



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/27/2025

ITEM NO: 2

DESK ITEM

DATE: August 27, 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 23 includes public comments received between 11:01 a.m., Tuesday, August 26, 2025, and 11:00 a.m., Wednesday, August 27, 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

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

DATE: August 27, 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

Previously received with the August 26, 2025, Addendum Report:

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

Received with this Desk Item Report:

23. Public comments received between 11:01 a.m., Tuesday, August 26, 2025, and 11:00 a.m., Wednesday, August 27, 2025

From: Amy Bischel [REDACTED]
Sent: Wednesday, August 27, 2025 8:53 AM
To: Monica Renn <mrenn@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; [REDACTED]; Alexa Nolder <ANolder@losgatosca.gov>
Cc: Christian Irwin [REDACTED]; Annette Badger [REDACTED]
Subject: FW: Old Town - RH - Support letter

[EXTERNAL SENDER]

Good morning,


Please see the attached, two additional letters of support for Restoration Hardware.

Thank you,
Amy



Amy Bischel
PROJECT MANAGER, CONSTRUCTION AND TENANT SERVICES
Federal Realty
[REDACTED]
356 Santana Row Suite 1005
San Jose CA 95128
[REDACTED]

Talbots
50 University Ave, Suite 250
Los Gatos, CA 95030



Dear Members of the Town of Los Gatos Planning Commission:

We, Talbots, 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,

Kristine Murphy

SVP, Real Estate & Store Development

KnitWell Group

Chico's
50 University Ave, Suite A285
Los Gatos, CA 95030



Dear Members of the Town of Los Gatos Planning Commission:

We, Chico's, 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,

Kristine Murphy

SVP, Real Estate & Store Development

KnitWell Group

From: Andrea Andrus [REDACTED]
Sent: Wednesday, August 27, 2025 10:42 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



Andrea Andrus
OFFICE COORDINATOR
Federal Realty
[REDACTED]
356 Santana Row, Suite 1005
San Jose CA 95128
[REDACTED]

From: Andrew Cowan [REDACTED]
Sent: Wednesday, August 27, 2025 10:56 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]
Subject: Restoration Hardware in Los Gatos

[EXTERNAL SENDER]

I am writing this to urge you to bring Restoration Hardware to Los Gatos. It is a perfect fit for this beautiful community and Restoration Hardware will only enhance the shopping experience for locals and tourists. Not to mention increased jobs and tax revenue. Thank you for considering my request and I sincerely hope we are able to get Restoration Hardware in Los Gatos.

Regards,

Andrew Cowan

From: Stuart MacDonald [REDACTED]
Sent: Wednesday, August 27, 2025 11:00 AM
To: Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>
Subject: Restoration Hardware Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

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