

**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



May 16, 2025

Los Gatos Town Council  
110 East Main Street  
Los Gatos, CA 95030

Dear Mayor and Los Gatos Town Council Members:

On behalf of the Board of Directors of the Los Gatos Chamber of Commerce, I respectfully submit our robust support for the Restoration Hardware Gallery & Restaurant Project as currently proposed. We believe this project will bring lasting economic, branding, and placemaking benefits to Los Gatos—aligning with the Chamber’s commitment to responsible growth and a vibrant, prosperous business community.

First and foremost, this project is expected to deliver meaningful economic impact. Restoration Hardware Restaurants, on average, generate over \$10 million in annual revenue, translating to a significant and sustained source of sales tax revenue for the Town of Los Gatos. The Gallery & Restaurant will also draw increased foot traffic downtown, directly benefiting surrounding shops, restaurants, and service providers. In addition, the project will create new retail and hospitality jobs, expanding employment opportunities within our community.

Beyond these direct financial benefits, the presence of a high-profile, flagship Restoration Hardware will elevate the Los Gatos brand as a premier retail and lifestyle destination in Silicon Valley and the Bay Area. It will attract a design-conscious and food-oriented customer base—visitors who are likely to explore all that Los Gatos has to offer. The project’s synergy with nearby design and lifestyle businesses reinforces our growing reputation as a hub for home, décor, and luxury experiences.

Equally important, this highly visible site revitalizes a long-underutilized corner of Old Town that has remained dormant since The Gap’s departure. We also believe the provisions of the Planned Development approval from 25 years ago—particularly those requiring the building to appear as three separate facades—are now outdated. We support the proposed modification to unify the exterior design, as it better reflects the



needs of a single, high-quality tenant and enhances architectural cohesion while remaining consistent with our town's historic charm. The project will transform the site into an engaging retail and dining anchor. We believe the architectural design is elegant, welcoming, and well-aligned with the distinctive aesthetic and high standards of downtown Los Gatos.

In summary, the Restoration Hardware Gallery & Restaurant Project is a rare opportunity to bring lasting value to Los Gatos. It activates underused space, supports surrounding businesses, strengthens our identity as a design-forward town, and contributes to the long-term health of our downtown economy. For these reasons, we urge the Town Council to approve this project.

Sincerely,  
Jennifer Lin  
Chief Executive Officer

On behalf of the Board of Directors  
Los Gatos Chamber of Commerce

**From:** CC 2013 [REDACTED]

**Sent:** Tuesday, August 19, 2025 4:44 PM

**To:** Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>

**Subject:** Restoration Hardware Project in Los Gatos

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I'm writing to express my strong support of Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue, Los Gatos.

This project is an exciting opportunity to bring new life and energy to the Old Town area. I've seen the proposed RH design, and I think it is an elegant interpretation of Los Gatos' historic charm. The RH project would definitely be a classy and elevating addition to our downtown!

I'm convinced that the RH space would draw people to downtown to shop and dine – not only at RH, but also at Los Gatos small businesses and restaurants. The RH location in Palo Alto is very popular, and the prospect of having a similar location in Los Gatos is very exciting to me and to my neighbors.

With the large number of new housing units being added in Los Gatos, a large gathering space like the RH project is much-needed. The city of Los Gatos is growing. This is the time to add a sophisticated space like the proposed RH project to attract residents and visitors to the downtown area and bolster the local economy.

For these reasons, I strongly encourage you to support the RH proposal at 31 University Avenue. This is a great opportunity to strengthen the heart of our community and ensure that our downtown remains a vibrant, welcoming place for years to come.

Sincerely,

Carol Custer

**From:** Christian Arrieta <[REDACTED]>  
**Sent:** Tuesday, August 19, 2025 4:50 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>;  
Annette Badger <[REDACTED]>  
**Subject:** Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Los Gatos.

