



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

MEETING DATE: 02/26/2025

ITEM NO: 5

DATE: February 21, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: 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. **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.

RECOMMENDATION:

Requesting approval for exterior modifications to an existing commercial building, Building E in the Old Town Los Gatos Shopping Center in the University/Edelen Historic District on property zoned C-2:LHP:PD, located at 31 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1999
2. Town of Los Gatos Historic Status Code: R
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University Edelen District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject building is located in the Old Town commercial center on the southwest corner of University Avenue and Elm Street. Planned Development Ordinance 2025 was approved in 1996

PREPARED BY: Erin M. Walters
Senior Planner

and provided for redevelopment of Old Town, including construction of several new buildings (Attachment 1). Amongst the new construction completed in 1999 was the subject building, referred to as Building E in the PD Ordinance. The Old Town commercial center remains in the University-Edelen Historic District and the newer buildings support the district, although are not included as Contributors to the district.

Included in PD Ordinance 2025 is a condition that required Building E to be designed so that it appears to be a collective of individual structures that abut each other with a roof design reflective of individual structures (Attachment 1, Condition 15). Once completed, Building E became the longtime home of a restaurant and several retail uses.

In January 2025, the applicant applied for modification of PD Ordinance 2025, an Architecture and Site application for exterior modifications to Building E, and a Conditional Use Permit for formula retail use exceeding 10,000 square feet and for a restaurant. The proposed exterior modifications are the subject of this report and the aspect of the project on which the Committee should focus.

DISCUSSION:

The applicant is proposing to modify the exterior of Building E to establish more cohesive architecture for the future single tenant of the building. The applicant provided a Letter of Justification discussing the proposed project in the context of the historic district (Attachment 2) and Development Plans providing details of the proposed exterior work (Attachment 3). Exterior modifications would be made to all four elevations and include:

- Roof alterations creating consistent and symmetrical massing;
- Changes to window and door shapes, integrating arched and rectangular fenestration;
- New fabric awnings and metal and glass canopy awnings;
- A new skylight; and
- New stucco siding.

A color and materials sheet showing the proposed finishes of the new exterior materials is included on A406 in the Development Plans included as Attachment 3.

CONCLUSION:

The applicant is seeking a recommendation from the Committee for exterior modifications to Building E. Should the Committee find merit in the request, the Committee should forward a recommendation of approval for the request to the Planning Commission. The application package would continue through the discretionary review process and would not return to the Committee.

CONSIDERATIONS:

A. Considerations Required with Recommendation

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

_____ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

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

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ORDINANCE 2025

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING A ZONE CHANGE FROM C-2 LHP TO C-2 PD LHP AT 50 UNIVERSITY AVENUE

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS
FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning at 50 University Avenue shown on the map which is attached hereto marked Exhibit A and is part of this Ordinance from C-2 LHP (Central Business District - Landmark Historic Preservation) to C-2 PD LHP (Central Business District - Planned Development - Landmark Historic Preservation).

SECTION II

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of the Steamer's building and numerous accessory structures (shown on the Official Development Plan, sheet 3) and the partial demolition and reconstruction of the Old Town Center. The Old Town Center will be considered demolished by Town Code (definition of demolition of an historic structure) since more than 25 percent of the front exterior walls will be removed, and more than 50 percent of all exterior walls will be removed. The building however, will not be demolished and interior walls will remain;
2. Construction of an underground parking garage with retail above, new commercial building adjacent to St. Luke's Church (20 University Avenue), and reconfiguration of the parking lot as shown on the Official Development Plan;

3. Changing the use of the auditorium to a retail use. A theater use is a permitted use within the existing auditorium, the amphitheater or elsewhere on the site;
4. Landscaping, streets and other improvements shown and required on the Official Development Plan;
5.
 - a. Relocation of the Steamer's restaurant to another space within the project site, subject to the conditions of Steamer's most current Conditional Use Permit [216 seats].
 - b. The existing restaurants (Wine Cellar - Suite 12 [49 seats]; California Cafe - Suite 8 [208 seats]; and the Waves (or new tenant) - Suite 1 [91 seats]), are permitted to remain in the existing Old Town Center building subject to their conditions of their Conditional Use Permit; any changes to their use or relocation within the Center on either side of University Avenue or increase in seating, will require a modification to the applicable Conditional Use Permit.
6. Uses permitted are those specified in the C-2 (Central Business District) zone by Sections 29.60.320 (Permitted Uses) and 29.20.185 (Conditional Uses) of the Town Code, as those sections exist at the time of the adoption of this Ordinance, or as they may be amended in the future. However, no use listed in Section 29.20.185 is allowed unless specifically authorized by this Ordinance, or by Conditional Use Permit.

SECTION III

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION IV

Architecture and Site Approval is required before there are exterior changes to the Old Town Center, demolition of the Steamer's building and construction work of the parking lot, new buildings and reconstruction of the Old Town Center is performed, whether or not a permit is required for the work and before any permit for construction is issued. Construction permits shall only be in a manner complying with Section 29.80.130 of the Town Code. Interior work of the Old Town Center is permitted to bring the building up to current Building Code and does not need Architecture and Site approval. A Building Permit and other applicable permits may be required for the interior work.

SECTION V

The attached Exhibit A (Map) and Exhibit B (Tentative Map and Development Plans, 20 sheets), are part of the Official Development Plan. The following must be complied with before issuance of any grading, demolition or construction permits:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

(Planning Section)

1. **PARCEL.** The parcel shall remain as one parcel.
2. **HOLD HARMLESS.** The developer has requested the Town's approval and has had the opportunity to review, comment and accept the process and approval. The developer shall hold the Town harmless from any claim or litigation alleging that this ordinance or subsequent approvals obtained by the developer for this project was processed, adopted, or approved in violation of any Federal, State, Town or other local law or regulation of any kind, and shall pay all costs involved in defending any such claim or litigation, including attorney fees.
3. **PHASING.** All buildings may be worked on simultaneously. Twenty Five percent of the occupancy of Building E shall be held until final occupancy has been given for the existing

Old Town Center and its two parking lots. A map shall be provided prior to the issuance of a building permit, indicating the tenant spaces of Building E and which units are proposed to have their occupancy held. During the final occupancy stage, these held units may be changed with Town approval.

4. **TRASH ENCLOSURE/MECHANICAL EQUIPMENT.** Trash enclosures and mechanical equipment shall be located as far from residential receptors as possible. The enclosures shall be constructed to provide full screening from residential receptor locations. The location of the trash enclosures will be reviewed during the Architecture and Site approval process. The quietest and smallest capacity heating, ventilation, and air conditions equipment that meets design specifications and Town Noise Ordinance standards shall be used. The roof equipment for Building D shall be restricted to the east end of the building and the vent exhausts shall be directed toward the Old Town parking lot.
5. **ACCESS EASEMENT.** If the trash pickup is proposed at Parking Lot 6, an access easement shall be required to be obtained from the Town, prior to Architecture and Site approval. If the easement is not granted, the revised trash pickup area shall be considered during the Architecture and Site approval process which may require redesign and/or reduction of building square footage.
6. **RECYCLING.** All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Town's demolition inspection.
7. **STEAMER'S.** The outside seating area for the relocated Steamer's restaurant, will be reviewed during the Architecture and Site approval process to ensure it meets all Town Code and Town policy requirements.
8. **CLOSED AREAS.** All areas to be closed off within the existing Old Town Center shall be explicitly documented to ensure that these areas will not and cannot be used in the future during the Architecture and Site approval process. This documentation of the

closed areas shall be shown on the Architecture and Site plans and building permit plans. These areas shall visually be shown to be closed off during final inspection.

9. PLAQUES. The two plaques which currently exist on the building, (the history of Los Gatos plaque and the dedication to teachers and students plaque), shall be saved and replaced on the building prior to final occupancy.
10. PARKING SPACES. All parking spaces shall conform to current parking requirement dimensions. Parking spaces in the underground garage next to columns, walls or similar obstructions, shall have a minimum width of 9.5 feet. Parking plans will be reviewed during the Architecture and Site approval process.
11. RESTROOMS. The restrooms located within the buildings, which are not exclusively for an individual office use, shall be available to the general public.
12. BUILDING D. The back wall (south side next to church) shall be painted to match or harmonize with the existing St. Luke's wall.
13. BUILDING D ACCESS. Access to the space between Building D and the St. Luke's wall may be securely closed to the public and accessible only to the appropriate and permitted maintenance/landscaping personnel.
14. WALL. The proposed 10 foot high wall along the south property line adjacent to St. Luke's Church shall not be constructed. The existing eight foot high wall shall remain. If the church later decides that the wall is needed, and the applicant wishes to install the wall, it shall be permitted with the appropriate approvals and permits from the Town.
15. BUILDING E. During the Architecture and Site approval process, Building E shall be modified as follows:
 - a. Open up the center pathway. Building could be moved closer to the south property line to increase width of pathway.
 - b. Design structure so that it appears to be a collective of individual structures that abut each other.

- c. The roof design shall be reflective of the individual structures (break-up rooflines).
 - d. Corner tower shall be redesigned into a clipped corner design.
 - e. Provide more variety in the buildings.
16. **STORE DELIVERIES.** The area behind Building E, adjacent to Parking Lot 6, shall not be used for deliveries.
17. **SIGNS.** A sign program shall be submitted as part of the Architecture and Site approval process. Arched wrought iron signs advertising Old Town are permitted as shown on the attached Development Plans (Exhibit B). The margin of measurement for tenant signs may be reduced to a minimum of one inch around all of the words and symbols. The actual dimensions shall be finalized during the Architecture and Site approval process with the sign program. Signs identifying business and the Center shall not be either lighted from the interior or made of translucent materials.

(Engineering Section)

18. **PUBLIC IMPROVEMENTS.** The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. At the time of Architecture and Site Approval for the project, conformance with the Streetscape Plan for Central Business District Improvements (which includes benches and trash receptacles) will be determined and incorporated with the improvements identified below.

- a. University Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, removal of mid-block crosswalks, signing, striping, storm and sanitary sewers, as required.
 - b. Elm Street. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.
 - c. Mullen Avenue. Curb, gutter, "Villa Hermosa" sidewalk, curb ramp, driveway approach, street lights, tie-in paving, signing, striping, storm and sanitary sewers, as required.
19. **HYDRAULIC CALCULATIONS.** At the time of the final design of the project, existing and post-project hydraulic calculation for the project area and associated drainage conveyance facilities between the project and Los Gatos Creek. The hydraulic calculation should include calculations to confirm the preliminary findings of the EIR.
20. **MID-BLOCK CROSSWALK.** The existing mid-block cross walks shall be removed. No new mid-block crosswalk shall be installed. The only marked crosswalk to the site shall be at the Elm Street/University Avenue intersection and across Mullen Avenue at University Avenue.
21. **INSURANCE.** One million dollars (\$1,000,000) of liability insurance holding the Town harmless shall be provided in a format acceptable to the Town Attorney before issuance of the building permit.
22. **TRAFFIC IMPACT MITIGATION FEE (COMMERCIAL).** The developer shall pay a proportional to the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit application is made. The number of trips used in the calculations will be the net additional trips as shown in Table 5-8 of the E.I.R. by Geier & Geier, dated September 1996. The fee shall be paid before issuance of the building permit. The traffic impact mitigation fee for this project using the current fee schedule is \$89,280. The final fee shall be calculated from

the final plans using the rate schedule in effect at the time of the building permit application.

23. CHRISTMAS SHOPPING CONSIDERATIONS. Construction shall be scheduled or other measures implemented, to minimize construction impacts during the Christmas shopping season.
24. DEWATERING PLAN. Prior to issuance of a building permit, the project applicant shall prepare a dewatering plan specifying how groundwater would be handled when encountered during excavation, how temporary excavations would be protected from groundwater saturation and how permanent foundations would be kept dry from groundwater as well as from surface water runoff.
25. EROSION CONTROL PLAN. The project applicant shall prepare and implement an erosion control plan in conformance with the Town and California Regional Water Quality Control Board requirements prior to issuance of a building permit. The plan shall account for existing drainage conditions since most runoff generated on the sunken parking lot site during the excavation phase would be too low to drain to adjacent storm drains and would require pumping.
26. STREET LIGHTING. The project applicant shall prepare and submit to the Town during the Architecture and Site approval process, a street lighting program and plan for all streets surrounding the proposed project site.
27. TRAFFIC DIVERTER. At the time of Architecture and Site Application, various methods of preventing Old Town related traffic from using Edelen Avenue from Mullen Avenue shall be explored. The method of traffic diversion chosen shall also be approved by Central Fire Protection District.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS, FORESTRY & MAINTENANCE SERVICES:

28. TREE CARE. All tree care activities shall be accomplished by a licensed, competent tree care firm as approved by and under the supervision of the Director of Parks, Forestry & Maintenance Services.
29. PROTECTIVE FENCING. Prior to any construction or Building Permits being issued, the applicant shall meet with the Director of Parks, Forestry and Maintenance Services concerning the need for protective fencing around the existing trees. Such fencing is to be installed prior to, and be maintained during construction.
30. NEW TREES. Newly planted trees shall be double-staked, using rubber tree ties and shall be planted prior to acceptance of the subdivision.
31. IRRIGATION. No irrigation or planting shall be permitted under the dripline of existing native trees. All newly planted material shall be irrigated by an in-ground irrigation system.
32. CONSTRUCTION. No construction or grading shall take place within the dripline of existing trees.
33. AERATION TUBES. Any impervious area (excluding roadways) encroaching under the dripline of existing trees shall have aeration tubes installed.
34. LANDSCAPE PLAN. A precise landscaping plan shall be submitted at the Architecture and Site Approval stage of development. Planting on the south back of Building D shall be done in cooperation with St. Luke's Church.
35. WATER EFFICIENCY. This project is subject to the Town's Water Efficient Landscape Ordinance as per Chapter 26 Article IV of the Town Code. A review fee based on current resolution shall be paid when the landscape, irrigation plans and water calculations are submitted for review. Plans and fees must be submitted prior to issuance of a building permit.

36. ARBORIST REQUIREMENTS. The following measures from the Coate study (1996) shall be enforced to minimize damage to the three Oak trees:

- a. The foundation which is installed ten feet from the fence, beginning 50 feet east of the curb, must be of pier and beam foundation design, not standard L-footing.
- b. If an additional wall is installed adjacent to the existing property line wall, it shall also be of a pier and grade beam foundation design with the beam laid on top of the existing grade.
- c. When pavement is removed from any area beneath the canopy of one of these trees, the pavement must be removed by breaking the pavement up with a jackhammer or by manual labor, and the broken pieces shall be loaded into a skip loader which is standing on undisturbed pavement. Roots which are exposed in the top three inches of soil, with removal of that pavement, shall be protected from compaction or other damage.
- d. Under no circumstances shall equipment be allowed to drive on the exposed soil once the pavement has been removed until protection has been installed over the newly exposed roots.
- e. The protective surfaces shall include a four inch layer of tree chips over any surface beneath the tree canopy which is newly exposed.
- f. If it becomes necessary to drive construction equipment over any of those newly exposed areas, 1.5 inch plywood sheets shall be laid over a five inch layer of tree chips to prevent compaction of the soil by equipment wheels.
- g. As part of the contract specifications for the general contractor and all subcontractors, construction personnel shall not be allowed to prune any of the Oak tree limbs or branches located directly above construction. An arborist certified by the International Society of Arboriculture shall be called to prune the canopy of the trees over the parking lot before

construction begin begins, if any conflicts arise between actual construction and the tree at later stages of construction, only the arborist shall be allowed to do additional pruning to solve the problem. All pruning must follow Western Chapter, International Society of Arboriculture Pruning Standards.

- h. The two Oak trees located closest to University Avenue shall be fertilized by injecting a liquid fertilizer mix into all areas beneath the canopies of these trees, including that on the south side of the existing wall. The fertilizer shall be composed of Greenbelt 22-14-14 soluble fertilizer mixed at four pounds of fertilizer per 100 gallons of water, and injected at 10 gallons of this mix per one inch of trunk diameter into all areas beneath the canopy in exposed soil or through bricks where that becomes the only method by which fertilizer can be supplied to the root zone.

TO THE SATISFACTION OF THE DIRECTOR OF BUILDING AND ENGINEERING SERVICES:

- 37. **GENERAL.** All public improvements shall be made according to the latest adopted Town Standard Drawings and the Standard Specifications for Public Works Construction. All work shall conform to the applicable Town ordinances. Adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of day. Dirt and debris shall not be washed into storm sewers. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
- 38. **PUBLIC WORKS INSPECTIONS.** The developer or his representative shall notify the Engineering Construction Inspector at least twenty-four (24) hours before starting any

work pertaining to on-site drainage facilities, grading, or paving; and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.

