



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

- 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,

A handwritten signature in black ink, appearing to read "Erin Walters", written over a light gray rectangular background.

Erin M. Walters
Senior Planner

cc: Lindsey Laird, RH, via email

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