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- increasing the economy because of providing jobs and sales tax revenue
- great foot traffic and higher profile as a retail, design, and dining destination
- provide unique amenities for residents and add to the charm of Los Gatos

Thank you,



**Christian Arrieta**  
FINANCIAL ANALYST  
Federal Realty  
[REDACTED]  
356 Santana Row, Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** David J. Thomas <[REDACTED]>  
**Sent:** Tuesday, August 19, 2025 5:02 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>;  
Annette Badger <[REDACTED]>  
**Subject:** Restoration Hardware- Old Town Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy by providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you for your consideration.



**David J. Thomas**  
DIRECTOR, LEASING  
Federal Realty  
[REDACTED]  
830 S. Pacific Coast Highway  
Suite 204  
El Segundo CA 90245  
[REDACTED]

**From:** Shiella Kitagawa <[REDACTED]>

**Sent:** Tuesday, August 19, 2025 5:04 PM

**To:** Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>

**Cc:** Annette Badger <[REDACTED]>; CAD Design Studio <[REDACTED]>

**Subject:** Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you!



**Shiella Kitagawa**

SENIOR DIRECTOR, DESIGN

Federal Realty

[REDACTED]  
356 Santana Row Suite 1005

San Jose CA 95128  
[REDACTED]

**From:** Soo Yi <[REDACTED]>  
**Sent:** Tuesday, August 19, 2025 5:08 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[REDACTED]>  
**Subject:** Support for Restoration Hardware at Los Gatos

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you,



**Soo Yi**  
**DIRECTOR, DESIGN**  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]



**From:** Bob Franz <[REDACTED]>

**Sent:** Tuesday, August 19, 2025 5:36 PM

**To:** Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>

**Cc:** Annette Badger [REDACTED]

**Subject:** RH

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Bob Franz**

VICE PRESIDENT, WEST COAST ACQUISITIONS

Federal Realty

[REDACTED]  
6263 N Scottsdale Rd Suite 167

Scottsdale AZ 85250  
[REDACTED]

**From:** Kerry Bruce [REDACTED]  
**Sent:** Tuesday, August 19, 2025 6:42 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>  
**Subject:** Town of Los Gatos - Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to the Town of Los Gatos in the following ways:

- Increasing the economy by providing jobs and sales tax revenue
- Creating higher foot traffic for the Town of Los Gatos and adding to the destination retail and dining
- Providing a unique amenity for residents and adding to the charm of Los Gatos

Thank you,

Kerry



**Kerry Bruce**  
REGIONAL PROPERTY MANAGER  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Robert Aguirre [REDACTED]  
**Sent:** Tuesday, August 19, 2025 7:46 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; [REDACTED]  
**Subject:** Restoration Hardware Los Gatos Support

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission-

I support RH relocating to University Avenue in Los Gatos and genuinely believe the new gallery and restaurant would be a great addition to the town.

RH would bring new jobs and boost the local economy, in addition to drawing more people into Los Gatos, helping other businesses, shops, and restaurants, and increasing overall visibility as a destination for retail and dining.

The amenities RH offers would add a unique experience for residents and visitors, aligned with, yet enhancing the character we all love about Los Gatos.

Sincerely,  
Robert Aguirre

**From:** Loan Vo [REDACTED]  
**Sent:** Wednesday, August 20, 2025 7:37 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos

Thank you for your consideration.

Sincerely,

Loan Vo



**Loan Vo**  
ASSOCIATE ACCOUNTING MANAGER  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Brent Gardner [REDACTED]  
**Sent:** Wednesday, August 20, 2025 8:23 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[REDACTED]>  
**Subject:** Support for Restoration Hardware

[EXTERNAL SENDER]

I am writing to express my support for Restoration Hardware coming to Los Gatos. While I work for the landlord on this project, I am also a local resident who regularly spends time in Los Gatos and at Restoration Hardware (when afforded the ability to do so), and I believe this would be a tremendous addition to one of the cores of Los Gatos. The presence of Restoration Hardware will bring meaningful benefits to the community by creating new jobs, generating increased sales tax revenue, and strengthening the local economy. It will also help drive greater foot traffic to downtown supporting all businesses, further establishing Los Gatos as a premier retail, design, and dining destination. Beyond the economic and business impact, Restoration Hardware will provide unique amenities and experiences that enhance the quality of life for residents while adding to the character and charm that make Los Gatos so special. I truly believe Restoration Hardware will be an asset to the community and will contribute positively to the vitality of Los Gatos for years to come.