39. **EROSION CONTROL (COMMERCIAL).** Interim and final erosion control plans shall be prepared and submitted to the Engineering Development Section of the Planning Department. On sites over 5 acres, at Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Region Water Quality Control Board. Grading activities shall be limited to the period of least rainfall (April 15 to October 1). A maximum of two weeks is allowed between clearing of an area and stabilizing/building on this area if grading that is allowed to go on during the rainy season. In addition, straw bales and plastic sheeting shall be stored on-site for emergency control, if needed. Install filter berms, check dams, retention basins, silt fences, and straw bale dikes as needed on the project site, to protect downstream water quality during winter months.
40. **UTILITIES.** The developer shall install all utility service, including telephone, electric power, and other communications lines underground, as required by Town Code §27.50.015(b).
41. **RESTORATION OF PUBLIC IMPROVEMENTS.** The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to, curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, or signs shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvements to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

42. CURB RAMPS. The developer shall construct three or four (3 or 4) curb ramps according to State Standard Drawings at the crosswalks at University Avenue/Elm Street, University Avenue/Mullen Avenue and the University Avenue entrance. The exact number will be determined at the time of Architecture and Site Approval. The actual "Case" as shown on the standard to be used will be decided by the Engineering Construction Inspector during the construction phase.
43. AS-BUILT PLANS. After completion of the construction of all work in the public right-of-way or public easements, the original plans shall have all changes (change orders and field changes) clearly marked. The "As-built" plans shall again be signed and "wet-stamped" by the engineer who prepared the plans, attesting to the changes. The original "As-built" plans shall be reviewed and approved the Engineering Inspector. A photo Mylar of the approved "As-built" plans shall be provided to the TOWN before the release of the Faithful Performance Security.
44. DRIVEWAY APPROACH. The developer shall install four (4) Town Standard Commercial driveway approaches in the locations shown on the Official Development Plan. The new driveway approaches shall be constructed per Town Standard Detail S-5.
45. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit and will require construction security.
46. GARAGE ACCESS RAMP. The garage access ramp shall be widened to 30 feet. This will facilitate ingress and egress from the garage and allow the placement of a parking control station in the future. The ramp shall be clearly signed to prohibit pedestrian use.
47. BUILDING "E" PARKING. The underground garage can be used for construction worker parking once the Town Building Official has finalized the private use of the garage. In addition, the entrance to the parking garage shall be monitored at all time that it is open (e.g., guard, gate, etc.) to ensure it is not used by the public prior to the issuance of a Certificate of Occupancy for Building "E".

48. **PARKING CONTINGENCY PLAN.** The applicant shall prepare a construction worker parking contingency plan, to be implemented if directed to do so by the Town, to have construction workers park off-site. The plan shall include designation of a specific off-site location for all construction worker parking. This location shall not be within the Central Business District (C-2 zone) unless Town Council gives the authorization to a specific site, and workers shall be shuttled from the off-site location. The parking contingency plan shall be approved by the Director of Building and Engineering Services prior to the issuance of a building permit.
49. **CONSTRUCTION DELIVERIES.** All construction deliveries shall be restricted to the hours between 9:00 a.m. and 3:00 p.m. to minimize school and downtown impacts. The applicant should monitor construction activities to ensure that traffic flow along University are not adversely affected by materials/equipment deliveries. At no time shall street blockages be permitted that would impact the mobility of emergency service vehicles.
50. **PEDESTRIAN ACCESS.** Construction activities shall be planned and implemented so as to minimize disruption to pedestrian and vehicular traffic. The sidewalk shall be kept open on at least one side of each street at all times.
51. **SANITARY SEWER LATERAL.** Sanitary sewer laterals shall be televised by West Valley Sanitation District at the developer's expense and approved by the Town of Los Gatos before they are used or reused. Install sanitary sewer lateral clean-outs at the property line.
52. **GREASE TRAPS.** Meet all requirements of the County Health Department and West Valley Sanitation District for the interception, separation, or pretreatment of effluent for all existing and new uses.
53. **NOISE REDUCTION.** Equipment used for project construction shall utilize control techniques (improved mufflers, equipment redesign, use of silencers, ducts and mufflers) in order to minimize construction noise impacts. Construction noise shall be minimized by requiring the project contractors to agree with the following measures:

- a. If the Noise Ordinance noise standard cannot be met at the Mullen Avenue property boundary or along the church boundary, temporary wooden fencing shall be erected during construction along that boundary.
 - b. A member of the project applicant's team shall be appointed to enforce construction hours allowed by Town Ordinance. The project applicant shall introduce this person to the Town staff and have this person accessible to the Town during all site preparation and construction activities.
 - c. Elimination of unnecessary idling of equipment.
 - d. Good maintenance and lubrication procedures shall be used on all construction equipment to reduce operating noise.
54. **HAZARDOUS MATERIALS PLAN.** A management plan for hazardous materials shall be prepared by the developer. This management plan shall identify all suspected hazardous materials (including contaminated soils, groundwater, PCBs, lead-based paints, asbestos) and specify applicable regulations that would determine appropriate handling and disposal of hazardous materials. The management plan shall provide detailed quantification of the types and quantities of asbestos. The plan shall also provide guidelines for the handling and disposal of lead-based paints. When handling and disposing of lead-based paints, appropriate measures shall be required to ensure compliance with applicable state hazardous waste and OSHA regulations (worker safety). The plan shall include plans for site safety/worker protection, sampling and investigation, and disposal/remediation for materials which exceed regulatory action levels and are determined to be hazardous. For suspected hazardous materials (contaminated soil and groundwater) which may be encountered during construction, contingency plans for site safety/worker protection, sampling and investigation, and disposal/remediation shall be included; these shall be based on soil and groundwater sampling and testing that have been completed to date. The plan shall be filed with the Town and all other appropriated agencies. Appropriate contract specifications shall be imposed on construction contractors

for proper handling and disposal of hazardous materials consistent with the required management plan. The developer shall complete an asbestos survey of the Steamer's building prior to demolition. The developer shall ensure that all existing asbestos containing materials are removed, closed off or encapsulated by a licensed abatement contractor prior to site preparation for renovation, rehabilitation and removal of any materials or fixtures. This will include undertaking a physical examination of the project site to determine the amount of each type of material to be closed off, encapsulated or removed, and mapping areas where asbestos containing materials are to be closed off, encapsulated and/or removed. An inspection and maintenance program shall be developed for any areas closed off or encapsulated to prevent any fiber release.

55. **HAZARDOUS MATERIAL PREPARATION.** During demolition and excavation activities, the developer shall be prepared for the potential of encountering hazardous materials in areas not already characterized. The developer shall be alerted for visible evidence of hazardous materials, such as soil discoloration, suspicious odors, or presence of underground tanks, piping or other buried building materials and shall provide for the collection of grab samples in the area of suspected contamination.
56. **GROUNDWATER.** If groundwater is encountered during project construction and dewatering is required, the developer shall undertake sampling and testing of the encountered groundwater in accordance with the contingency sampling and investigation plan. If groundwater is found to contain contaminants which exceed regulatory action levels, it may not be discharged into the existing storm drain system. Removal and handling of the contaminated groundwater shall be done in a manner acceptable to the Regional Water Quality Control Board, the Town and other jurisdictional agencies. Once more detailed project plans become available, the Town may choose to require the developer to submit a Notice of Intent (NOI) to the California Regional Water Quality Control Board prior to construction. If required, the NOI letter shall include mapping,

potential pollutant lists, and a detailed description of drainage factors regarding the project site during construction.

57. **ELEVATOR CONTAMINANTS.** The existence of contaminants in soil beneath the existing elevator room shall be determined and appropriate remediation shall be completed as required by applicable federal, state and local regulations. Appropriate contract specifications shall be imposed on construction contractors for proper handling and disposal of hazardous materials consistent with the required management plan.
58. **PCB'S.** The developer shall request PG&E to test the two transformers for PCBs and if present, PCBs shall be removed and disposed of properly.
59. **NOTIFICATION REQUIREMENTS.** The developer shall comply with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos, in accordance with Section 19827.5 of the California Health and Safety Code (adopted January 1, 1991).
60. **EXISTING BASEMENT.** While the existing hazard posed in the crawl hole basement area of Building B is not an impact of the proposed project, this area shall be immediately be closed off or abated and the soil decontaminated by a licensed abatement contractor (prior to initiation of any work on the proposed project). In the event the crawl hole basement of this area is permanently closed off, an inspection and maintenance program shall be developed to prevent any fiber release.
61. **ASBESTOS EXPOSURE.** All necessary measures shall be implemented to protect operating merchants, employees and customers from exposure to asbestos.
62. **BAAQMD.** To comply with BAAQMD nuisance abatement rules, the following dust (PM10) control measures shall be included as conditions of the grading permit:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose debris or require all trucks to maintain at least two feet of freeboard.

- c. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - d. Sweep (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - e. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
63. **GEOLOGIC HAZARDS CHECKLIST.** The developer shall submit to the Town a Geologic Hazards Checklist, as outlined by the California Department of Conservation Division of Mines and Geology, and appropriate geotechnical design studies demonstrating that the probable lateral forces experienced at the project site from a seismic event have been taken into consideration in the design and construction plans for the proposed project. These studies shall address building foundation design for the parking garage and Buildings D and E as well as for any seismic retrofit found to require new or upgraded foundations in Buildings A and B. Project plans for seismic retrofitting of Buildings A and B shall demonstrate conformance with 1994 Uniform Building Code requirements (including 1995 California amendments) and/or recommendations made by Boley Consulting Engineers, whichever requirements are determined to be appropriate by the Town.
64. **SEISMIC RETROFIT.** The developer shall provide plans or designs for structural repairs in order to seismically retrofit the existing buildings. Such plans or designs shall include any and all foundations needed to support each location of seismic retrofitting. Proposed plans shall conform to the current Uniform Building Code, with California amendments in effect in Town.
65. **BUILDING CODE.** Project plans shall demonstrate conformance with current Uniform Building Code requirements (including California amendments in effect in Town) and/or recommendations made by Boley Consulting Engineers (whichever requirements are determined to be appropriate by the Town) to repair and upgrade the structures in order

to integrate the structural system and to make Buildings A and B capable of providing resistance to gravity and seismic loads.

66. The westerly wall of the underground garage under Building E shall contain a structurally designed section or sections that would structurally accommodate being knocked out for access to and from a possible future below-grade parking level on Town Parking Lot No. 6.

TO THE SATISFACTION OF CENTRAL FIRE PROTECTION DISTRICT

67. **SPRINKLERS.** Fire sprinkler system shall be modified as necessary for Buildings A, B and C. An automatic fire sprinkler system shall be installed in Buildings D and E and the parking garage.
68. **HYDRANTS.** Additional fire hydrants may be required. This will be determined during the Architecture and Site approval process.

TO THE SATISFACTION OF THE CHIEF OF POLICE

69. **LIGHTING.** The stairwells and building recesses shall have proper lighting with illumination no less than five foot candles at five feet off the ground. If telephones are provided, they shall be located in the open courtyard, not hidden away behind walls.

TO THE SATISFACTION OF SANTA CLARA COUNTY WATER DISTRICT

70. **DRAINAGE.** There shall be no overbank drainage into the Los Gatos Creek from grading the site. Storm runoff shall be collected via an onsite storm drain system and distributed to an existing city storm drain system or an outfall into the creek. If an outfall is desired, it shall be designed in accordance with District guide sheets.

71. PERMIT. A District permit is required for any construction adjacent to or within the Los Gatos Creek.

SECTION VI

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on December 2, 1996, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on December 16, 1996. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES: Steven Blanton, Jan Hutchins, Randy Attaway
Vice Mayor Linda Lubeck

NAYS: None

ABSENT: Mayor Joanne Benjamin

ABSTAIN:

SIGNED:



VICE MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:



CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



50 UNIVERSITY AVE

EXHIBIT A

TOWN OF LOS GATOS

Application No. Z-96-1. Change of zoning map
amending the Town Zoning Ordinance.

☒ Zone Change from C-2 LHP to C-2 PD LHP
☐ Rezoning to _____

RECOMMENDED by Planning Commission date 11/13/96

Approved by Town Council date December 16, 1996 Ord. 2025
Town Clerk Marian V. Cooper Mayor VICE-MAYOR

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January 29, 2025

Historic Preservation Committee
110 E. Main Street
Los Gatos, CA 95030

Project: **RH – Los Gatos**
Location: 31 University Ave

Subject: **Supplemental Letter of Justification for Architecture and Site Approval; Planned Development Ordinance Amendment**

PROJECT DESCRIPTION & REQUEST

RH is proposing a remodel to a 15,330 sq. ft. building located at 31 University Avenue, which will feature an innovative retail experience seamlessly integrating luxury home furnishings collections within a curated hospitality program (the “Proposed Project”). The existing building at 31 University Avenue is governed by a Planned Development Ordinance and is also located within the University/Edelen Historic District (“Historic District”) of Los Gatos as a non-contributing structure.

Due to these overlays, **RH is requesting architecture and site approval from the Historic Preservation Committee, as well as an amendment to Planned Development Ordinance 2025, adopted on December 16, 1996.** Specifically, RH is seeking to remove the requirements set forth in the Ordinance that states the building be designed “so that it appears to be a collective of individual structures that abut each other,” to allow a more harmonious façade that better relates to its surroundings.

Please refer to the Letter of Justification dated January 8, 2025 for further information on RH, site details and our proposed uses.

LANDMARK AND HISTORICAL PRESERVATION OVERLAY - STANDARDS FOR REVIEW AND FINDINGS

The Proposed Project is located within a landmark and historic preservation overlay as a non-contributing structure, specifically the University/Edelen Historic District (“Historic District”). As such it is subject to Division 3 – Historic Preservation and LHP or Landmark and Historic Preservation Overlay Zone of the Town’s Code of Ordinances, specifically Section 29.80.290 (2), shown below in **bold**.

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall

not be granted unless:

(1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(3) For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

In designing a remodel of the existing non-contributing building at 31 University Ave, RH prioritized harmony and compatibility in the facade design as well as with its surrounding context. The Proposed Project is sensitive to and supportive of the larger Historic District as it expands the Mediterranean components of the existing building's style while maintaining the existing building's footprint, setbacks, massing, and density. This expansion of the Mediterranean style is represented by the Proposed Project's building material, stucco, as well as in the doors and window rhythm, type and proportions, which are consistent with both the existing building's Mediterranean style, as well as that of the larger Old Town Shopping Center across University Ave.

The plaster material, rectangular and arched windows, and rhythm of roof/window line individually and together relate to the existing structure at 31 University and the larger Old Town Shopping Center. In particular, the stucco and proposed openings evoke the style of 50 University Ave, a significant commercial structure within the University/Edelen Historic District. The Proposed Project limits decorative details and scale however, in sensitivity and support of the Historic District's contributing structures.

As a result of these limited stylistic choices, the Proposed Project successfully creates a harmonious façade design that assimilates into, rather than competes with, its surroundings and the larger Historic District. Consequently, the Proposed Project does not adversely change the exterior of the existing building or adversely impact its relationship with its neighboring structures and the larger Historic District.

Thank you for your consideration of this application.



January 8, 2025

Sean Mullin, Planning Manager
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Project: **RH – Los Gatos**

Location: 31 University Ave

Subject: **Letter of Justification for Architecture and Site Approval; Conditional Use Permit; Planned Development Ordinance Amendment**

PROJECT DESCRIPTION & REQUEST

RH is requesting architecture and site approval, as well as a conditional use permit (“CUP”) for 1) formula retail use exceeding 10,000 sf, and 2) for restaurant use with the selling of alcoholic beverages for consumption on-premises. Additionally, RH is requesting an amendment to Planned Development Ordinance 2025, adopted on December 16, 1996. RH is seeking these approvals to allow for the remodel of a 15,330 sq. ft. building located at 31 University Avenue, which will feature an innovative retail experience seamlessly integrating luxury home furnishings collections within a curated hospitality program (the “Proposed Project”).

BACKGROUND

A curator of design, taste and style in the luxury lifestyle market, RH offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

Committed to creating architecturally inspiring and immersive retail spaces that blur the lines between residential and retail, indoors and outdoors, home and hospitality, RH Design Galleries are bespoke design destinations presenting the largest curated and fully integrated assortment of luxury home furnishings in the world. From restored landmark buildings to grand-scale contemporary structures, these architecturally inspiring spaces reimagine and redefine the shopping experience.

Designed with sensory-inspiring spaces that cannot be replicated online, these innovative and architecturally significant retail environments include lush gardens, professional design services, one-of-a-kind culinary experiences, and artistic installations of curated RH Collections by internationally acclaimed designers and artisans across the globe.

In addition to RH Madrid, the Gallery at Plaza del Marqués de Salamanca, RH Aynho Park, a magnificent 17th-century estate in the English countryside, and RH Brussels, a grand 18th century French baroque mansion prominently situated on the premier Boulevard de Waterloo, RH chairman & CEO Gary Friedman has revitalized several landmark properties across North America, including the former Museum of Natural History in Boston, the historic Three Arts Club in Chicago, the Historic Post Office in Greenwich, Connecticut; the Bethlehem Steel Building in San Francisco, and the brand's impressive Gallery in New York's Meatpacking District.

The plan for a RH Design Gallery, together with a food and beverage program, allows for the reimagination of an exceptional building that is appropriately scaled and sited on a key intersection of Old Town Los Gatos.

SITE DETAILS

The existing 15,330 sf building for the Proposed Project is sited at the corner of University Ave and Elm St, and sits on a 4.18 acre parcel that spans both sides of University Ave which houses an outdoor retail center known as the Old Town Shopping Center.

The Proposed Project will combine two previously separate tenant spaces within the existing building, which were previously home to a 6,400 sf Steamers of Los Gatos and a 8,641 sf Gap.

The zoning for the site is C-2:LHP:PD: Central Business District with a Landmark & Historic Preservation and Planned Development overlay. The Proposed Project's uses are allowed per zoning with a Conditional Use Permit. The Proposed Project will maintain the existing square footage of the existing building and would comply with the zoning ordinance standards for setbacks and building height.

ARCHITECTURE

The primary proposed building material is a multi-coat cement plaster system with steel and aluminum decorative building elements. The existing structural system is maintained in place. Architectural aluminum windows line the exterior elevations and provide transparency across the facades facing Elm St, University Ave, and along the pedestrian pass-through on the building's southern side.

The length of the facades across University Ave and Elm St are scaled down through sections that alternatively step back in ground plane from each other. These wall panels also alternatively feature rectangular- or semicircular- topped windows, as well as a parapet line that steps up and down in height in line with the panels. These features ultimately provide a sense of rhythm, symmetry, visual relief, and interest to the length of the existing building. Further, the fenestration sits materially inside the edge of the exterior wall, providing for deep shadows, which along with projected louvered awnings add additional textural detail across the facades.

