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June 13th, 2023

Town of Los Gatos
Community Development Department 110
E. Main Street, Los Gatos CA 95030

Project Description

Project Location: 25 W Main St. Los Gatos, CA 95030
Owner: Reveal 004 LLC, 655 North First St. Suite 550, San Jose, CA 95112
Application: Architecture and Site Application(S-22-039) and Variance Application (V-22-001) and Conditional use permit

The subject property located at 25 W Main Street, Los Gatos, CA has an existing 2-story historical building on a gross lot size 3,133 SF. The scope is a tenant improvement 2,281 SF and addition 128 SF for circulation space with a stairway and accessible site upgrades. Site adjustments include outdoor deck 464 SF with an accessible ramp to a rear entry, trellis and string lights, trash area with wood fence/ screen, and landscaping per commercial design guidelines. This project is also applying for a conditional use permit for the proposed change of use to a restaurant, with full service alcohol.

In December 2019, the site was originally approved for a multi-family mixed-use project (Architecture and Site Application S-19-005, Variance V-19-002, and conditional use permit (U-19-001). This new project application significantly reduces the scope and preserves the existing historical building.



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A letter of Justification of How the Project Meets the Town's Commercial Design Guidelines

This project is to revitalize the historical building to make it more functional and meet the owner's needs by maintaining the value of the exterior simultaneously. The major change to the building is 1) relocation of the front entry, 2) demolition of the storage room in the back and replacing it with code-compliant stairway and 3) adding an outdoor deck for dining. The exterior material of the walls and details such as trims will be carefully preserved or replaced in-kind according to the guidelines. The original corner door will remain, but be inoperable. The following ordinances are applicable and included in this project.

Los Gatos Commercial Design Guidelines District C-2A

3.2.1 Facades should be setback from public street property lines no more than five feet a) The intent of this guideline is to maintain retail continuity along block fronts in support of a strong pedestrian and retail environment.

3.2.2 Open space on the parcel should be placed away from the front of the parcel

b) Open space should be located at the rear of the parcel or at the sides of the parcel away from the front facade. This open space will allow for rear dining courtyards for restaurants, outdoor display areas for businesses, enhanced entries to courtyards for small retail and personal service uses with an orientation to the fronting street.

3.3.1 Maintain a building front module that is consistent with the remaining block front streetscape 3.3.2 Design buildings along North Santa Cruz Avenue and Main Street to be compatible with traditional architectural styles

3.3.3 Emphasize display windows and storefront entries

3.3.4 Maintain transparent storefronts and public right-of-way walls

3.3.6 Utilize high quality storefront materials

Ordinance 1843 Los Gatos Historic Commercial District

5. Siding: The historic siding should be maintained on all sides of the historic buildings, and it should be matched in repair or rehabilitation.



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6. Building Materials: The original materials shall be matched as closely as possible when rehabilitating a structure.

7. Roofs: Roofs should be concealed behind parapets. The ends of gable roof should not be visible.

8. Windows and Doors: Existing historic windows and doors should be retained where possible; if not possible, they should be replaced in kind. The preferred material for doors and windows is wood; plastic materials should not be used in place of glass, but glass block may be approved if individual circumstances warrant it. For new construction and additions, windows should be compatible with their surroundings in proportions, size, type, subdivisions, and materials. Transom windows above display windows should be maintained and/or restored; they are encouraged in new construction.

Reference:

Commercial Design Guidelines Town of Los Gatos

- chapter 3 C-2 District
- Appendix A Ordinance 1843 Los Gatos Historic Commercial District



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To: Town of Los Gatos, Planning Department
110 E Main St
Los Gatos, CA 95030

Project: 25 W Main St.
Los Gatos, CA 95030

Letter of Justification, FAR Variance

The development requests a variance to exceed the FAR requirements in a C-2 zone per Los Gatos Municipal Code. Per Sec. 29.60.345. under Los Gatos Municipal Code, C-2 zone allows up to 0.6 FAR. The existing historical building is at 0.69 FAR. The project is proposing a 128 SF addition for a staircase access to the second level. The dedication at the property frontage decreases the net lot area from 3,133 sf to 2,871 sf. The proposed FAR is 0.79. This project is requesting for a variance to exceed the 0.6 FAR.

See list of required findings.

Variance Report- FAR: Required Findings

I. Variances

- a. FAR Requirement for C-2 Zone (reference diagram 1)
 - Per Los Gatos Municipal Code Sec. 29.60.345. C-2 zone required FAR of 0.6
 - The lot area per square footage of the existing building is 0.69
 - The lot area per square footage of building with the proposed addition is 0.79
 - Dedication for public right of way decreases the lot size.