Sincerely,

Brent



**Brent Gardner**  
VICE PRESIDENT-GENERAL MANAGER, SANTANA ROW  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Annette Badger [REDACTED]  
**Sent:** Wednesday, August 20, 2025 9:21 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** FW: SUPPORT FOR RESTORATION HARDWARE

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Annette Badger**  
**DIRECTOR, CONSTRUCTION AND TENANT SERVICES**  
Federal Realty  
[REDACTED]  
5500 Grossmont Center Dr Suite 213  
La Mesa CA 91942  
[REDACTED]

**From:** Kim Davis [REDACTED]

**Sent:** Wednesday, August 20, 2025 9:36 AM

**To:** Erin Walters <EWalters@losgatosca.gov>

**Cc:** Sean Mullin <SMullin@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger <[REDACTED]>; Amy Bischel [REDACTED]>; Robert Aguirre [REDACTED]

**Subject:** I Support Restoration Hardware to The Town of Los Gatos, CA

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

As a local surrounding resident:

**I am in support of the anticipation of the arrival of Restoration Hardware coming to The Town of Los Gatos.**

**Restoration Hardware** will add value and contribute to the over-all unique charm, with retail shopping and dining experiences, in which The Town of Los Gatos is known for offering to the Local community, Monterey County, Silicon Valley, San Francisco Bay Area and outside visitors, for the reasons outlined below:

- 1) Increase the local economy with jobs, which will increase sales tax and revenue for The Town of Los Gatos.
- 2) Contribute to the high-profile foot traffic for the retail design, due to each Restoration Hardware location providing a unique, aesthetic and ambiance amenities with high standards to add high value to any community.
- 3) Each Restoration Hardware will contribute to the local shopping and dining experience by offering each location with a custom distinctive one-of-a-kind showroom and dining experience, to add value to the local community, Silicon Valley, San Francisco Bay Area residents, and outside visitors, by offering high-standard ambiance amenities, and charm in which The Town of Los Gatos has earned its reputation as a desirable town for business owners, residents, and visitors.

In closing, I welcome and believe Restoration Hardware will be a wonderful asset to add continued value to The Town of Los Gatos and the surrounding communities.

Kind Regards,

Kim Davis

Administrative Assistant, Tenant Coordination

Federal Realty

[REDACTED]

356 Santana Row Suite 1005

San Jose CA 95128

[REDACTED]



**Kim Davis**

ADMINISTRATIVE ASSISTANT

Federal Realty

[REDACTED]

356 Santana Row Suite 1005

San Jose CA 95128

[REDACTED]



**From:** Jackson Chacon <[REDACTED]>  
**Sent:** Wednesday, August 20, 2025 9:43 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Support for Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Jackson Chacon**  
**OPERATIONS COORDINATOR**  
Federal Realty  
[REDACTED]  
5500 Grossmont Center Dr Suite 213  
La Mesa CA 91942  
[REDACTED]

**From:** Jesus Alvarez [REDACTED]  
**Sent:** Wednesday, August 20, 2025 10:15 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** Support for RH

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Jesus Alvarez**  
**OPERATIONS COORDINATOR**  
Federal Realty  
[REDACTED]  
830 S. Pacific Coast Hwy.  
Suite 204  
El Segundo CA 90245  
[REDACTED]