Finally, the full-service restaurant sits centrally inside the Proposed Project and is covered by a pyramidal skylight that brings in light and highlights the cafe as a central gathering space. Barrel-vaulted hallways bookend both sides of the cafe, which add an uncommon architectural expression, facilitates a unique play of light, and creates a sense of place as customers enter the Gallery or exit the cafe.

USES

A majority of the Proposed Project will display furniture and décor in a series of complete living, bath, and bed rooms. There will also be a restaurant on the ground floor beyond the entryway, along with a kitchen and other back of house. An Interior Design Studio room will also be sited toward the back of the store, where interior designers can provide customers further assistance. The vision within the building is to reimagine the retail experience by blurring the lines between residential and retail, hospitality and home, indoors and outdoors – creating an immersive retail environment that is more home than store. All amenities will be made available to the public during the hours of store operation.

CONDITIONAL USE PERMIT FINDINGS

In the C-2 zone, Town code requires a CUP for a formula retail business exceeding 10,000 sf and for restaurant use with the selling of alcoholic beverages for consumption on-premises (Section 29.20.185). Los Gatos stipulates terms for the approval or denial of conditional use permits under Section 29.20.190. The Proposed Project and its uses will comply with the objectives in the following manner:

- (1) The proposed uses of the property are essential or desirable to the public convenience or welfare;

The proposed uses provide for a bespoke dining and shopping experience which will be desirable to both residents and visitors as a destination within Los Gatos. Further, the Proposed Project will be an addition to an existing RH gallery at 26 N Santa Cruz Ave, which has been an integral part of the Los Gatos community for over 10 years.

- (2) The proposed uses will not impair the integrity and character of the zone;

The proposed use will not impair the integrity and character of the zone as it is a commercial use located in a commercial zone.

Further, the Proposed Project is consistent with the Commercial Design Guidelines for C-2A zones and as a non-contributing structure within a historic preservation district. The Proposed Project maintains the existing building's massing and density, reimagines the existing facade variation, and maintains the pedestrian pass-through along the southern wall.

- (3) The proposed uses would not be detrimental to public health, safety or general welfare;

The proposed uses, formula retail use and restaurant use with the selling of alcoholic beverages for consumption on-premises, represent no change from the current uses of the most recent tenants at the existing building (Gap and Steamer's), and would not be detrimental to public health, safety, and general welfare.

- (4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

The proposed uses are in harmony with the General Plan and the Town Code because they contribute to the variety of commercial uses in the Central Business District.

The goals and policies of the 2040 General Plan (2020 Land Use and Community Development Elements) applicable to this project include, but are not limited to:

Policy LU-1.4: Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Policy LU-9.3: Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

Policy LU-9.6: Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

Policy CD-1.4: Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

- (5) A hazardous waste facility proposal is subject to the California Health and Safety Code, Article 8.7, Section 25199—25199.14 and shall be consistent with the Santa Clara County Hazardous Waste Management Plan.

Not Applicable

PD ORDINANCE AMENDMENT FINDINGS

The Proposed Project is located within a landmark and historic preservation overlay ("LHP") as a non-contributing structure. The Proposed Project is also governed by a planned development overlay ("PD"), specifically PD Ordinance 2025, adopted on December 16, 1996. RH seeks to amend the PD Ordinance as proposed. Town code Section 29.80.120 allows for amendments to PD's, provided the proposed amendment meets the requirements and findings of Town code Section 29.80.095. The proposed PD Amendment and the Proposed Project comply with the required findings in the following manner:

- (1) The proposed PD is in compliance with all sections of this division.

The proposed PD amendment is within the limitations of use of a planned development as it pertains to property within an LHP overlay zone, and serves to enhance the Town's historic resources that provide a public benefit to the citizens of the Town.

- (2) The proposed PD is in conformance with the goals, policies, and applicable land use designation(s) and standards of the Town's general plan.

The proposed PD amendment maintains a baseline set of requirements consistent with the Town's general plan. The policies consistent with the PD amendment include, but are not limited to:

Policy LU-6.5: The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Policy LU-9.3: Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the small-town atmosphere.

Policy CD-9.1: Exterior building materials in the Central Business District should be consistent with those used in existing, tastefully executed surrounding buildings.

Policy CD-12.2: Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial or public buildings.

- (3) The proposed PD is in conformance with all other applicable land use regulations, including but not limited to Town Council adopted guidelines, except as otherwise provided in section 29.80.095(4).

The PD amendment seeks a modification to specifically to requirements in PD Ordinance 2025 but otherwise maintains a baseline set of requirements consistent with the Town's land use regulations and design guidelines, including Ordinance 1920 and 2168, which governs over the University/Edelen Historic District, and which includes the Proposed Project's site.

The Proposed Project is consistent with the design guidelines for the remodel of a non-contributing structures within the University/Edelen Historic District. The Proposed Project is sensitive to and supportive of the larger District as it expands the Mediterranean components of the existing building's style while maintaining the existing building's footprint, setbacks, massing, and density. The Proposed Project's stucco building material, as well as doors and window rhythm, type and proportions, are consistent to the existing building's Mediterranean style, as well as that of the larger Old Town Shopping Center across University Ave. In particular, the stucco and proposed openings evoke the style of 50 University Ave, a significant commercial structure within the LHP. The Proposed Project limits decorative details and scale however, to in sensitivity and support of the District's contributing structures.

The proposed PD amendment and Proposed Project also conform with required findings for LHP applications per Town Code Section 29.80.290, as the proposed work does not adversely affect the exterior architecture or its relationship with its surroundings:

Sec. 29.80.290. Standards for review. In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- (2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the

application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(4) Any proposed use or development standards that deviate from the underlying zoning district(s) result in innovative and creative site planning to develop:

- b. Mixed commercial, or mixed residential, or mixed commercial and residential development; or
- e. The proposed PD provides a public benefit to the citizens of the Town.

The proposed PD amendment facilitates the revitalization of a vacant storefront into a mixed commercial amenity of innovative and creative use programming for the benefit of both residents and visitors, which satisfies conditions (b) and (e) above.

CONCLUSION

We believe the Proposed Project will enhance the corner of University Ave and Elm St in Old Town Los Gatos by at once seamlessly fitting into the character and scale of the neighborhood surrounding, while also providing visual interest through harmonious, textured, and elevated design. While the Proposed Project's programming does not represent a change of use from the existing use at the building, the reimagined dining and shopping space will help improve customer experience, thereby helping to activate pedestrian activity in this area.

The Proposed Project:

- Respects the existing scale and character of surrounding structures, and blends rather than competes with the established character of the area.
- Presents elevations that are of high-quality design and construction, and a positive addition to and compatible with the Town's ambiance. The Proposed Project enhances the character and unique identity of the existing commercial neighborhood.
- Represents no change in use from the former tenants at the existing building; rather the Proposed Project will improve and reimagine a blend of both uses under one roof.

DEVELOPER and DESIGN FIRM INFORMATION

RH

RH is a curator of design, taste and style in the luxury lifestyle market. The company offers collections through its retail galleries, sourcebooks and online at RH.com, RHContemporary.com, RHModern.com, RHBabyandChild.com, RHTEEN.com, and Waterworks.com.

RH operates Galleries and outlets throughout the U.S., Canada, UK and Europe.

There are places you visit and those you remember™

Awards and Recognition

Award of Merit - Interior/Tenant Improvement – ENR Mountain States - RH Denver - 2016

Connecticut Preservation Award - Connecticut Trust for Historic Preservation – Former Greenwich Post Office - 2015

Preservation Excellence Award (Adaptive Reuse) – Chicago Landmarks – Three Arts Club - 2016

MBH Architects

MBH Architects is a full service architecture and integrated services firm building innovative solutions from offices in the San Francisco Bay Area, New York City, Denver, Mumbai and Bengaluru since 1989.

MBH Architects is a Minority-Owned Business Enterprise (MBE) with staff from around the world. Their wide array of experience includes over 10,000 projects of nearly every project type, and their global reach spans more than 96 countries worldwide. MBH Architects take incredible pride in our work and clients' satisfaction.

Awards and Recognition

Gold - Shop! Design Awards - Bucherer Time Machine Flagship Store - 2023

Commercial Construction & Renovation Project Profile Award - 300 Grant - 2021

AIA East Bay Design Awards - 930 Brittan - 2021

Urban Confluence Design Competition - Breeze of Innovation - 2021

Honorable Mention - MNSD's Retail Renovation Competition - Peet's Coffee Georgetown - 2017

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RH

RH - LOS GATOS

31 UNIVERSITY AVE,
LOS GATOS, CA 95030

ABBREVIATIONS

& @ A/C ACT ADA AFF ADJ AHU ALUM/VAL APPROX ARCH	AND AT AIR CONDITIONING ACOUSTICAL CEILING TILE AMERICAN'S W/ DISABILITIES ACT ABOVE FINISH FLOOR ADJUSTABLE AIR HANDLING UNIT ALUMINUM APPROXIMATE ARCHITECTURAL	L LAV LAM LW LBS LF LH LL	LONG (LENGTH) LAVATORY LAMINATE LIGHTWEIGHT POUNDS LINEAR FOOT LEFT-HANDED LANDLORD
BD BLDG BLKG BM BSM BO BOT BSMT	BOARD BUILDING BLOCKING BEAM BOTTOM OF BOTTOM BASEMENT	MAT MAX MECH MFR MIN MSC MNTD MTL	MATERIAL MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL
CJ CL CLG CLG-HGT CLR CMU CNTR CO CONC CONSTR CONT CPT CSK CT CTR	CONTROL JOINT CENTER LINE CEILING CEILING HEIGHT CLEAR CONCRETE MASONRY UNIT COUNTER CASED OPENING CONCRETE CONSTRUCTION CONTINUOUS CARPET COUNTERSINK CERAMIC TILE CENTER	NAT NIC NOM NTS	NATURAL NOT IN CONTRACT NOMINAL NOT TO SCALE
DBL DET DIA DIM DN DR DR OPNG DWG	DOUBLE DETAIL DIAMETER DIMENSION DOWN DOOR DOOR OPENING DRAWING	O/ OC OD OPP OPNG	OVER ON CENTER OUTSIDE DIAMETER OPPOSITE OPENING
EA ELEC ELEV EMER EQ EQUIP ETR EWC EXIST / (E) EXH EXP EXT	EACH ELECTRICAL ELEVATION EMERGENCY EQUIP EXISTING TO REMAIN ELECTRIC WATER COOLER EXISTING EXHAUST EXPOSED EXTERIOR	PLAM PLYWD PR P PT PTD PT	PLASTIC LAMINATE PLYWOOD PAIR PAINT PORCELAIN TILE PAINTED PRESSURE TREATED PARTITION
FA FD FE FEC FF FIN FXT FLR FLUOR FOC FOF FOS FRT FT FTG	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FACE FINISH FIXTURE FLOOR FLUORESCENT LIGHTING FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIRE RETARDANT TREATED FOOT (FEET) FOOTING	R RAD RCP REC REQD REF RESIL REV RH RM RO RWL	RISER RADIUS REFLECTED CEILING PLAN RECESSED REQUIRED REFERENCE RESILIENT REVISION RIGHT HAND ROOM ROUGH OPENING RAIN WATER LEADER
GA GALV GC GL GR GWB GYP	GAGE GALVANIZED GENERAL CONTRACTOR GLASS or GLAZING GRADE GYPSUM WALLBOARD GYPSUM	SND INS SPEC SQ SST STD STL STN SYS	SOLID CORE SMOKE DETECTOR SECTION SQUARE FOOT (FEET) SHEET SIMILAR SPS SOUND INSULATION SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STAIN SYSTEM
HC HCWD HDWD HDWR HME HORIZ HT HVAC HW	HOLLOW CORE HOLLOW CORE WOOD DOOR HARDWOOD HARDWARE HOLLOW METAL HEATING, VENTILATION & COOLING HORIZONTAL HEIGHT HEATING VENTILATION AIR CONDITION HOT WATER	UC UNO VAR VCT VERT VIF VP	UNDERCUT UNLESS NOTED OTHERWISE VARIES VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENEER PLASTER
IN INCL INSUL INT JAN JT JST	INCH INCLUDED INSULATION INTERIOR JANITOR JOINT JOIST	W/ W/O WC WD WF WH WP WSC WT	WITH WITHOUT WALL ANCHOR WATER CLOSET WOOD WIDE FLANGE WATER HEATER WORKING POINT WATER RESISTANT WAINSCOT WEIGHT

PROJECT TEAM

PROPERTY OWNER: FEDERAL REALTY 356 SANTANA ROW SUITE 100S SAN JOSE CA 95128 PHONE: (408) 551-2254 CONTACT: ROBERT AGUIRRE, SR. PROJECT MANAGER EMAIL: RAGUIRRE@FEDERALREALTY.COM	TENANT: RH 15 KOCH RD. CORTE MADERA, CA 94025 PHONE: 415-924-1005 CONTACT: STU WAGNER EMAIL: SWAGNER@RH.COM
ARCHITECT: MBH ARCHITECTS 960 ATLANTIC AVENUE ALAMEDA, CA, 94501 PHONE: 510-865-8663 CONTACT: RICK NELSON PROJECT MANAGER EMAIL: RIX@MBHARCH.COM CONTACT: BRENDA BARAJAS DESIGNER EMAIL: BRENDAB@MBHARCH.COM	CONSTRUCTION PROJECT MANAGER: GARDINER & THEOBALD 535 5TH AVENUE, FLOOR 3 NEW YORK, NY 10017 PHONE: 212-661-6624 CONTACT: LAUREN WEINGARTNER PROJECT MANAGER EMAIL: L.WEINGARTNER@GARDINERUSA.COM
MECH/ELEC/PLUMB: MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, MEEC 14406 N. SHELTON RD., SUITE 260, PLYMOUTH, MI 48170 PHONE: 734-454-5516 EXT. 751 CONTACT: WILLIAM E. VERNER III DIRECTOR OF MECHANICAL ENGINEERING EMAIL: WVERNIER@MEEC.COM	STRUCTURAL: MURPHY BURR CURRY, INC. CONSULTING STRUCTURAL ENGINEERS 85-2ND STREET, SUITE 301 SAN FRANCISCO, CA 94105 PHONE: 415-669-5382 CONTACT: ZACK C. KARODIN EMAIL: ZKARODIN@MBCSE.COM
LIGHTING DESIGN NEXT STEP DESIGN MALIBU, CA PHONE: 310-924-2185 CONTACT: REBECCA HIDALGO EMAIL: REBECCA@RVK-DESIGN.COM	FOOD SERVICE DESIGN: KPEF 913 WEST STREET, ANNAPOLIS, MD 21401 PHONE: 410-263-1200 CONTACT: ERIC MCCONNELL EMAIL: EMCCONNELL@NEXTSTEPDESIGN.COM
PLANNING DEPARTMENT: TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT ADDRESS: 110 E. MAIN STREET, LOS GATOS, CA 95030 PHONE: 408-354-6823 CONTACT: SEAN MULLIN PLANNING MANAGER EMAIL: SMULLIN@LOSGATOSCA.GOV	CIVIL ENGINEER: KPEF 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 PHONE: 213-266-5260 CONTACT: CHRIS JONES PRINCIPAL EMAIL: CHRIS.JONES@KPEF.COM
BUILDING DEPARTMENT: TOWN OF LOS GATOS BUILDING DIVISION ADDRESS: 110 E. MAIN STREET, LOS GATOS, CA 95030 PHONE: 408-354-6815 CONTACT: ROBERT GRAY CHIEF BUILDING OFFICIAL/ ADA COORDINATOR EMAIL: RGRAY@LOSGATOSCA.GOV	

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
- THROUGHOUT THIS SET OF DRAWINGS, THE TERM "SDB" REFERS TO THE CLIENT/TENANT. THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.
- THE CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR SDB REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY BE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
- SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA AND CONSTRUCTION REQUIREMENTS.
- DIMENSIONS SHOWN AS "VIF" SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
- DIMENSIONS SHOWN AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND ALLOW FOR THICKNESS OF FINISHES; INCLUDING FLOOR FINISHES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO FINISHING WITH WORK.
- ELEVATIONS REFERENCED ARE ABOVE SDB FINISH FLOOR FOR EACH ROOM THROUGHOUT TENANT SPACE, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS MAY VARY FROM ROOM TO ROOM DEPENDING UPON FLOOR FINISHES.
- GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
- GENERAL CONTRACTOR SHALL PREPARE THE FLOOR LEVEL AND SMOOTH AND PROVIDE FOR THE FILLING OF ALL FLOOR DRAINS, FLOOR SINKS OR OTHER SUCH DEPRESSIONS, CRACKS OR IRREGULARITIES IN FLOOR SLAB.
- PROVIDE BLOCKING AT WALLS TO MEET CODE MINIMUM WHERE REQUIRED FOR SUPPORT OF FIXTURES/ACCESSORIES.
- GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL TRADES AS REQUIRED BY CODE. LOCATIONS TO BE APPROVED BY ARCHITECT AND/OR SDB REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
- FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY LOCAL GOVERNMENT AGENCY SHALL BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN CONTRACT.
- STORAGE IN STOCK/STORAGE ROOMS SHALL BE MAINTAINED 18 INCHES OR MORE BELOW SPRINKLER HEAD DEFLECTORS. A 3-INCH RED STRIPE SHALL BE MARKED ALONG ALL WALLS WITHIN STOCK/STORAGE AT THE MAXIMUM STORAGE HEIGHT, AND STRIPE SHALL BE LABELED "NO STORAGE ABOVE THIS LINE" IN WHITE LETTERS A MINIMUM OF ONCE ON EACH WALL.