II. Justification / Findings

- a. Neighboring Properties Exceeding FAR Requirement for C-2 Zone (reference diagram 1)
 - Within the 500 feet radius from 25 West Main Street, out of the 13 sites that fall under C-2 zone, 11 of them are over the required FAR of 0.6. Out of the 11 sites that are over, 8 are over the proposed project

III. Benefits

- a. The development is repurposing an existing historical building that is culturally significant to the Town of Los Gatos
 - The development is renovating the existing retail store on the street level and the second level to propose a restaurant and bar with full service alcohol.
 - All proposed windows, trim, siding, and colors are to match the existing historical building

Compliance to Town of Los Gatos Standards

I. Municipal Code Section 29.20.150 – Considerations in review of applications

- a. Design of the proposed addition and remodeling of the existing building meet the considerations that are indicated under town municipal code section 29.20.150.
- b. Landscaping and site layout are designed so the project seems appropriate to the existing building and neighboring property.
- c. The scale of the proposed addition is like what is existing on site and the finish materials will match the existing historic building to make the addition seamless.
- d. Lighting is downlight and considered to fit with the site.
- e. Existing retail is remodeled to be a restaurant with upgrades on accessibility.

II. Commercial Design Guideline

- a. Design decisions of the proposed addition are made to meet the criteria listed under the Commercial Design Guidelines Section 1.5 Common Design Guidelines, Section 3.2 Site Development (C-2A Subdistrict), Section 3.3 Building Design (C-2A Subdistrict), Section 3.4 Los Gatos Historic Commercial District, and Appendix A Historic Commercial District.
- b. The existing building is a historical building and the proposed addition is designed to maintain and reinforce the existing conditions by matching materials, color, and details. The design was carefully done to preserve the character of Los Gatos.
- c. The proposed addition matches the existing building and is at the rear of the building to minimize the affect on the street facing facades.
- d. The building materials and details will be in high quality and to match the existing conditions of the historic building.
- e. The proposed development will provide a landscaped area
- f. All windows will be transparent to match the existing windows.
- g. Trash areas is detached at the rear of the lot
- h. On-site utility elements (i.e. condenser unit for the mini-split system) will be placed towards at the rear and screened by a retaining wall/ramp. This will not be visually seen from the public street.

500 FEET RADIUS F.A.R. STATUS



DESCRIPTION

DIAGRAM 1

STREET ADDRESS	PARCEL AREA	TOTAL BUILDING AREA	FAR	(E) CONDITION
14 W Main St	12,437 SF	15,834 SF	1.27	OVER
21 W Main St	6,533 SF	3,753 SF	0.57	UNDER
35 W Main St	8,314 SF	5,479 SF	0.66	OVER
50 W Main St	9,847 SF	4,004 SF	0.41	UNDER
78 W Main St	1,345 SF	2,848 SF	2.12	OVER
81 W Main St	10,759 SF	6,888 SF	0.64	OVER
88 W Main St	2,520 SF	2,714 SF	1.08	OVER
100 W Main St	5,848 SF	5,205 SF	0.89	OVER
135 W Main St	5,492 SF	10,973 SF	2.00	OVER
140 W Main St	8,783 SF	24,767 SF	2.82	OVER
11 Montobello Way	2,638 SF	2,494 SF	0.95	OVER
11 E Main St	1,660 SF	3,320 SF	2.00	OVER
23 E Main St	3,434 SF	2,463 SF	0.72	OVER
25 W Main St	3,833 SF	2,281 SF	0.79	OVER

- Within the 500 feet radius of 25 W Main Street, 11 sites out of 13 sites are over the required FAR of 0.6
- Out of the 11 sites that are over, 5 are over the proposed project

VARIANCE REQUEST

- Neighboring buildings have created a context where they exceed the required FAR of 0.6
- The proposal is asking for an exception on FAR requirement



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**To: Town of Los Gatos, Planning Department
110 E Main Street, Los Gatos, CA 95030**

Project: 25 W Main St. Los Gatos, CA 95030

Letter of Justification/ Variance Application

The development requests a variance in regards to no proposed parking on the site.

As required by Section 29.20.170 of the Town Code for granting a Variance application:

- (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zone; and*
- (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.*

I. Variances

- a. 1 parking space request for variance

II. Justification / Findings

- There are 7 existing parking spaces due to the site being in a "parking district"
- This project will improve the exterior look of the historical building by providing new outdoor deck seating area. This also encourages a pedestrian zone, to boost walkability and connectivity which enhances positive business activity in the area.
- Neighboring retail stores and restaurants are providing outdoor seating area without available parking spaces. (See exhibits 1,2,3,4)
- The rear of the property is currently an unpaved dirt area. The project will improve the site by providing more landscaped areas and planting with irrigation facilities. This is more environmentally beneficial than proposing hard-scape/parking area.
- Previous proposals faced challenges with fitting parking, with an accessible van parking space and aisle, into the rear side of the long and narrow shape of the lot. The back-up would have to go into the street and past the sidewalk/walking area. This brought up concerns regarding the safety of pedestrians. By proposing an outdoor deck/dining area with an accessible ramp, this solves the safety issue and encourages pedestrian activity.