**From:** Nakeysa Cole [REDACTED] >  
**Sent:** Wednesday, August 20, 2025 12:19 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Annette Badger [REDACTED] m>; Sean Mullin <SMullin@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>  
**Subject:** SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos

Respectfully,



**Nakeysa Cole**  
Concierge Manager  
Federal Realty Investment Trust  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Smithjulianne [REDACTED]

**Sent:** Wednesday, August 20, 2025 12:56 PM

**To:** Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>

**Subject:** Support for Restoration Hardware project

[EXTERNAL SENDER]

Dear Members of the Planning Commission and Town Council,

I am writing to share my strong support for the Restoration Hardware (RH) proposal at 31 University Avenue. This project represents a unique opportunity to bring new life, energy, and investment into Old Town Los Gatos.

RH's elegant design respects the area's historic character while adding vitality and a sense of destination. Their presence will not only draw residents and visitors downtown, but also create meaningful spillover for surrounding small businesses. Many locals already shop at RH in Palo Alto, and having one here would give our community a vibrant, high-quality gathering place.

After years of economic challenges, it is encouraging to see a respected brand choose to invest in Los Gatos. Approving this project will help ensure our downtown remains welcoming, dynamic, and a source of pride for residents and visitors alike.

For these reasons, I urge you to approve the RH proposal at 31 University Avenue.

Regards,

Julie Smith

[REDACTED]

**From:** Lee Ann Wade [REDACTED]  
**Sent:** Wednesday, August 20, 2025 3:26 PM  
**To:** Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Restoration Hardware Proposal

[EXTERNAL SENDER]

I'm writing to voice my strong support for the proposed Restoration Hardware store and restaurant at 31 University Ave. RH's sophisticated design will inject new life and energy into our downtown. This project will draw more visitors to Old Town and create a synergy that will also benefit the many small businesses in the area. Given the current economic climate, this is a much-needed investment in our community's future. I urge you to approve this project and help create a more vibrant and welcoming downtown for Los Gatos.

Thank you,  
Lee Ann Wade

Resident Los Gatos 27 years

**From:** Kyle Buck [REDACTED]  
**Sent:** Wednesday, August 20, 2025 3:31 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** [REDACTED]; Sean Mullin <SMullin@losgatosca.gov>; Monica Renn <mrenn@losgatosca.gov>  
**Subject:** RH Los Gatos

[EXTERNAL SENDER]

To Whom it May Concern -

I am writing to express my support for the proposed addition of a new RH in the town of Los Gatos. As a resident in the neighboring community and employee at a large tech company in town I am invested in the growth and character of our community. I believe this project represents a unique opportunity to enhance the economic vitality, cultural appeal, and architectural charm of our town.

Bringing RH to Los Gatos would elevate our local profile, offering a high-end yet approachable gathering place for both residents and visitors. I regularly host international visitors from my team at the Palo Alto RH restaurant, and would appreciate the opportunity to do so in our town.

From an economic standpoint, the project would generate new jobs, increase tax revenue, and drive more foot traffic to the small businesses in town. The restaurant component would add to Los Gatos' vibrant culinary scene, providing a sophisticated dining experience that complements our town's upscale and creative spirit.

Thank you for considering this exciting opportunity. I strongly encourage the Town Council to support the development of the RH store and restaurant in Los Gatos and to view it as a positive step forward in our town's continued evolution.

Sincerely,

Kyle Buck

**From:** Lora Vrastil [REDACTED]

**Sent:** Wednesday, August 20, 2025 3:58 PM

**To:** Erin Walters <[EWalters@losgatosca.gov](mailto:EWalters@losgatosca.gov)>; Monica Renn <[mrenn@losgatosca.gov](mailto:mrenn@losgatosca.gov)>;  
Sean Mullin <[SMullin@losgatosca.gov](mailto:SMullin@losgatosca.gov)>

**Subject:** Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission

I'm very excited about Restoration Hardware coming to Los Gatos and hope you will support them. It's a fantastic retail and dining destination for the residents of Los Gatos!