PROJECT DATA

APN:	529 02 044
EXISTING E31 BUILDING AREA (GROSS)	7,233 SF
EXISTING E35 BUILDING AREA (GROSS)	8,724 SF
(NO CHANGE TO EXISTING GROSS AREA)	
OCCUPANCY GROUP:	M & A-2 S-2 (GARAGE)
STORIES:	2- STORY
CONSTRUCTION TYPE:	IIB, VB
OCCUPANT LOAD:	M - 185 OCC A-2 - 100 OCC
SPRINKLERED (YES/NO):	YES (EXISTING)

SCOPE DESCRIPTION

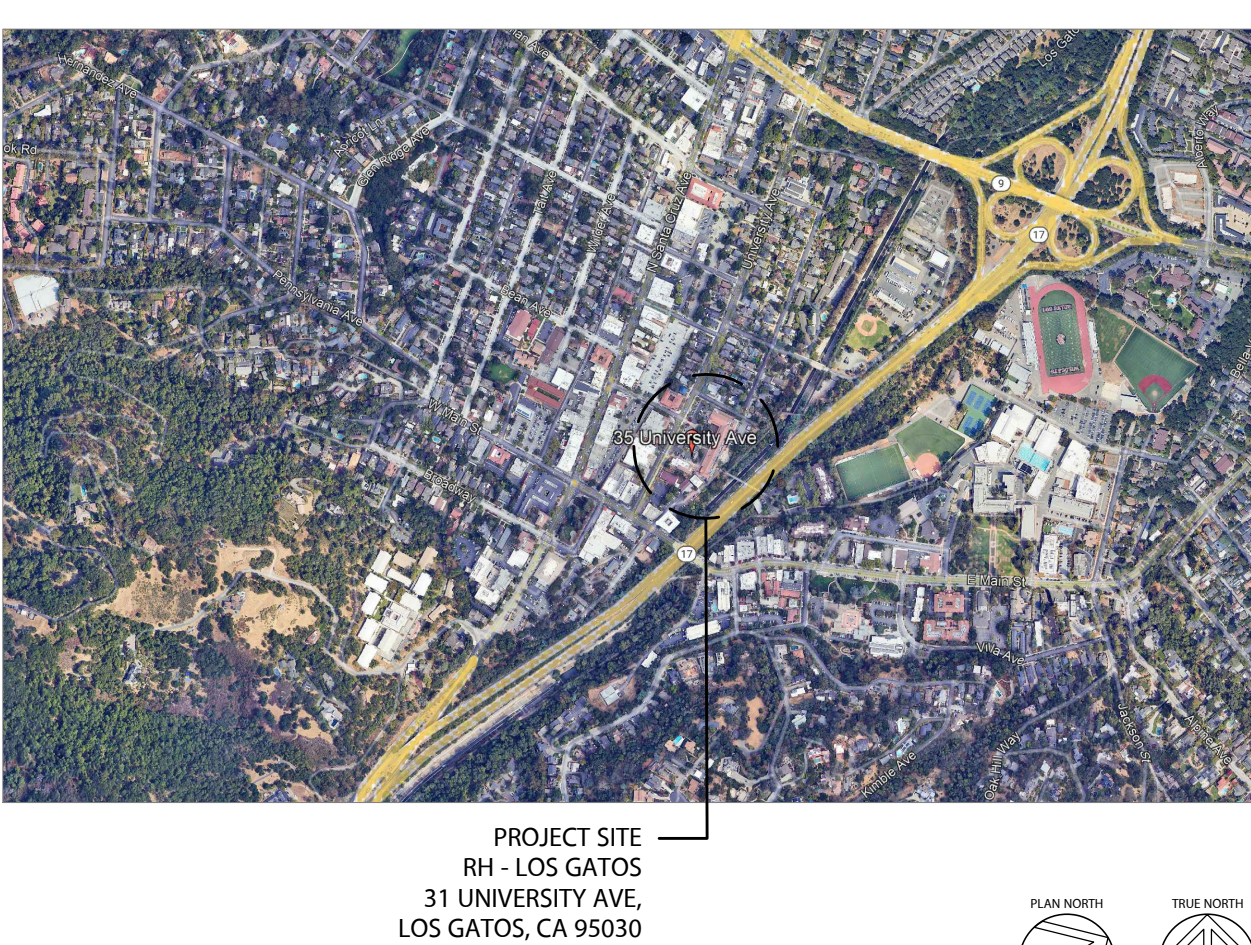
TENANT IMPROVEMENT OF TWO GROUND FLOOR TENANT SPACES. THE TWO SPACES WILL HAVE THE INTERIOR DEMOLISHED AND RE-CONFIRMED INTO ONE SPACE. THE NEW USE WILL BE A RETAIL SHOWROOM INCLUDING A RESTAURANT. THERE IS NO CHANGE IN GROSS BUILDING AREA OR PROPOSED USE.

SCOPE TO INCLUDE COMPLETE BUILD-OUT WITH ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, KITCHEN EQUIPMENT AND FINISHES THROUGHOUT.

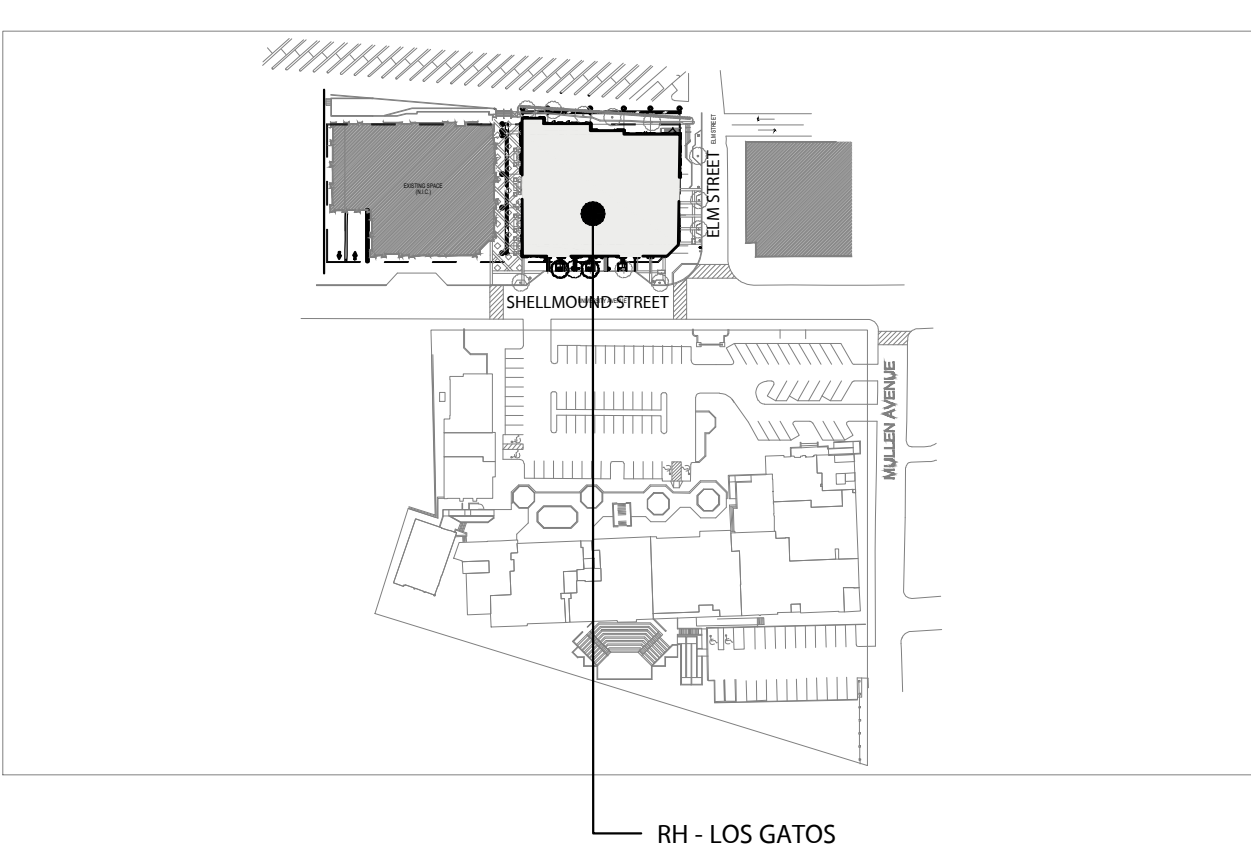
CODE INFORMATION

AUTHORITY HAVING JURISDICTION:	TOWN OF LOS GATOS
BUILDING CODE:	CALIFORNIA BUILDING CODE 2022
GREEN BUILDING CODE:	CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
ACCESSIBILITY CODE:	CALIFORNIA BUILDING CODE 2022
ENERGY CODE:	CALIFORNIA ENERGY CODE 2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE 2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE 2022
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE 2022
FIRE CODE:	CALIFORNIA FIRE CODE 2022
HEALTH CODE:	CALIFORNIA RETAIL FOOD CODE 2022

VICINITY MAP



KEY PLAN



SYMBOLS LEGEND

	ENLARGED DETAIL INDICATOR		SECTION INDICATOR		POINT OF BEGINNING		KEY NOTE
	DRAWING REVISION INDICATOR		FINISH INDICATOR		DOOR NO.		
	STRUCTURAL/EXISTING COLUMN GRIDLINE INDICATOR		INTERIOR ELEVATION INDICATOR		DETAIL INDICATOR		

DRAWING INDEX

SHEET NO	SHEET NAME	10/18/2024 PRE-APPLICATION PACKAGE SUBMITTAL	11/06/2024 PLANNING SUBMITTAL	11/22/2024 100% SCHEMATIC DESIGN SUBMITTAL	01/09/2025 PLANNING SUBMITTAL 2				
A001	COVER SHEET	●	●	●	●				
A0101	SITE PLAN	●	●	●	●				
A0101	EXISTING FLOOR PLAN	●	●	●	●				
A100	EXISTING BASEMENT PLAN	●	●	●	●				
A101	FLOOR PLAN	●	●	●	●				
A104	ROOF PLAN	●	●	●	●				
A201	EXTERIOR ELEVATIONS	●	●	●	●				
A202	EXTERIOR ELEVATIONS	●	●	●	●				
A203	EXISTING EXTERIOR ELEVATIONS	●	●	●	●				
A204	EXISTING EXTERIOR ELEVATIONS	●	●	●	●				
A301	BUILDING SECTIONS	●	●	●	●				
A400	EXISTING BUILDING PHOTOS	●	●	●	●				
A401	EXISTING BUILDING PHOTOS	●	●	●	●				
A402	EXTERIOR BUILDING RENDERERS	●	●	●	●				
A403	INTERIOR BUILDING RENDERERS	●	●	●	●				
A405	INTERIOR BUILDING RENDERERS	●	●	●	●				
A406	MATERIAL FINISHES	●	●	●	●				
A500	EXTERIOR SIGNAGE (FOR REFERENCE ONLY)	●	●	●	●				

LIGHTING									
L1-10	LIGHTING LAYOUT		●	●	●				
L1-20	EXTERIOR LIGHTING ELEVATIONS		●	●	●				



PLUMBING CALCULATIONS

FUNCTION OF SPACE	OCCUPANCY LOAD PER 2022 CBC TABLE 1004.5 (SQUARE FEET)	SQUARE FOOTAGE	TOTAL OCCUPANTS
MERCANTILE	1 PER 60	11073 SF	185 OCC
ASSEMBLY (WITHOUT FIXED SEATS) UNCONCENTRATED	1 PER 15	900 SF	60 OCC
FIXED BOOTH SEATING	1 PER 24*		36 OCC
KITCHEN	1 PER 200	800 SF	4 OCC
TOTAL:		12,776 SF	286 OCC

*PER TABLE CPC 4-1 FOOTNOTE - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT MAY BE INCLUDED.
*PER TABLE CPC 422.1 - RESULT IN FRACTIONAL NUMBERS. SUCH NUMBER SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBER SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

M OCCUPANCY (PER OCC. LOAD) @ GROUND FLR A-2 OCCUPANCY (PER OCC. LOAD) @ GROUND FLR

185 OCCUPANTS 193 MALE & 93 FEMALE	100 OCCUPANTS 150 MALE & 50 FEMALE
i. WATER CLOSET (M): 93 OCCUPANTS X 1/100 = .93 ii. WATER CLOSET (F): 93 OCCUPANTS X 1/100 = .93 iii. URINAL (M): 93 OCCUPANTS X 1/200 = .47 iv. LAVATORY (M): 93 OCCUPANTS X 1/200 = .47 v. LAVATORY (F): 93 OCCUPANTS X 1/200 = .47	i. WATER CLOSET (M): 50 OCCUPANTS X 1/50 = 1 ii. WATER CLOSET (F): 50 OCCUPANTS X 1/25 = 2 iii. URINAL (M): 50 OCCUPANTS X 1/200 = .25 iv. LAVATORY (M): 50 OCCUPANTS X 1/150 = .34 v. LAVATORY (F): 50 OCCUPANTS X 1/150 = .34

SUM UP ALL REQUIRED FIXTURES

i. WATER CLOSET (M): .93 + 1 = 1.93 -> 2
ii. WATER CLOSET (F): .93 + 2 = 2.93 -> 3
iii. URINAL (M): .47 + .25 = .72 -> 1
iv. LAVATORY (M): .47 + .34 = .81 -> 1
v. LAVATORY (F): .47 + .34 = .81 -> 1

FRACTIONAL METHOD	WATER CLOSETS		URINALS	LAVATORIES	
	M	F		M	F
TOTAL	2	3*	1	1	1
REQUIRED	5		1	2	
PROVIDED	6		1 WC	6	

*POTTY PARITY - PER CPC 422.1 NOTE 3 - THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

RH

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Project No. 59485

Drawn By: Brenda B

Reviewed By: Rick N

Scale As noted

Drawing Title

COVER SHEET

Drawing No.

A001

Project

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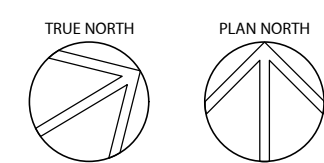
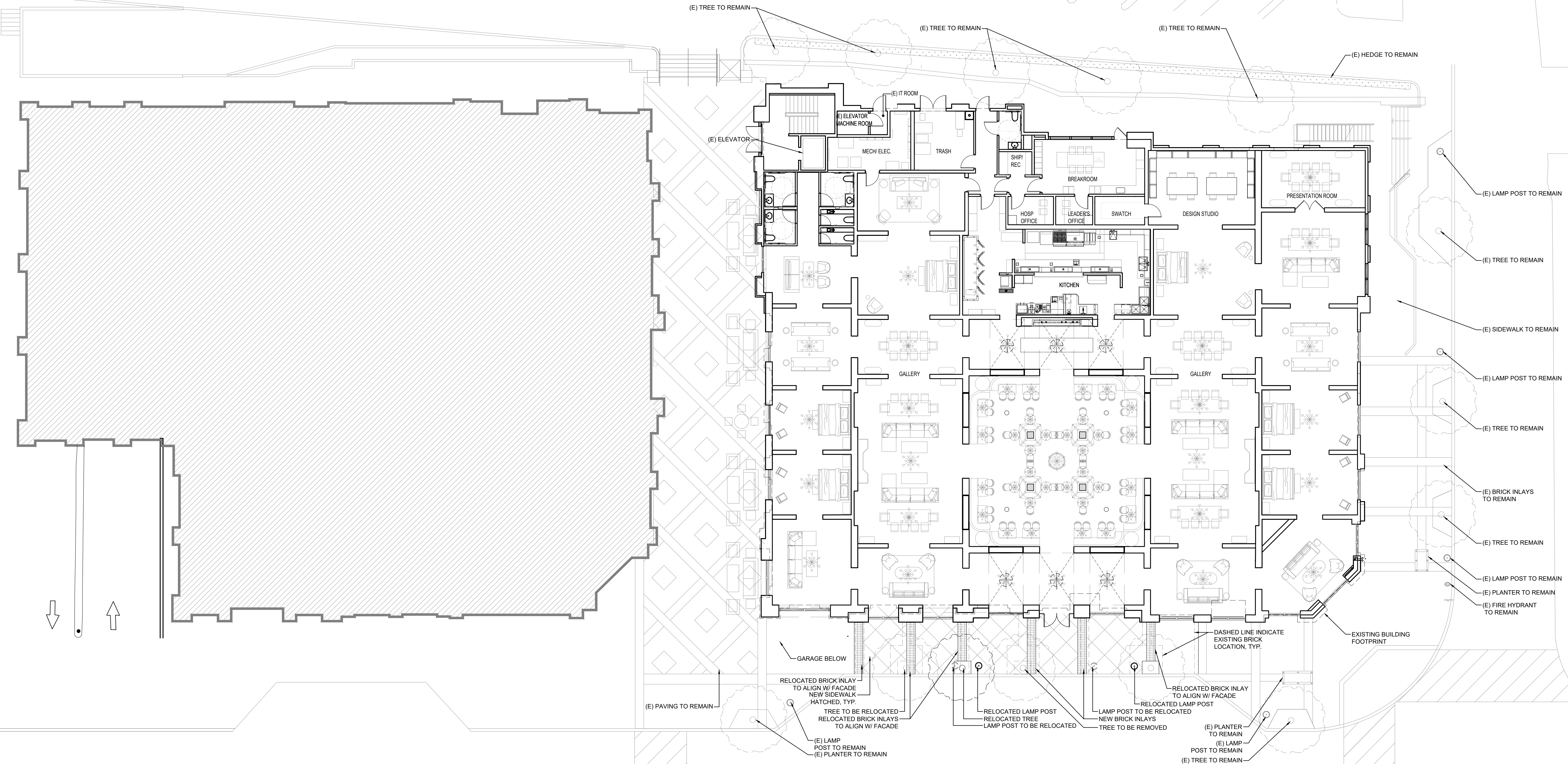
Scale As noted

Drawing Title

SITE PLAN

Drawing No.