III. Benefits

The development is proposing exterior site improvements to comply with the town of Los Gatos commercial design guidelines

- Maintaining and enhancing the pedestrian orientation of the existing Los Gatos Central Business District
- Respecting the historic roots of the community by providing more outdoor seating and space for social interaction
- Supporting more environmentally responsible living by encouraging the pedestrian zone
- Maintaining landscaping appropriate to the village qualities of the district
- Prior proposal with rear parking raised concerns on the back-up clearance. This revised plan eliminates these issues.
- Maintaining and encouraging diversity and providing visual interests and richness

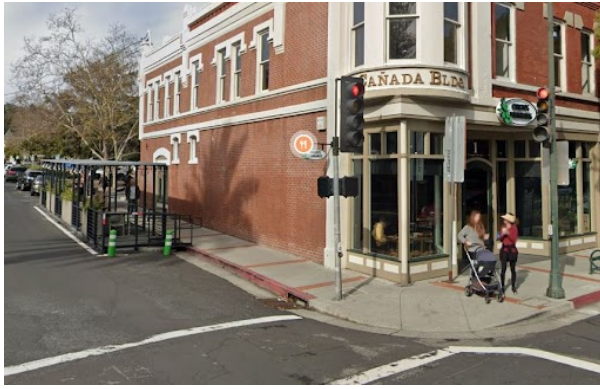


Exhibit 1
Orens Hummus / Restaurant
Address: 1 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 2
Pizza My Heart / Restaurant
Address: 9 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 3
Coup De Thai / Restaurant
137 N Santa Cruz Ave, Los Gatos, CA 95030



Exhibit 4
Purple Onion / Café
14107 Winchester Blvd, Los Gatos, CA 95030



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Date: June 13th, 2023

Conditional Use Permit- Jusitification Letter

Development Review Application - Letter of Justification and Written Description for application to obtain Conditional Use Permit to change the proposed use to a restaurant with full alcohol service, and outdoor patio dining area, located at 25 W. Main St., Los Gatos, CA 95030.

This project's goal is to revitalize the historical building and contribute to the local society by adding a place of social value and provide more outdoor seating for interaction. The key idea behind the project is to open a high quality restaurant with an outdoor deck. This will enhance the Los Gatos Central Business District while maintaining and encouraging diversity and providing visual interests and richness.

USE:

Quality restaurant with an outdoor deck for dining which operates as a single entity and all operations will be connected. We anticipate serving a full menu of starters, entrees and other dishes. As well as pastries and specialty coffee. The restaurant will primarily serve food and alcoholic beverages and provide an upscale and comfortable environment, that maintains the charm of the town.

NUMBER OF SEATS:

The number of indoor seating 70. Outdoor seating is 25. Total= 95 seats.

OUTDOOR FURNITURE:

Outdoor furniture will be of high quality in terms of materials and appearance, no plastic furniture will be used.



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HOURS OF OPERATION:

We are requesting the ability to operate seven days a week. Sunday- Wednesday 7am-11pm, and Thursday-Saturday 7am-1:30am. Food & Alcohol served at all times. The rear patio is visible from inside the restaurant and staff will be monitoring the area during operation hours. Signs will be posted stating "Please respect and be courteous to our neighbors in this late hour."

NUMBER OF EMPLOYEES:

The store will be operated by 8 employees – 1 general manager, 1 cashier/hostess, 1 bartender, 1-2 chefs, 1-2 waiters/waitresses, 1 bus person

ALCOHOL SERVICE:

We are requesting for full alcohol service for the restaurant.

Thank you for your consideration of this application. We look forward to bringing our concept to the Town and are confident that it will enhance the shopping and dining experience of downtown Los Gatos. This tenant improvement and rehabilitation of the historic building will provide desirable public convenience and will not impair the integrity and character of the downtown C-2 commercial zone. We are committed to operating the restaurant in a safe, healthy, and professional manner, thus the business will not be detrimental to public health, safety or general welfare, and is in harmony with various elements and objectives of the general plan.

Other restaurants with Approved CUP Hours of Operation

1. **Dio Deka**, 210 E Main St
Sunday- Thursday 7am-11pm
Friday- Saturday 7am-12am
2. **Gardino's Ristorante Italiano**
49 and 51 N. Santa Cruz
Sunday-Thursday 10am-1am
Friday 10am-2am
3. **Pizza My Heart**, 9 N Santa Cruz Ave
Sunday-Thursday 11am-10pm
Friday- Saturday 11am-11pm
4. **Chez Philippe**,
34 & 36 N Santa Cruz Av
7am-1am Seven days a week
5. **Lexington House**,
40 N Santa Cruz Ave, Suite A
Sunday- Thursday 8am-12am
Friday- Saturdau 8am-12:30am
6. **Round Table**, 57 N. Santa Cruz
11am-1am Seven Days a week
7. **The Palms**, 115 N. Santa Cruz
Weekdays 11am-1am
Saturday- Sunday 9am-1am
8. **Double D's**, 354 N. Santa Cruz Ave
11am-2am Seven Days a week