Lora

**From:** Aaron Nelson [REDACTED]  
**Sent:** Wednesday, August 20, 2025 4:39 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>  
**Subject:** Support for Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

It's a great store and will help boost the economy and fill the now empty space on University Ave. , will bring jobs and better atmosphere to that corner of the town. Thank you

Sent from my iPhone



**Aaron Nelson**  
MAINTENANCE TECHNICIAN  
Federal Realty

356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]



**From:** Anthony Perez [REDACTED]  
**Sent:** Wednesday, August 20, 2025 4:47 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** Restoration Hardware

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Anthony Perez**  
SENIOR MANAGER OF OPERATIONS  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Jeff Kreshek [REDACTED]  
**Sent:** Wednesday, August 20, 2025 4:51 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** Restoration Hardware - Los Gatos

[EXTERNAL SENDER]

Dear Commissioner Walters,

I am writing this email in enthusiastic support of the new RH store at Old Town Center in Los Gatos. As the Western Region President for Federal Realty, I have been intimately involved in this asset for the past fifteen years. I have worked closely with various stakeholders throughout the Los Gatos to deliver a high quality project that we can all be proud of. In RH you have an existing tenant that sees the value of a community such as Los Gatos, but also realizes that the customer they serve deserves their very best presentation. RH (and Federal Realty) wants to put their best foot forward and wants to offer their guests the best experience possible. Frankly, this is something that the residents of Los Gatos deserve.

As for Federal Realty's position in this matter, as the Landlord, we have expended tremendous effort to try to elevate Los Gatos to a project we could say represents a quality offering, without compromising the integrity of the community or the project. From Teleferic, a new local favorite, to Blue Bottle or RH, we have been surgical and strategic in the type of tenancy we have pursued, and who we have transacted with. The decision to pursue the new RH concept for Los Gatos is consistent with all of our prior efforts, and a benchmark for our future efforts to keep Old Town Center, and Downtown Los Gatos vibrant.

I would be happy to answer any questions, but strongly encourage you to approve the RH Planning Commission Application.



**Jeff Kreshek**  
SVP, WESTERN REGION PRESIDENT & CHIEF OPERATING OFFICER  
Federal Realty  
[REDACTED]  
830 S Pacific Coast Hwy Suite 204  
El Segundo CA 90245  
[REDACTED]

**From:** Hashem Karoum [REDACTED]  
**Sent:** Thursday, August 21, 2025 9:25 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

**I am in support of Restoration Hardware coming to Los Gatos.**

Restoration Hardware will undoubtedly contribute positively to Los Gatos by:

- 1) increasing the economy because of providing jobs and sales tax revenue
- 2) great foot traffic and higher profile as a retail, design, and dining destination
- 3) provide unique amenities for residents and add to the charm of Los Gatos



**Hashem Karoum**  
**DIRECTOR, DIVISIONAL COUNSEL**  
Federal Realty  
[REDACTED]  
830 S. Pacific Coast Highway  
Suite 204  
El Segundo CA 90245  
[REDACTED]

**From:** Melanie Novack Piziali [REDACTED]  
**Sent:** Thursday, August 21, 2025 9:36 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** RH Restaurant Support

[EXTERNAL SENDER]

Dear Erin,

I am an engaged member of our Los Gatos community and I am writing to express my enthusiastic support for Restoration Hardware developing a store and restaurant at 31 University Ave. RH's elegant design would bring fresh energy and vitality to Old Town attracting visitors downtown and also supporting nearby small businesses. In our current economic uncertainty, this is exactly the kind of investment our community needs. Please approve this project so Los Gatos can have an even more vibrant & welcoming downtown.