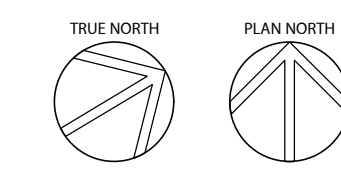
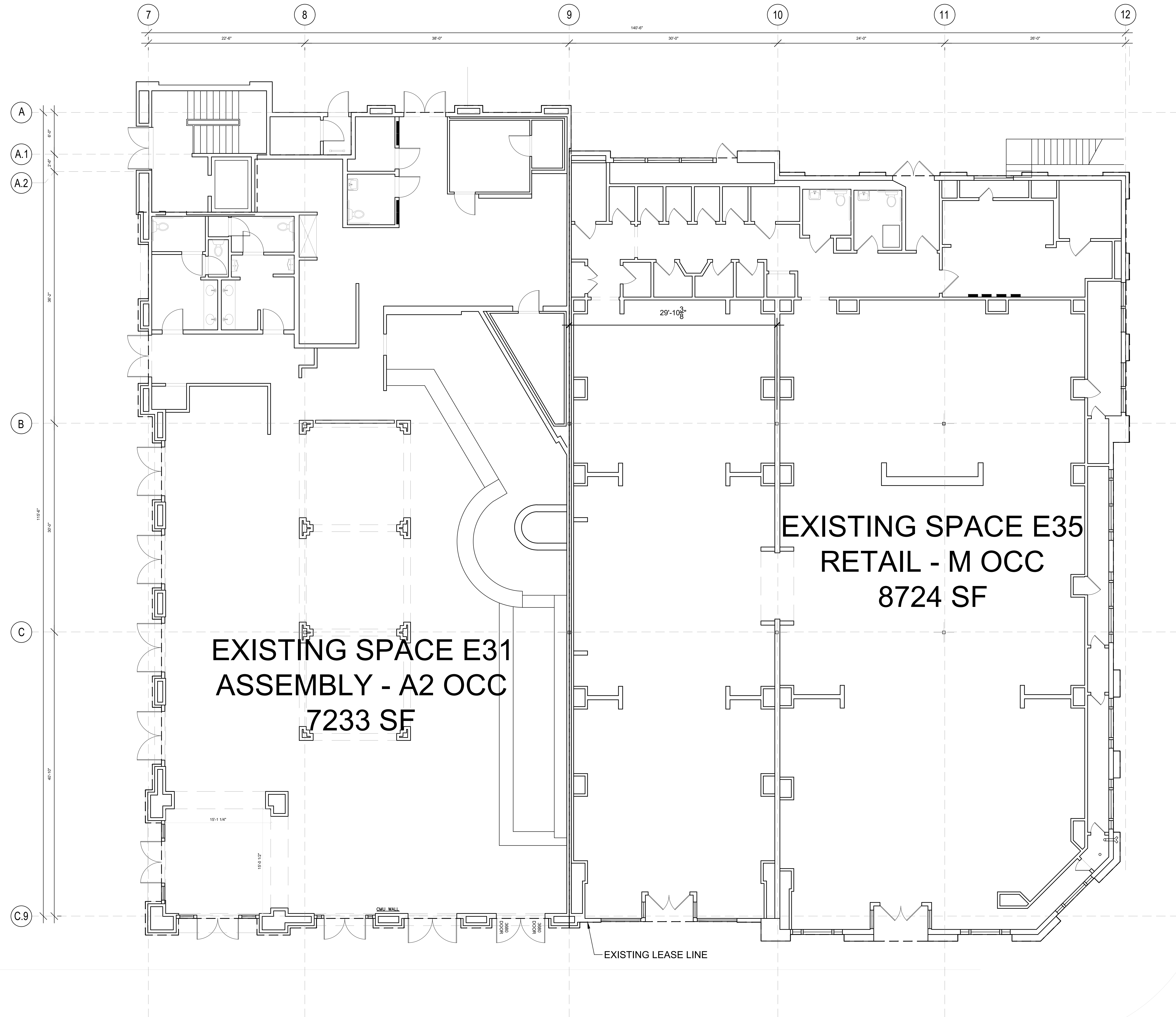
AS101



SCALE: 1/16"=1'-0"

SITE PLAN | 1

Revised Friday January 10, 2025 11:20am by Brenda
Project: 59485, 31 UNIVERSITY AVE, LOS GATOS, CA 95030 - Existing Floor Plan



SCALE: 3/16"=1'-0"

EXISTING FLOOR PLAN | 1

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Drawing Title	

EXISTING FLOOR
PLAN

Drawing No.

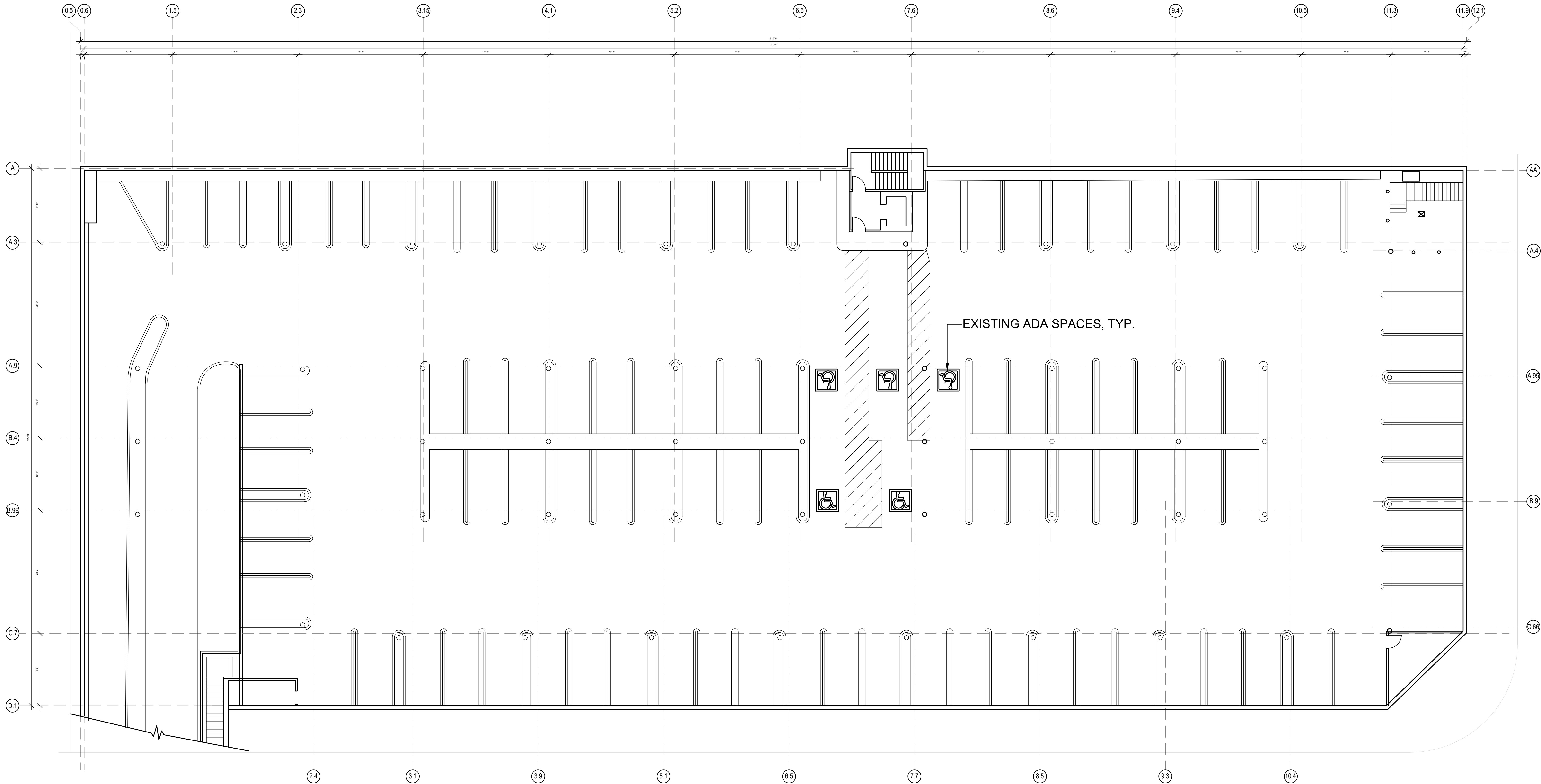
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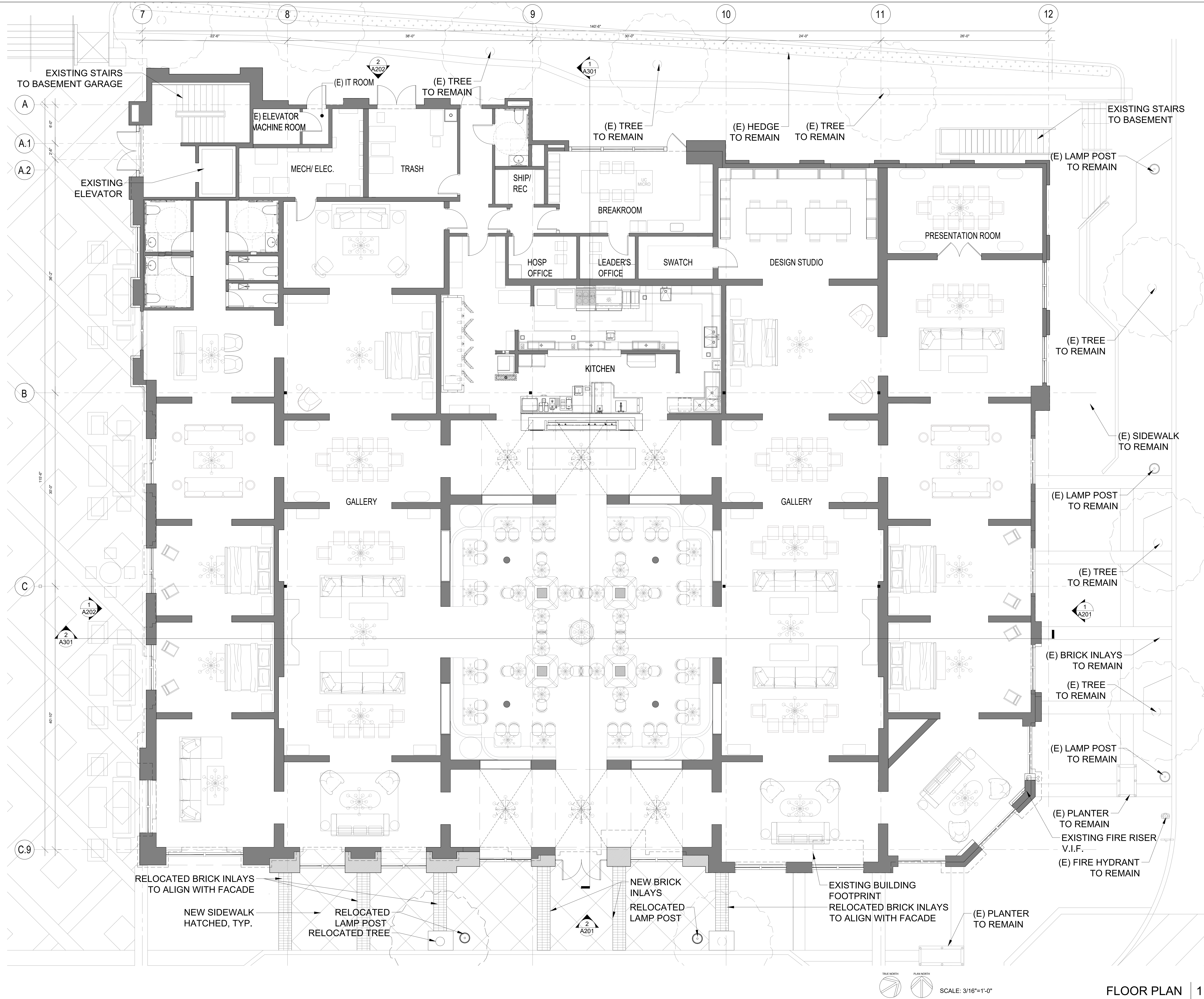
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Drawn By:	Brenda B
Reviewed By:	Rick N
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Drawing Title	

EXISTING
BASEMENT PLAN



FOR REFERENCE ONLY





RH

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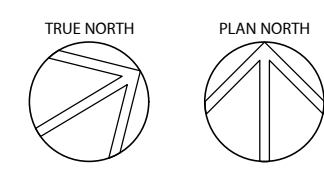
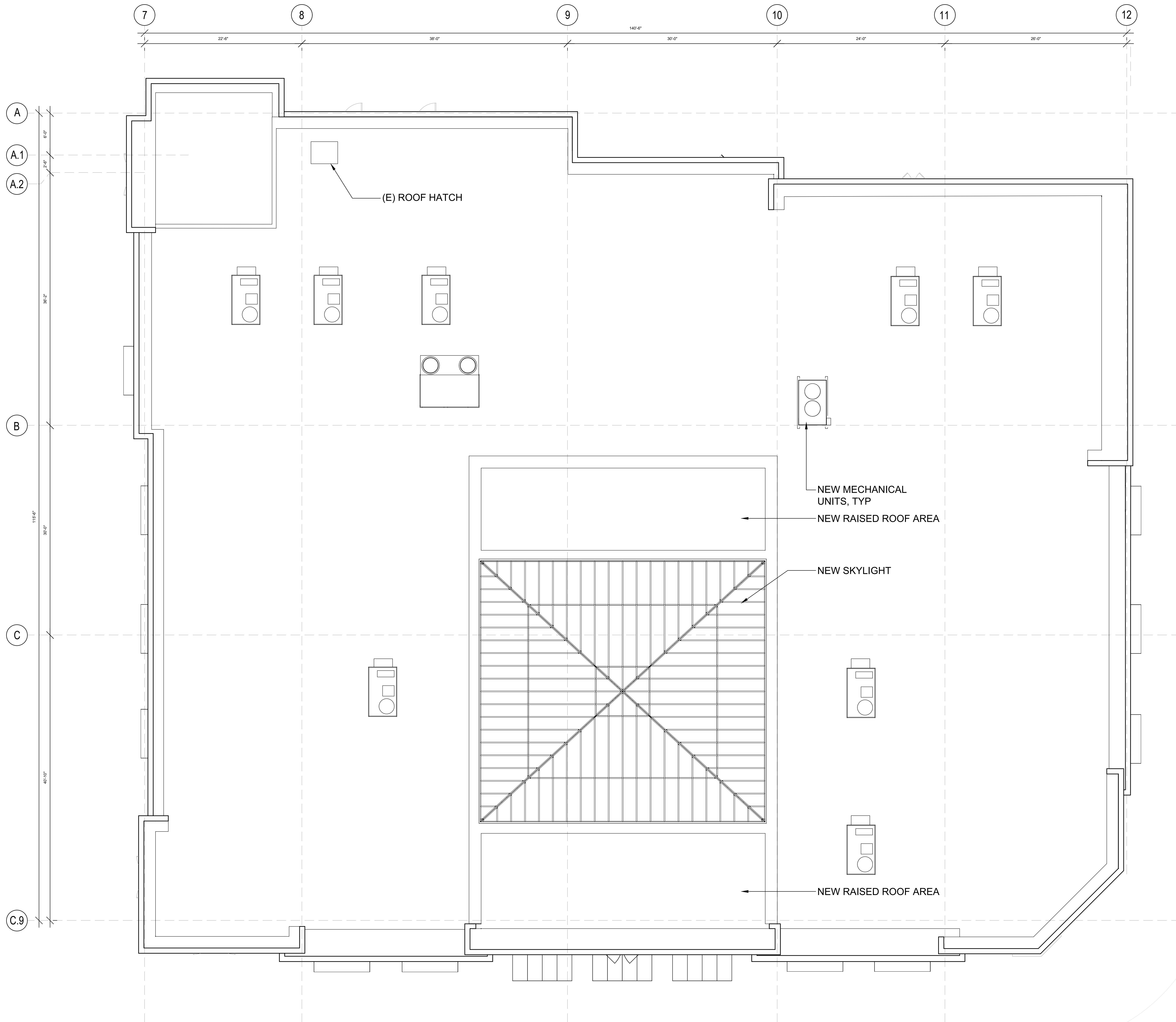
FLOOR PLAN

Drawing No.

A101

FLOOR PLAN | 1

Printed Friday, January 10, 2025 1:30pm by Brenda B
Project: 59485 - RH - LOS GATOS, CA 94501 - Roof Plan



SCALE: 3/16"=1'-0"

ROOF PLAN | 1

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Drawing Title	

ROOF PLAN

Drawing No.

