



**TOWN OF LOS GATOS**  
**HISTORIC PRESERVATION COMMITTEE**  
**REPORT**

MEETING DATE: 03/26/2024

ITEM NO: 3

DESK ITEM

DATE: March 26, 2025

TO: Historic Preservation Committee

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 a Property Zoned C-2:LHP:PD. **Located at 31 University Avenue.** APN 529-02-044. Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001. 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.

REMARKS:

Attachment 8 includes public comments received between 11:01 am, Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025.

ATTACHMENTS:

Previously distributed with the February 26, 2025, Staff Report:

1. Planned Development Ordinance 2025
2. Applicant's Request and Letter of Justification
3. Development Plans

Previously received with the February 26, 2025, Desk Item Report:

4. Existing and Proposed Building Elevations

Previously received with the March 26, 2025, Staff Report:

5. HPC Action Letter, February 26, 2025
6. Response Letter
7. Development Plans

PREPARED BY: Erin M. Walters  
Senior Planner

PAGE 2 OF 2

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

DATE: March 26, 2025

Received with this Desk Item Report:

8. Public comments received between 11:01 am, Friday, March 21, 2025, and 11:00 am, Wednesday, March 26, 2025

**From:** Demetra Jennings [REDACTED]  
**Sent:** Tuesday, March 25, 2025 2:01 PM  
**To:** Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>  
**Subject:** Support for Restoration Hardware Proposal on University Avenue

[EXTERNAL SENDER]

To the Members of the Los Gatos Historic Preservation Committee,

My name is Demetra Jennings, and I'm the owner of Nimbus Salon on Main & University. I've been a proud business owner in Los Gatos for over 32 years.

I'm excited to hear that Restoration Hardware is considering an investment in our town with a proposed multi-use store and restaurant on University Avenue. I believe this project has the potential to bring new life to the Old Town area and be a catalyst for revitalization. The proposed design is both elegant and respectful of the area's charm—an attractive addition to our community.

Restoration Hardware would be a great fit for Los Gatos. Many of my clients are already fans of RH and shop at their location in Palo Alto. The idea of having one here has generated a lot of enthusiasm.

Given the economic uncertainty we've all faced in recent years, it's encouraging to see a well-regarded brand like RH wanting to invest in our town. I urge the Historic Preservation Committee, the Planning Commission, and the Town Council to support this proposal.

Thank you for your time and consideration.

Warm regards,

**Demetra Jennings**

Owner, Nimbus Salon

65 W Main Street, Los Gatos CA

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