Thank you for your time,

Melanie Piziali

[REDACTED]

Los Gatos 95030

From: Jennifer Appleton [REDACTED]  
Sent: Thursday, August 21, 2025 9:46 AM  
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>  
Subject: Support for Restoration Hardware Development at 31 University Ave

[EXTERNAL SENDER]

Dear Commissioner Walters,

I am writing to voice my strong support for the proposed Restoration Hardware store and restaurant at 31 University Avenue. RH's elegant design and elevated concept would bring new life and energy to Old Town, creating a destination that attracts both residents and visitors to our downtown.

This project will not only enhance the character of Los Gatos but also provide a meaningful boost to nearby small businesses through increased foot traffic and economic activity. Especially during times of economic uncertainty, thoughtful investment like this helps strengthen our community and ensures our downtown remains vibrant and welcoming.

I encourage you to approve this project so Los Gatos can continue to thrive with a downtown that reflects both our history and our future.

Sincerely,

Jennifer Appleton

[REDACTED]

**From:** Christian Irwin [REDACTED]  
**Sent:** Thursday, August 21, 2025 10:11 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; smullins@losgatosca.gov; Annette Badger [REDACTED]  
**Subject:** Support of RH project in Town of Los Gatos

[EXTERNAL SENDER]

Hi Erin,

I'm reaching out to voice my support for the proposed RH project in the Town of Los Gatos. I head up leasing for the Western Region at Federal Realty and have been intimately involved in our efforts to attract high quality retailers and enhance the vibrancy of our property, Old Town Los Gatos. We have been working to improve Old Town for years by bringing several impactful retailers and food & beverage operators including Teleferic Barcelona, Sephora, Salt & Straw, Blue Bottle, and Warby Parker to name a few. Each of these decisions were made with a keen eye on adding retailers that would not only resonate with the local customer, but also be a valuable addition to the Los Gatos community.

I strongly feel that adding RH Galleria with a food and beverage component aligns with our efforts to date and will be additive to the Los Gatos commercial landscape. It should increase retail foot traffic and sales in the commercial district while generating jobs and meaningful sales tax revenue for the town. Their elevated design aesthetic will enhance the charm of Los Gatos and we expect the gallery to be a regional attraction, drawing new customers to Los Gatos from outside the community.

I plan on attending the Planning Commission hearing on August 27<sup>th</sup> but wanted to reach out in advance to voice my support and share my perspective.

Thank you



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

**From:** Collette Navarrette [REDACTED]  
**Sent:** Thursday, August 21, 2025 10:30 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Annette Badger [REDACTED]  
**Subject:** SUPPORT FOR RESTORATION HARDWARE!!!

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am in support of Restoration Hardware coming to Old Town, Los Gatos. I am a shopper and diner that loves to visit Los Gatos. I live in Campbell, just a few miles away and I frequently visit the town of Los Gatos to shop, stroll and eat. RH will add to the charm of Los Gatos as a whole and provide a unique shopping experience for residents and shoppers in the area. RH also has beautiful stores that engage with their customers through food and wine, adding to the vibrancy of the Los Gatos community. I believe RH will be a valuable asset to the town of Los Gatos, improving the vibrancy of Los Gatos as a whole and contributing positively to the local economy.

Collette Navarrette



**Collette Navarrette**  
SENIOR DIRECTOR, MARKETING  
Federal Realty  
[REDACTED]  
356 Santana Row Suite 1005  
San Jose CA 95128  
[REDACTED]

**From:** Zach Gaon [REDACTED]  
**Sent:** Thursday, August 21, 2025 11:27 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>;  
[REDACTED]  
**Subject:** Restoration Hardware - Los Gatos

[EXTERNAL SENDER]

Los Gatos Planning Commission,

I wanted to reach out to voice my support for Restoration Hardware coming to Los Gatos. Aside from the substantial sales tax revenue they will generate for the city, their brand embodies the charm of Los Gatos and they would be a huge benefit to the retail environment on University Ave.

Their first-class buildout and store design would be a great addition to this pocket and I strongly believe they will serve as an anchor to draw more traffic into Los Gatos. I appreciate the consideration.