A104

Project

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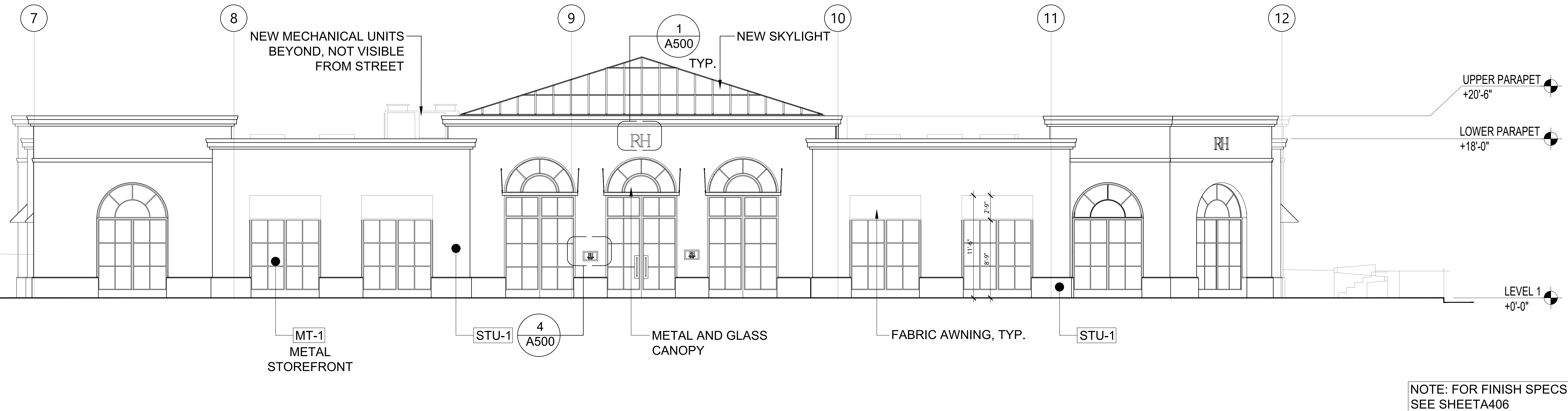
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Scale	As noted
Drawing Title	

EXTERIOR ELEVATIONS

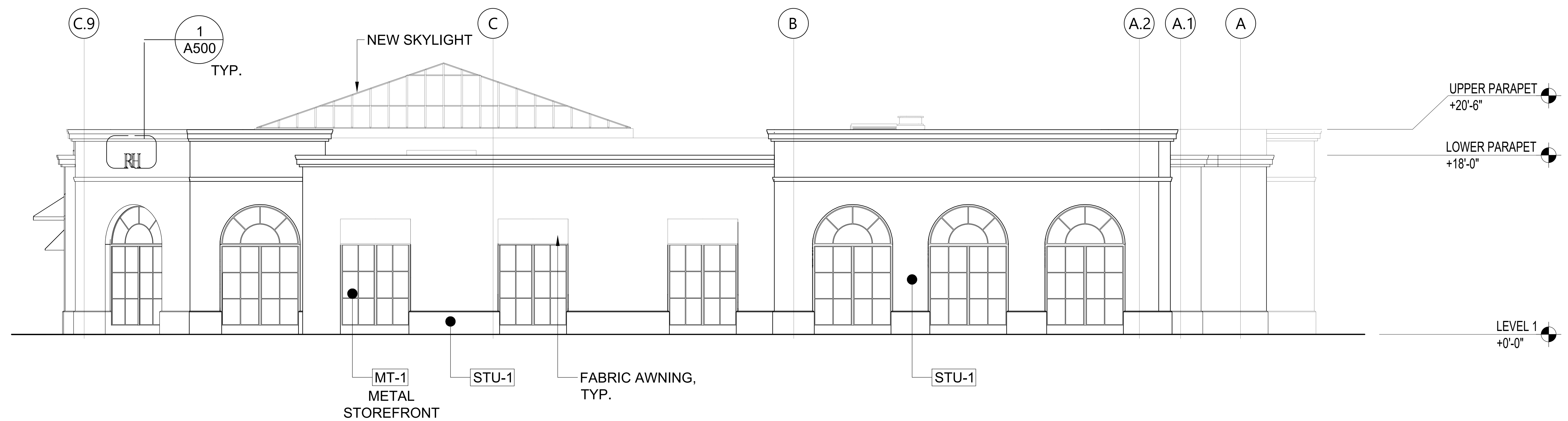
Drawing No.

A201



SCALE: 3/16"=1'-0"

PROPOSED SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0"

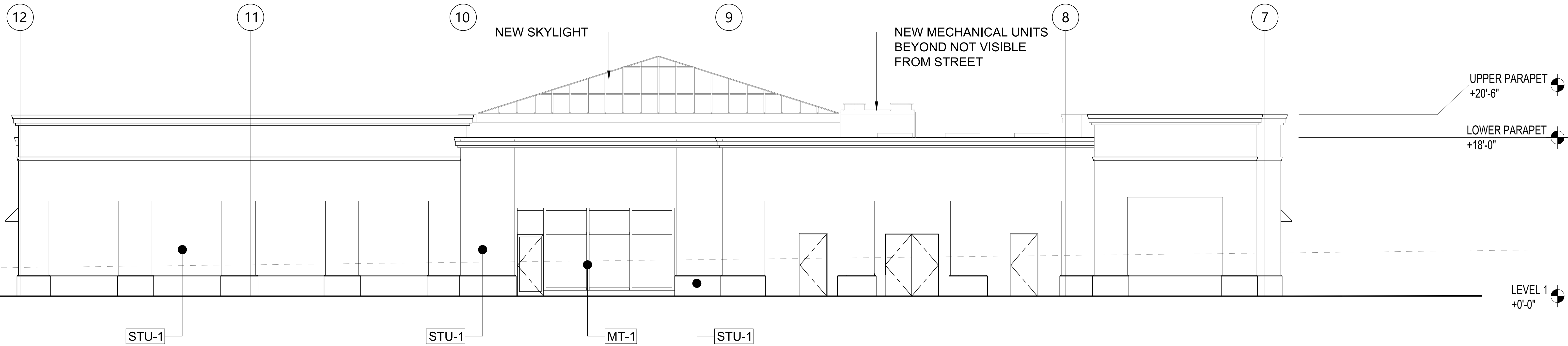
PROPOSED EAST EXTERIOR ELEVATION | 1

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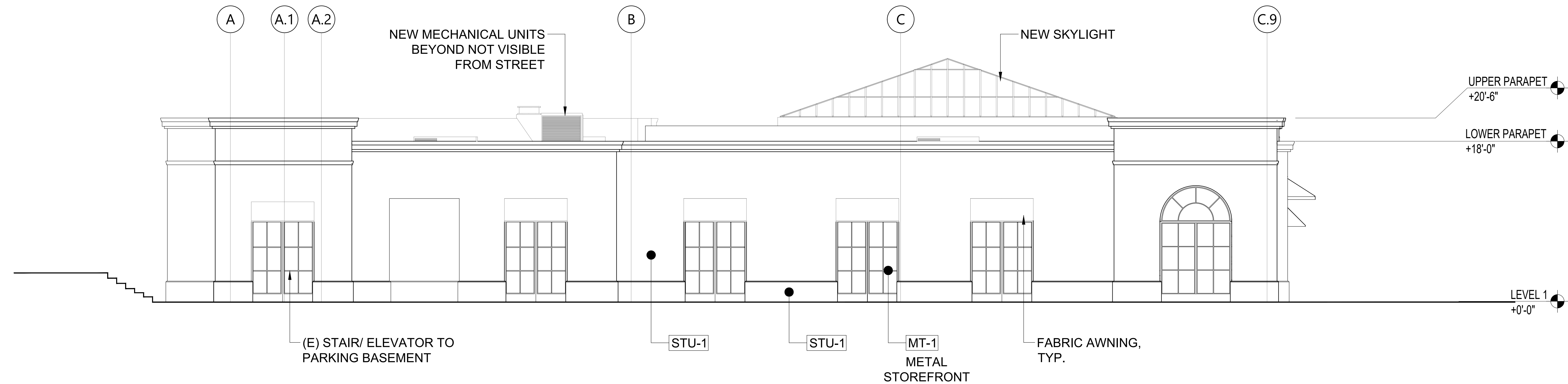
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Scale	As noted
Drawing Title	

EXTERIOR
ELEVATIONS



SCALE: 3/16"=1'-0" PROPOSED NORTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0" PROPOSED WEST EXTERIOR ELEVATION | 1

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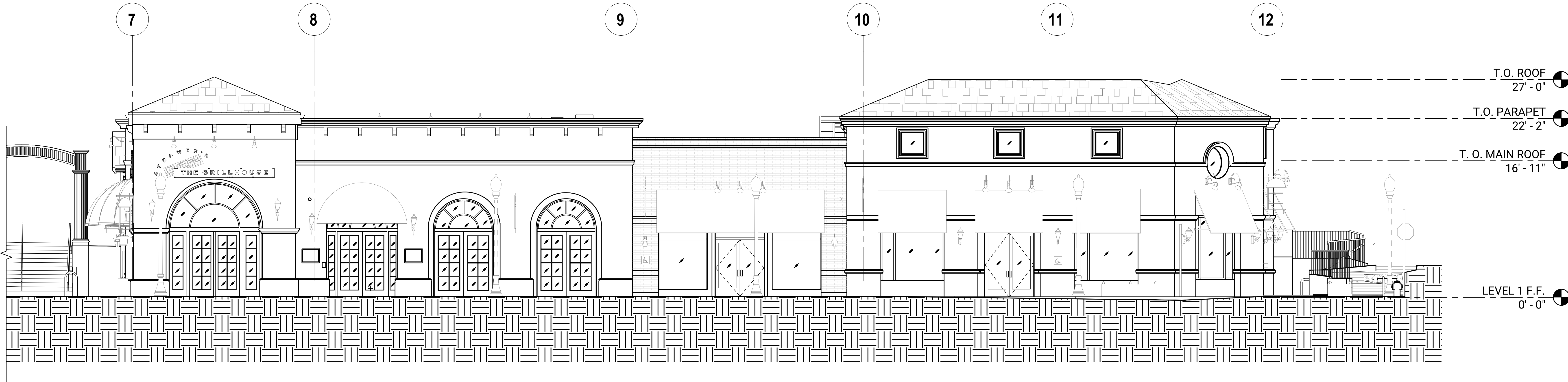
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Scale	As noted
Drawing Title	

EXISTING
EXTERIOR
ELEVATIONS

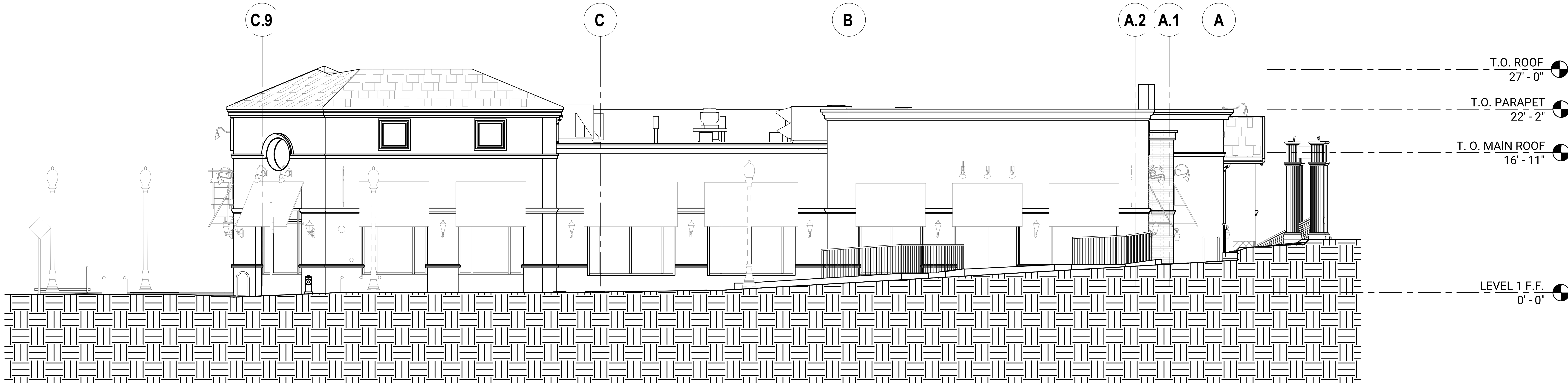
Drawing No.

A203



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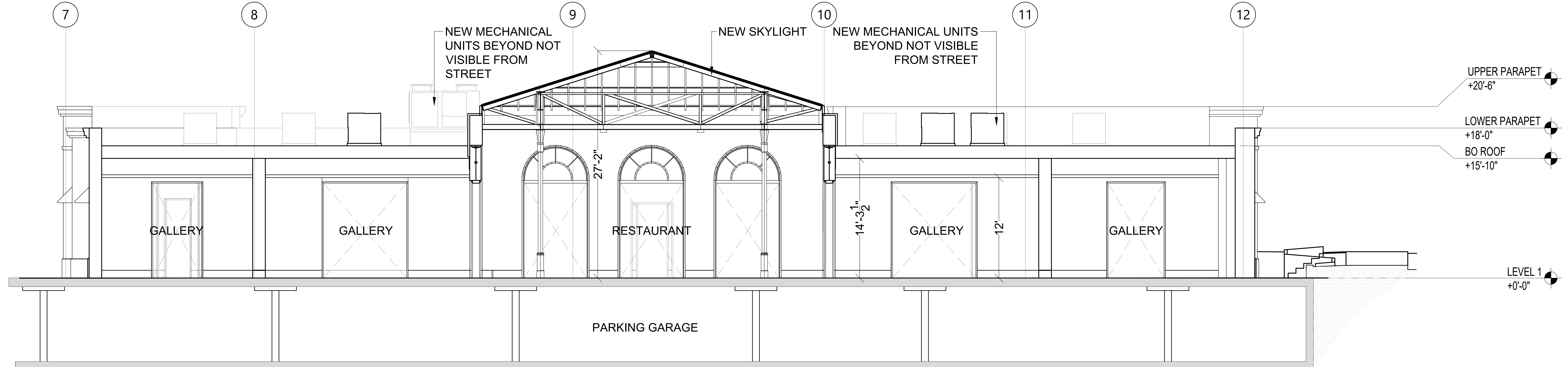
EXISTING SOUTH EXTERIOR ELEVATION | 2



SCALE: 3/16"=1'-0"

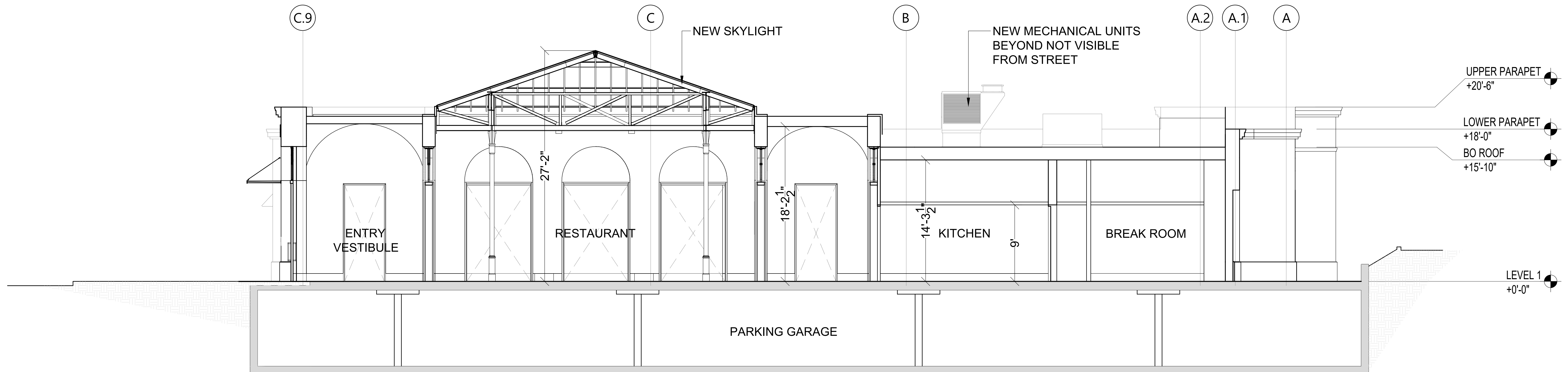
EXISTING EAST EXTERIOR ELEVATION | 1

1



SCALE: 3/16"=1'-0"

PROPOSED BUILDING SECTION | 2



SCALE: 3/16"=1'-0"

PROPOSED BUILDING SECTION | 1

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Drawing Title	

**BUILDING
SECTIONS**

Drawing No.

A301



RH

Project

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Scale	As noted
Drawing Title	

EXISTING
BUILDING
PHOTOS

Drawing No.

A400

SCALE: N.T.S.

EXISTING BUILDING PHOTOS | 1



Project

RH - LOS GATOS
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Scale	As noted
Drawing Title	

EXISTING
BUILDING
PHOTOS

Drawing No.

A401



RH

Project

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Project No.	59485
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Reviewed By:	Rick N
Scale	As noted
Drawing Title	

EXTERIOR
BUILDING
RENDERS

Drawing No.

A402

SCALE: N.T.S.

PROPOSED EXTERIOR RENDERS

1



RH

Project

RH - LOS GATOS
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Project No.	59485
Drawn By:	Brenda B
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Scale	As noted
Drawing Title	

EXTERIOR
BUILDING
RENDERS

Drawing No.

A403

SCALE: N.T.S.



RH

Project

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Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted

Drawing Title

INTERIOR
BUILDING
RENDERS

Drawing No.

A404

SCALE: N.T.S.

