience is foodies and gourmands with interest in fine dining (Carnico Tools & Provisions at 501 N Santa Cruz Ave). 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. That building has been vacant for more than 3 years! It's time to bring something in its place.

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.

Sincerely,

Sarah Shires Bianchi
[REDACTED]
Los Gatos, CA 95032

Sarah Shires Bianchi

From: Nick P [REDACTED]
Sent: Friday, August 22, 2025 4:46 PM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Please Support Restoration Hardware Development at 31 University Avenue

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I am writing to express my strong support for the proposed Restoration Hardware (RH) development at 31 University Avenue.

This project is an exceptional opportunity to enhance the vitality of the Old Town area. RH's presence would contribute to a more dynamic and welcoming downtown environment. The proposed design is an elegant complement to the area's historic charm, making it a natural and attractive addition.

The project's potential to draw new visitors downtown, thereby supporting local businesses, is particularly compelling. The community's enthusiasm for this development is a clear sign that residents wish to see our downtown thrive.

The decision of a respected brand to invest in our Town is a strong signal of our community's health and economic potential. I believe this project will be a source of pride and a gathering place for residents and visitors.

For these reasons, I urge you to approve the RH proposal. This is a significant opportunity to strengthen our community and ensure a thriving downtown for years to come.

Sincerely,

Nick Pang

From: Juan Benitez [REDACTED]
Sent: Saturday, August 23, 2025 7:25 PM
To: Planning <Planning@losgatosca.gov>
Subject: Letter of support for RH

[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.

This project is an exciting opportunity to bring new life and energy to the Old Town area. 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.

Sincerely,
Juan Benitez

From: Christian Irwin [REDACTED]
Sent: Tuesday, August 26, 2025 10:21:27 AM
To: [REDACTED] Monica Renn
<mrenn@losgatosca.gov>; Annette Badger <[REDACTED]>; Amy Bischel
<[REDACTED]>
Subject: FW: Old Town - RH - Support letter

[EXTERNAL SENDER]

Here is a support letter from Teleferic Barcelona.

Thanks



Christian Irwin
VICE PRESIDENT, WEST COAST LEASING
Federal Realty
[REDACTED]
830 S. Pacific Coast Highway
Suite 204
El Segundo CA 90245
[REDACTED]

From: Administracion Teleferic Barcelona <[REDACTED]>
Sent: Tuesday, August 26, 2025 10:18 AM
To: Christian Irwin <[REDACTED]>
Cc: Xavi Padrosa <[REDACTED]>
Subject: Old Town - RH - Support letter

Christian,

Please see attached the Support Letter. Let us know if you need anything else.

Thank you,

Juliane Mette
Administration, Telefèric Barcelona

[REDACTED] | www.telefericbarcelona.com



Tenant Name: Teleferic Barcelona


Address: 50 University Avenue Suite B270, Los Gatos, CA 95032

Dear Members of the Town of Los Gatos Planning Commission:

We, Teleferic Barcelona, as a tenant of the town of Los Gatos, are writing in support of the Restoration Hardware project planned at 31 University Ave in Los Gatos, CA. As fellow retailers operating in the community, we recognize the importance of fostering vibrant commercial activities that enhance the character and vitality of our town. Restoration Hardware will undoubtedly contribute positively to our local economy, provide additional and unique amenities to the residents and visitors, and add to the radiant charm that makes Los Gatos such a desirable place to live, work, and visit. We believe this initiative aligns well with the town's goals of supporting local commerce and maintaining the highest quality of living for all residents.

We appreciate your consideration of this proposal and fully support its approval. Thank you for your dedication to preserving and improving our community.

Sincerely,

Signed by:


FF99283F78D242B...
8/26/2025

***This Page
Intentionally
Left Blank***