Best,

Zach Gaon



**From:** Jennifer Lin [REDACTED]  
**Sent:** Thursday, August 21, 2025 6:39 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** Monica Renn <mrenn@losgatosca.gov>  
**Subject:** Letters of Support for RH Gallery & Restaurant Project from LG Chamber and Businesses

[EXTERNAL SENDER]

Dear Town of Los Gatos,

For inclusion in the staff report for the 8/27 Planning Commission meeting, please find attached two letters: 1) the Chamber's official letter of support and 2) a sampling of Los Gatos businesses who have also expressed their support.

Best regards,  
Jennifer Lin

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Jennifer Lin  
Chief Executive Officer



10 Station Way, Los Gatos, CA 95030  
losgatoschamber.com



**Save the Date!**

**Saturday, September 6, 2025, 12-5pm**



May 16, 2025

Town of Los Gatos  
110 East Main Street  
Los Gatos, CA 95030

**Dear Mayor and Los Gatos Town Council Members:**

On behalf of the Board of Directors of the Los Gatos Chamber of Commerce, I respectfully submit our robust support for the Restoration Hardware Gallery & Restaurant Project as currently proposed. We believe this project will bring lasting economic, branding, and placemaking benefits to Los Gatos—aligning with the Chamber’s commitment to responsible growth and a vibrant, prosperous business community.

First and foremost, this project is expected to deliver meaningful economic impact. Restoration Hardware Restaurants, on average, generate over \$10 million in annual revenue, translating to a significant and sustained source of sales tax revenue for the Town of Los Gatos. The Gallery & Restaurant will also draw increased foot traffic downtown, directly benefiting surrounding shops, restaurants, and service providers. In addition, the project will create new retail and hospitality jobs, expanding employment opportunities within our community.

Beyond these direct financial benefits, the presence of a high-profile, flagship Restoration Hardware will elevate the Los Gatos brand as a premier retail and lifestyle destination in Silicon Valley and the Bay Area. It will attract a design-conscious and food-oriented customer base—visitors who are likely to explore all that Los Gatos has to offer. The project’s synergy with nearby design and lifestyle businesses reinforces our growing reputation as a hub for home, décor, and luxury experiences.

Equally important, this highly visible site revitalizes a long-underutilized corner of Old Town that has remained dormant since The Gap’s departure. We also believe the provisions of the Planned Development approval from 25 years ago—particularly those requiring the building to appear as three separate facades—are now outdated. We support the proposed modification to unify the exterior design, as it better reflects the needs of a single, high-quality tenant and enhances architectural cohesion while



remaining consistent with our town's historic charm. The project will transform the site into an engaging retail and dining anchor. We believe the architectural design is elegant, welcoming, and well-aligned with the distinctive aesthetic and high standards of downtown Los Gatos.

In summary, the Restoration Hardware Gallery & Restaurant Project is a rare opportunity to bring lasting value to Los Gatos. It activates underused space, supports surrounding businesses, strengthens our identity as a design-forward town, and contributes to the long-term health of our downtown economy. For these reasons, we urge the Town Council to approve this project.

Sincerely,

Jennifer Lin  
Chief Executive Officer

On behalf of the Board of Directors  
Los Gatos Chamber of Commerce



August 21, 2025

Town of Los Gatos  
110 East Main Street  
Los Gatos, CA 95030

**RE: Support – Restoration Hardware Gallery & Restaurant at Old Town**

Dear Town of Los Gatos:

The Los Gatos Chamber of Commerce is pleased to share that the following Los Gatos businesses support the proposed Restoration Hardware Gallery & Restaurant at 31 University Avenue. We believe this project will: strengthen the Town's tax base; increase downtown foot traffic and cross-shopping for nearby businesses; and enhance Los Gatos' appeal for residents and visitors.

We respectfully urge approval of the project and associated Planned Development (PD) amendment. Thank you for your consideration and for your service to our community.