PROPOSED INTERIOR RENDERS

1

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
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Reviewed By:	Rick N
Scale	As noted

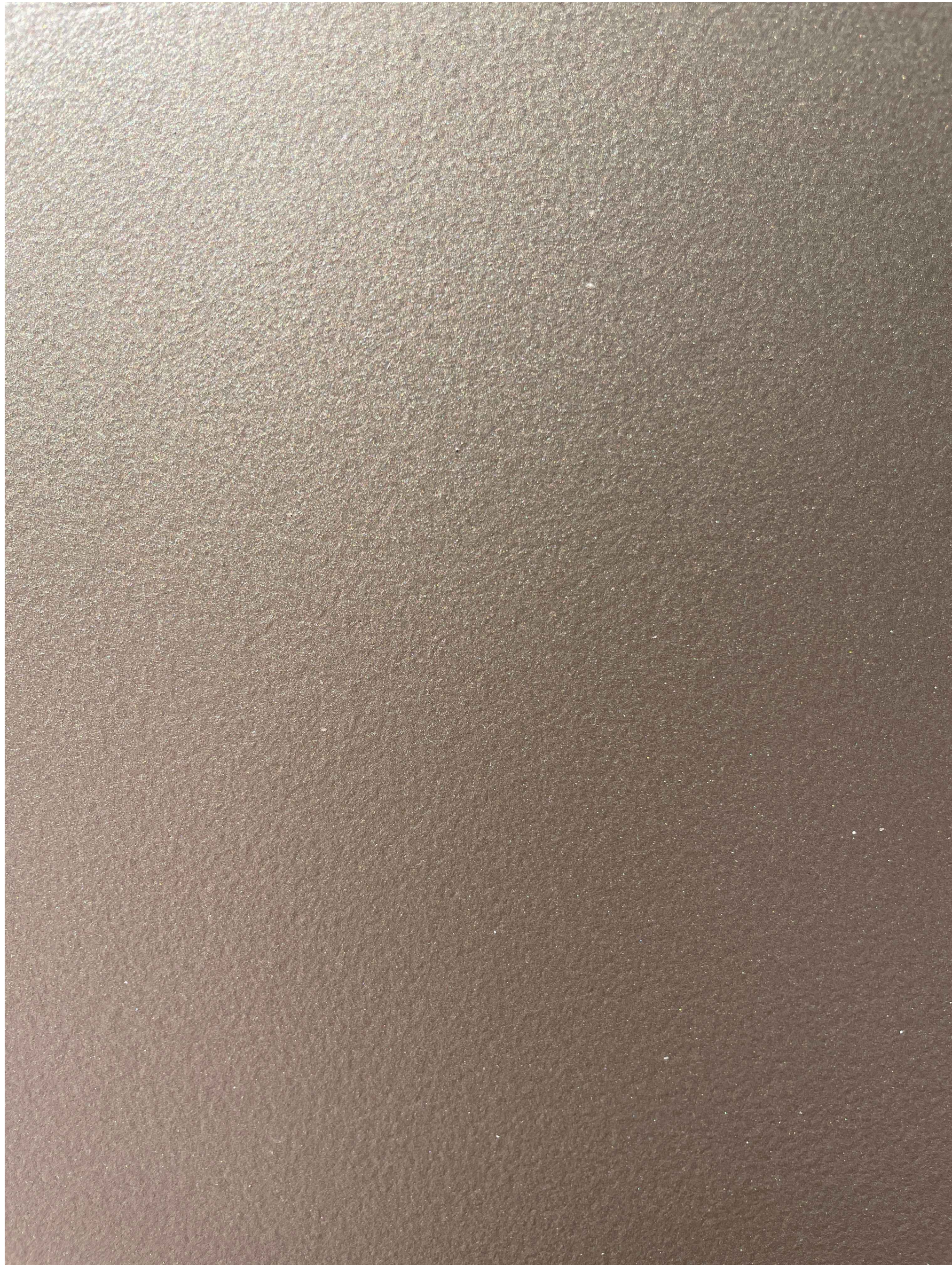
Drawing Title

INTERIOR
BUILDING
RENDERS

Drawing No.

A405

MATERIAL FINISHES



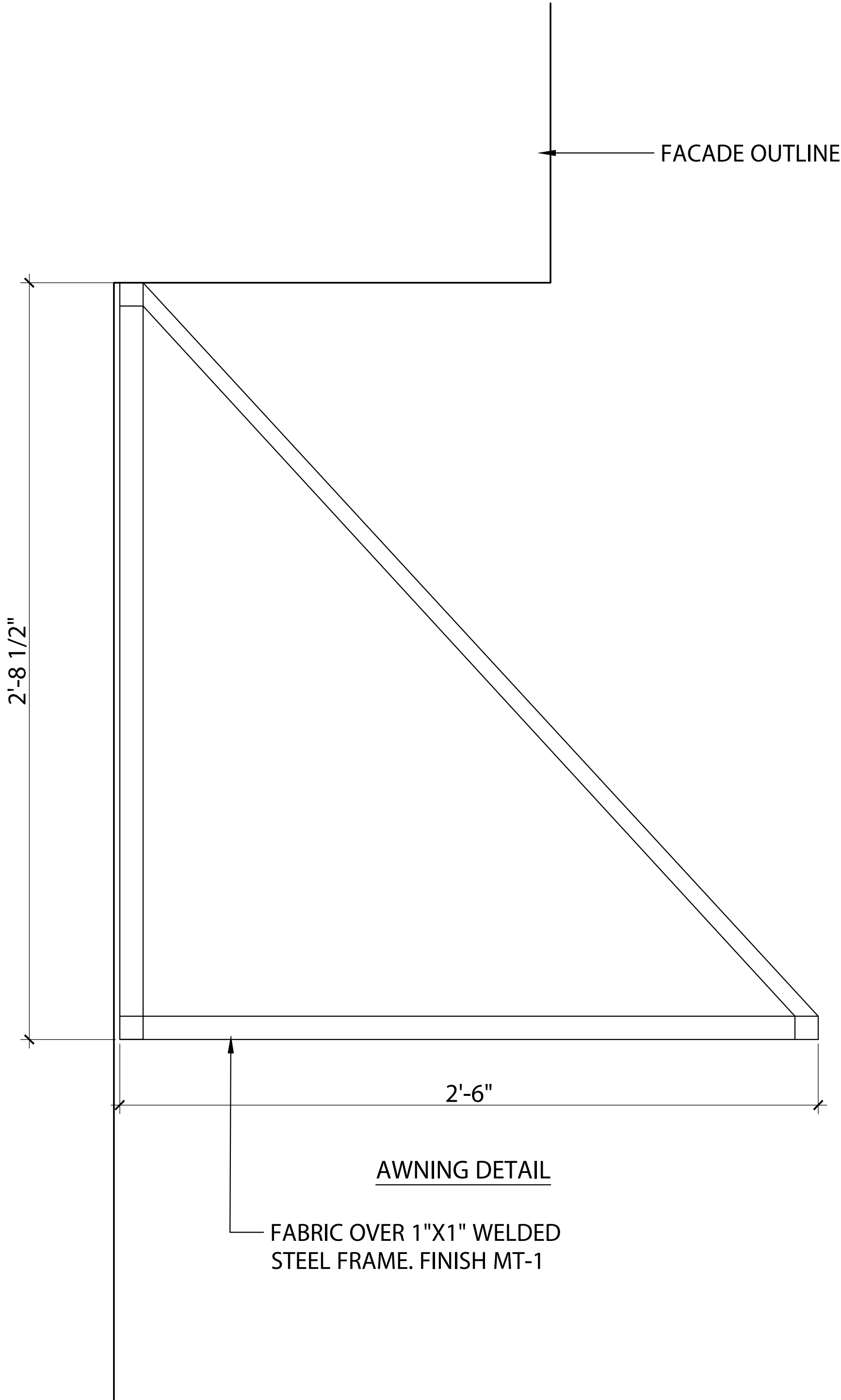
MT-1
METAL FINISH
MFR: CREATIVE PAINTS SAN FRANCISCO
PAINTED METAL CUSTOM METALLIC PLAINT



STU-1
STUCCO SYSTEM
MFR: RICK MARS
EXTERIOR CLADDING
LIGHT CREAM PROPRIETARY 5 COAT VENETIAN PLASTER
CUSTOM FINISH PER OWNER REQUIREMENTS



FABRIC AWNING



Project
RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect
MBH
960 atlantic avenue
Alameda, CA 94501
510 865 8663
mbharch.com

Seal

Consultant

No.	Date	Issued/Revised
01	10/18/2024	PRE-APPLICATION PACKAGE
02	11/06/2024	PLANNING SUBMITTAL
03	11/22/2024	100% SCHEMATIC DESIGN
04	01/09/2025	PLANNING SUBMITTAL 2

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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

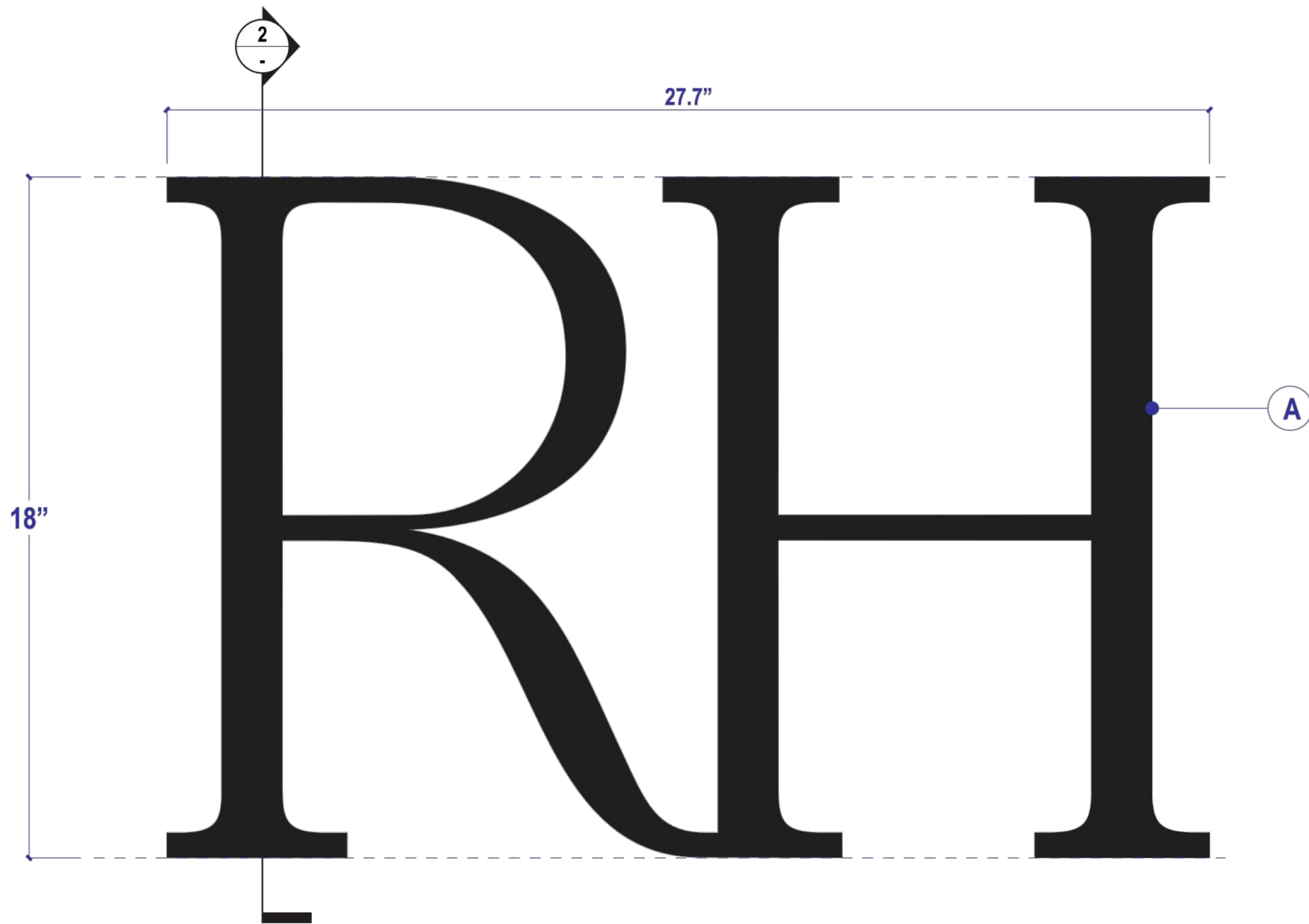
MATERIAL FINISHES

Drawing No.

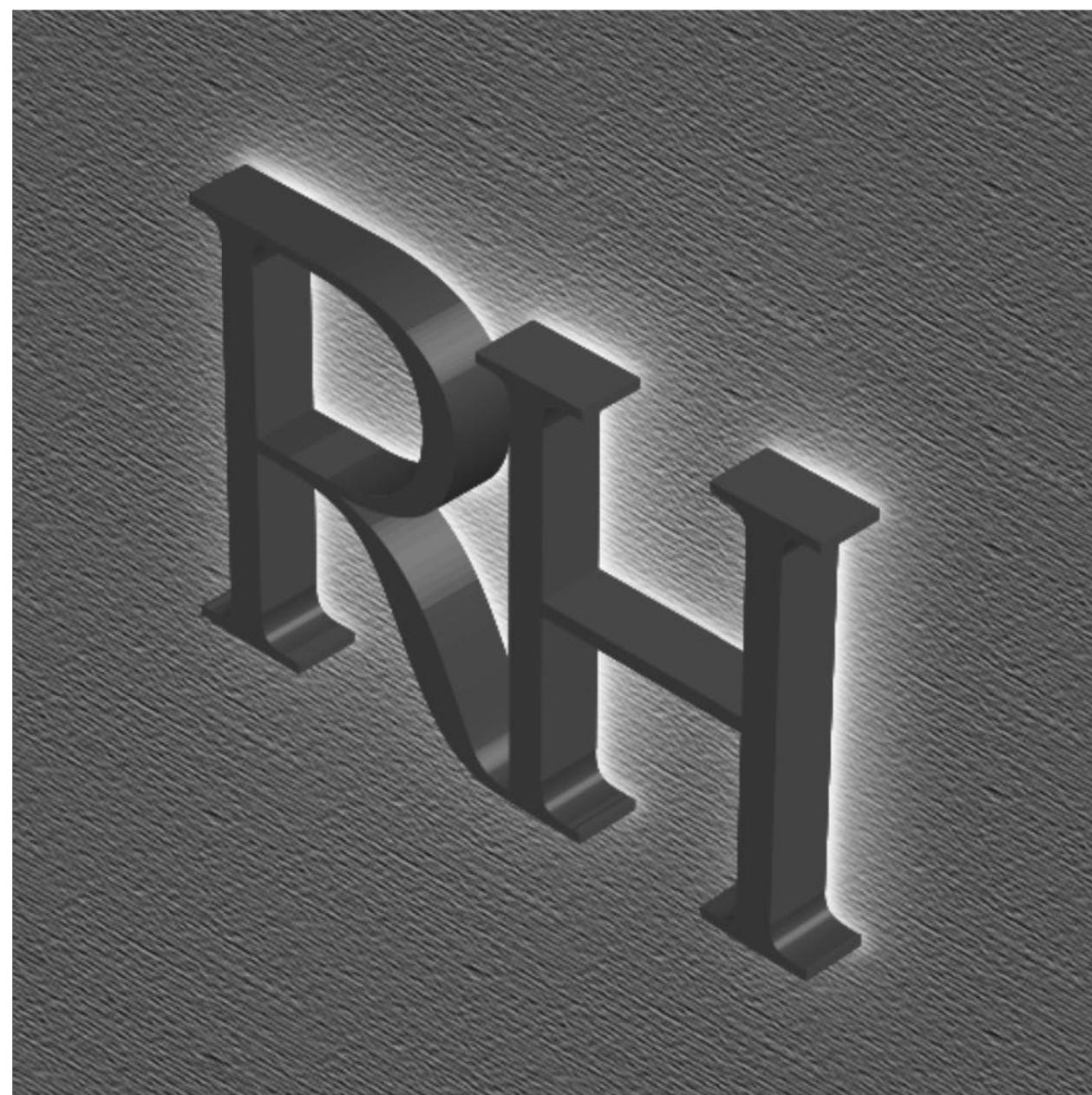
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Printed Friday, January 10, 2025 1:30pm by Brenda B
Project: 59485 - RH HALO-LIT BUILDING LOGO - EXTERIOR SIGNAGE

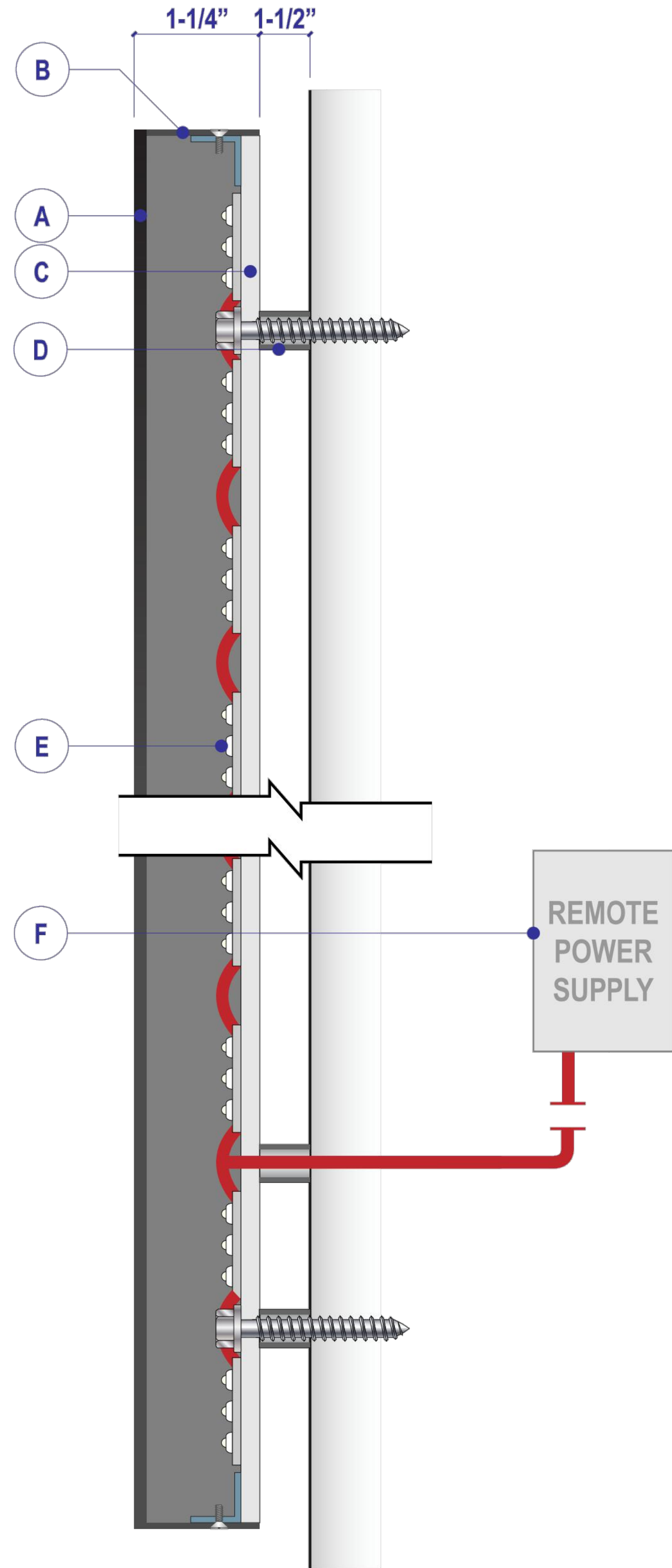
FOR REFERENCE ONLY



1 17-IN RH LOGO HALO-LIT - DETAIL
Scale 1/8: 1"