Sincerely,

**The Los Gatos Chamber of Commerce**

US Bank Los Gatos

Franco Masoma Bespoke Clothing

Loma Brewing Company

Lavish, an Experience Company

Time Out Clothing

Darling Fischer/ Los Gatos Memorial Park

Automobuild

Kismet Boutique

Pennant Properties

Ethos Low Waste Living



Roxy Realty | Christie's Sereno

Black Cat Hats

Talbots Los Gatos

French Lessons

Rootstock

Breaking Dawn/First Born Restaurant

Von Kaenel Group Real Estate Group

Farwell Properties

Anthropologie Los Gatos

Los Gatos Parkside Restaurant

**From:** Deborah Weinstein [REDACTED]  
**Sent:** Thursday, August 21, 2025 9:40 PM  
**To:** Planning <Planning@losgatosca.gov>  
**Cc:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Please approve Restoration Hardware's application

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I am writing to share my enthusiastic support for Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue.

I have lived in Downtown Los Gatos for 19 years now and seen many businesses come and go. Unfortunately, Old Town has had its issues in those 19 years. When we first moved here the bookstore and the California Cafe were very large spaces that took up most of Old Town. After the bookstore left, it was divided into smaller spaces, and it's had a lot of transition. It is finally getting some traction with Teleferic, but the Gap space has been vacant for many years now.

The RH project is a great opportunity for that block facing Old Town. That vacancy at that corner, starting with GAP and then Steamers, I believe, has led other long term 20 year businesses to move (Romantiques - thankfully staying in Los Gatos, just a new location on Santa Cruz). Downtown is at its best when it feels vibrant and welcoming, and I believe RH's presence would help create that environment. Their proposed design is an elegant take on the area's historic charm, making it a natural and attractive addition to our Town.

What excites me most is the sense of vitality this project could bring. RH will draw people downtown—not just to shop and dine at their location, but also to explore and support nearby small businesses. Many Los Gatos residents already shop at RH in Palo Alto, and the idea of having one here has sparked real enthusiasm among residents who want to see our downtown thrive.

After several years of economic uncertainty, it is encouraging to see a respected brand choosing to invest in our Town. It speaks to the strength of our community and the potential of our downtown. I believe this project would be a source of pride and a gathering place for residents, families, and visitors alike.

For these reasons, I urge you to support the RH proposal at 31 University Avenue. This is a wonderful opportunity to strengthen the heart of our community and ensure our downtown remains a lively, welcoming place for years to come. Being a downtown resident, I welcome RH and believe it is a natural fit for our town.

Sincerely,  
Deborah Weinstein  
19 year Resident, [REDACTED]  
Prior Commissioner on General Plan Update Committee  
Prior Executive Director, Los Gatos Education Foundation  
Prior Board Member, Wildcat Foundation  
Prior Steering Committee Member, Los Gatos Library

**From:** Maria Gerst [REDACTED]

**Sent:** Friday, August 22, 2025 8:58 AM

**To:** Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>

**Subject:** Support for Restoration Hardware store and restaurant

[EXTERNAL SENDER]

Dear Members of the Planning Commission,

I am writing to share my support for Restoration Hardware (RH) locating a store and restaurant at 31 University Avenue.

I believe this project will bring new life and energy to the Old Town area. Their proposed design is an elegant and charming take on our historic design, making their presence a beautiful addition.

As a person who frequents Old Town, I feel RH is poised to attract visitors to the area, not only for shopping and dining at their establishment but also to encourage exploration and patronage of nearby small businesses. Many residents of Los Gatos, myself included, already frequent RH in Palo Alto, and the prospect of having a location here has generated significant excitement among people I know.

I urge you to support the RH proposal at 31 University Avenue. This is a wonderful opportunity further beautify our downtown and ensure it remains a lively and welcoming place for years to come.

Sincerely,

Maria Gerst

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