3 ILLUMINATION SAMPLE
NTS



2 SECTION
Scale 1/4: 1"

SPECIFICATIONS:

- A. 1/8" THICK ALUMINUM FACE PAINT TO MATCH AWNINGS/WINDOW FRAMES
- NOTE: SOME STROKE ADJUSTED TO ACCOMODATE LED LIGHT LAYOUT REQUIREMENTS
- B. .050" THICK ALUMINUM RETURNS PAINTED RAL 9005 JET BLACK SATIN (MP923) MOUNTED TO "C" VIA ANGLE BRACKETS AND SCREWS
- C. 3/16" POLYCARBONATE BACK WITH SINGLE LAYER OF WHITE FROSTED CRYSTAL 7725E-324 DIFFUSER RIVETED TO ALUMINUM ANGLE BRACKETS MOUNTED TO FINISH WALL VIA 1/4"-20 SCREWS AND ANCHOR IN 7 PLACES
- D. 1/2" DIA. ALUMINUM SPACERS
- E. AGI LIGHT 3000K
- F. MAGNITUDE M150L12DC-AR LED DRIVER




NOT 100% SCALE
20" X 30" FRAME
MATCHES RENDERING

4 ENTRY PLAQUE SIGN DETAIL



ALL ELECTRICAL COMPONENTS ARE UL APPROVED AND FOLLOW 600 GROUNDING AND BONDED GUIDELINES

<div></div> <div>THOMAS-SWAN SIGN COMPANY, INC.</div> <div>2717 GOODRICK AVENUE, RICHMOND, CA 94801 510-232-9610 • CALIFORNIA LICENSE #269069</div>	<div>© 2021 THOMAS SWAN SIGN COMPANY, INC.</div> <div>All rights reserved. This drawing and the concepts, ideas and design development expressed herein are intended for use on this project only, and remain the sole property of Thomas Swan Sign Company, Inc. Original design concepts developed as part of this work remain the property and copyright of their respective owners. All dimensions and measurements are to be approved by the Client prior to any manufacturing or installation of these designs. Items are at scale noted when this page is printed at 11" x 17".</div>	<div>PROJECT NAME & ADDRESS</div> <div>RESTORATION HARDWARE</div>	<div>SIGN TYPE</div> <div>RH HALO-LIT BUILDING LOGO</div>	<div>DATE / REVISIONS</div>	<div>CLIENT</div> <div>Restoration Hardware</div>	<div>JOB NUMBER</div> <div>8258</div>	<div>QUANTITY</div> <div>2</div>
			<div>FILE NAME</div> <div>18IN_LOS GATOS</div>		<div>SALES</div> <div>Ryan Goss</div>	<div>SHEET NUMBER</div> <div>1.00</div>	
			<div>APPROVED FOR CONSTRUCTION - INCLUDE NAME & DATE</div> <div><div></div></div>		<div>DRAWN BY</div>		

RH

Project

RH - LOS GATOS
31 UNIVERSITY AVE,
LOS GATOS, CA 95030

Architect



960 atlantic avenue
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Project No.	59485
Drawn By:	Brenda B
Reviewed By:	Rick N
Scale	As noted
Drawing Title	

EXTERIOR SIGNAGE

Drawing No.

A500

SCALE: N.T.S.

EXTERIOR SIGNAGE

1

- NOTES FOR GENERAL CONTRACTOR:
- General Contractor (GC) and Electrical Contractor (EC) will be responsible for verification of all dimensions, specifications and coordination with related trades and subcontractors.
 - GC to paint downlight trims to match ceiling per architects direction. Ensure trims can be removed after painting and do not stick.
 - GC to furnish and install adequate drainage around all direct burial transformers and recessed in-grade light fixtures.
 - GC to notify designer of any conflict with mechanical, electrical, plumbing, HVAC or structural presence or any conflicting dimensions or site conditions prior to commencement of work.
 - GC is responsible for notifying designer of any inconsistencies between design drawings and other documents.
 - Do not scale drawings.

- GENERAL NOTES:
- Lighting Design drawings and dimensions are for design intent only. Coordination with Architectural Drawings required.
 - Fixture types and specifications available in accompanying Specification packet.
 - Calculations for code compliance to be provided by Electrical Engineer.
 - Emergency lighting requirements to be completed by Electrical Engineer.

REV. DATE	DESCRIPTION
10.23.2024	FOR REVIEW
11.22.2024	100% SCHEMATIC DESIGN
01.10.2025	PLANNING REVIEW

PROJECT:

RH LOS GATOS

35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

DRAWING TITLE:

LIGHTING LAYOUT

SHEET:

LT-1.0

LIGHTING CONTROL SYSTEM SEQUENCE OF OPERATION:

ALL BUILDING LIGHTING AT RH LOS GATOS IS CONTROLLED BY PRESET SCENES ON A TIME CLOCK SCHEDULE.

BUILDING WIDE SCENE DESCRIPTIONS

SCENE 1: RETAIL DAY ACTIVATES AT 7:00AM DAILY. 15 SECOND FADE TIME. INTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH. EXTERIOR LIGHTING TURNS OFF

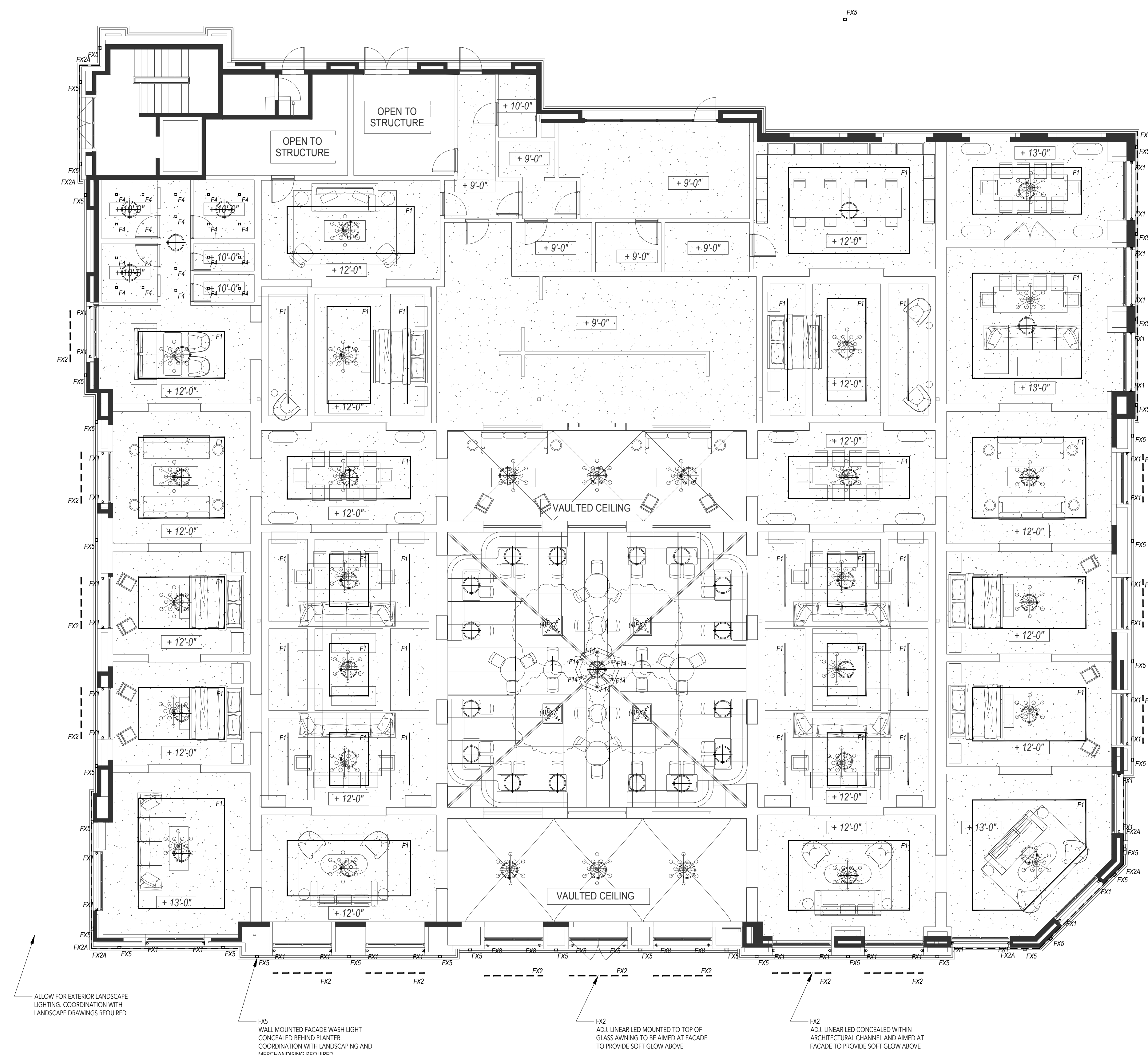
SCENE 2: RETAIL NIGHT ACTIVATES 15 MINUTES BEFORE SUNSET. 15 SECOND FADE TIME. EXTERIOR LIGHTING TURNS ON AT PRESET, DIMMED LEVELS DETERMINED BY LIGHTING DESIGNER AND APPROVED BY RH.

SCENE 3: OVERNIGHT ACTIVATES AT 11PM. MOST INTERIOR LIGHTING TURNS OFF. LIGHTING DESIGNER TO DETERMINE OVERNIGHT SETTING ON SITE AHEAD OF GALLERY OPENING.

SCENE 4: EVENT ACTIVATES ON-DEMAND DURING OPENING EVENT. LIGHTING DESIGNER WILL DETERMINE CUSTOM SETTING APPROVED BY RH.

- NOTES FOR ZONING AND LIGHTING CONTROLS:
- ALL BUILDING LIGHTING TO BE DIMMABLE, INCLUDING ARCHITECTURAL AND DECORATIVE (MERCHANDISE) LIGHTING.
 - ONE ZONE PER "F" TYPE, PER INSTALLATION LOCATION OR CONDITION (UNLESS OTHERWISE NOTED ON DRAWINGS).

LIGHTING LEGEND			
TYPE	SYMBOL	DESCRIPTION	LOCATION
F1	—	SURFACE MOUNTED SINGLE CIRCUIT TRACK	RETAIL, THROUGHOUT
F2	▷	ADJUSTABLE TRACK HEAD	RETAIL, THROUGHOUT
F4	■	3" SQUARE RECESSED DOWNLIGHT	RESTROOMS, PASSAGES
F14	●	WEIGHTED BASE UNDERWATER ACCENT LIGHT	CAFE CENTRAL FOUNTAIN
FX1	▷	JAMB MOUNTED ACCENT LIGHT	FACADE, DOOR AND WINDOW JAMBS
FX2	—	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE AWNINGS
FX2A	—	SURFACE MOUNTED LINEAR LED UPLIGHT	FACADE, CORNICE
FX5	■	WALL MOUNTED FACADE WASH LIGHT	FACADE
FX7	⬆	STAKE MOUNTED TREE UPLIGHT	CAFE TREES
FX8	●	GRADE RECESSED UPLIGHT	MAIN ENTRY DOOR JAMBS



1 EXTERIOR LIGHTING LAYOUT
1/8" = 1'-0"

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PROJECT:

RH LOS GATOS

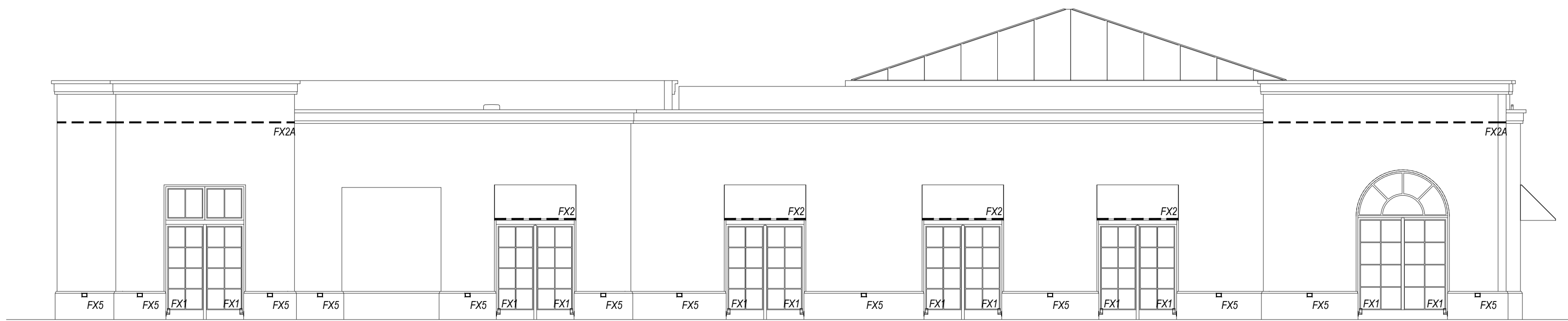
35 UNIVERSITY BLVD,
LOS GATOS, CA 95030

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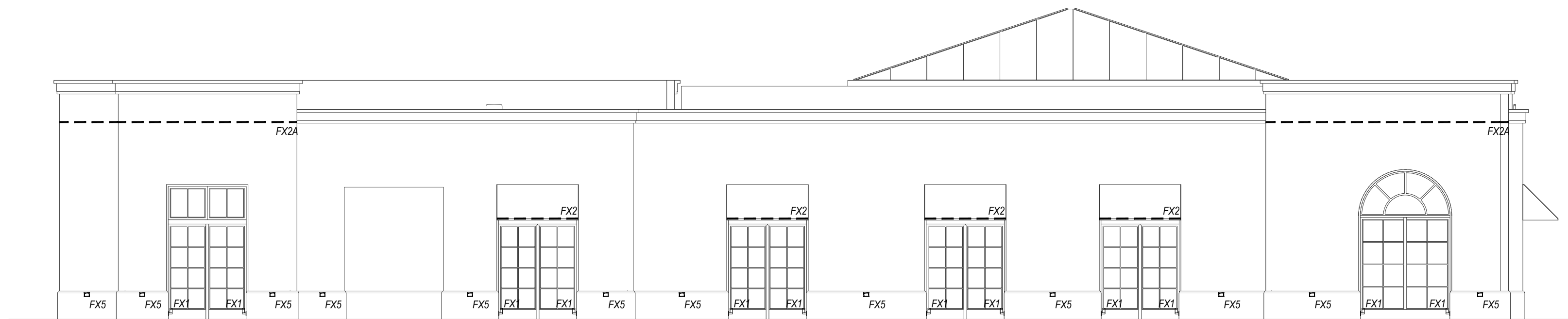
EXTERIOR
LIGHTING
ELEVATIONS

SHEET:

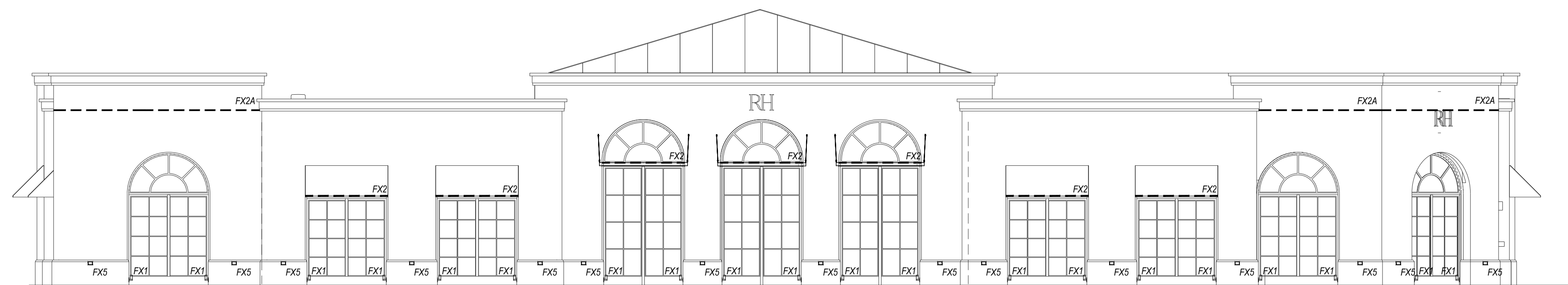
LT-2.0



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

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