



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 02/24/2021

ITEM NO: 4

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DATE: February 19, 2021  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at **4 Tait Avenue**. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001. Property Owner: Town of Los Gatos. Applicant: Jim Foley

**RECOMMENDATION:**

Consider a request for approval for a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District, for property located at 4 Tait Avenue.

**CEQA:**

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendments to the General Plan and Town Code will have a significant effect on the environment, because the project does not include any modification that would affect the historical significance of the building.

**PREPARED BY:** JENNIFER ARMER, AICP  
Senior Planner

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Reviewed by: Planning Manager and Community Development Director

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FINDINGS:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).
- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.
- That the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.

BACKGROUND:

The subject parcel is located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District. The building on the property was constructed in 1927. The property was originally built to be the Town's Fire House with an associated dwelling unit for the driver of the new fire truck, and previously served as the home of the Los Gatos Museum.

The subject parcel is surrounded by parcels with a Medium Density Residential General Plan Land Use designation and R-1D:LHP zoning designation to the north, south, and west (Exhibit 1). The parcel to the east has a Central Business District Land Use designation and C-2 zoning designation.

The applicant is requesting approval of a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District to allow the applicant to lease the existing building for commercial uses (Exhibit 5). The Landmark and Historic Preservation Overlay Zone (LHP) would remain if the applications were approved. At this time, no modifications to the building are proposed.

DISCUSSION:

A. General Plan Committee

At its January 13, 2021 meeting, the General Plan Committee (GPC) reviewed the application and recommended approval of the General Plan amendment to the Planning Commission and Town Council. The motion by the GPC included consideration of comments by members discouraging restaurant and personal service uses in this location.

B. General Plan Land Use Designations

The applicant is proposing a General Plan amendment to change the Land Use designation from Medium Density Residential to Central Business District.

DISCUSSION (continued):

The Central Business District Land Use designation applies exclusively to the downtown and accomplishes the following:

- Encourages a mixture of community-oriented commercial goods, services, and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character;
- Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks; and
- Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.

The Medium Density Residential Land Use designation (5 -12 dwelling units per acre) provides for multiple-family residential, duplex, and/or single-family homes.

The subject parcel is bound by parcels with a Medium Density Residential General Plan Land Use designation to the north, south, and west. The parcel to the east has a Central Business District General Plan Land Use designation.

C. General Plan Goals/Policies/Strategies

Applicable General Plan goals and policies that should be used to evaluate the proposed General Plan amendment and zone change applications for this site include, but are not limited to:

**Land Use Goals**

- LU-1 To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-6 To preserve and enhance the existing character and sense of place in residential neighborhoods.

**Land Use Policies**

- 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.
- LU-1.8 Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos.

DISCUSSION (continued):

- LU-6.1 Protect existing residential areas from the impacts of nonresidential development.
- LU-6.2 Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- LU-6.3 Protect existing residential areas from adjacent nonresidential uses by assuring that buffers are developed and maintained.
- LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

**Community Design Goals**

- CD-6 To promote and protect the physical and other distinctive qualities of residential neighborhoods.
- CD-10 To maintain the historic character of the Downtown.
- CD-12 To preserve significant historic and architectural features within the Town.
- CD-13 To support and encourage thoughtful rehabilitation or reuse of historic structures.

**Community Design Policies**

- CD-6.1 Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.
- CD-10.1 Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.
- CD-12.1 Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.
- CD-12.2 Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.

D. Zoning

The applicant is proposing a zone change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay). The proposed zoning would be consistent with the General Plan Land Use designation if the proposed General Plan amendment is approved. Permitted uses in the C-2 zone are those involving the conduct of commerce and general business and the sale of commodities necessary for the needs of

DISCUSSION (continued):

residents and visitors of the Town including, retailing, office, limited manufacturing, and wholesaling without warehousing. The commercial uses proposed by the applicant (Exhibit 5) would not be allowed in the current residential zone.

The subject parcel is bound by parcels with a R-1D:LHP zoning designation to the north, south, and west (Exhibit 1). The parcel to the east has a C-2 zoning designation.

PUBLIC COMMENTS:

The applicant reached out to surrounding neighbors during the review process and provided a copy of their letter as well as a summary of the comments received (Exhibit 6).

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Summary

The proposed General Plan amendment and zone change would be consistent with the existing pattern of land uses and zones adjacent to downtown (Exhibit 1). Additionally, reuse of the existing historic structure is supported by the General Plan goals and policies.

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission consider the existing and proposed General Plan Land Use designations and zoning and forward a recommendation for approval of the amendments to the Town Council. If the Planning Commission finds merit with the proposed amendments, it should:

1. Make the required finding that there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3) (Exhibit 2);
2. Make the required finding that the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its Elements (Exhibit 2);
3. Make the required finding that the proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation (Exhibit 2); and
4. Forward a recommendation of approval of General Plan Amendment Application GP-20-001 and Zone Change Application Z-20-002 to the Town Council.

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SUBJECT: 4 Tait Avenue/Z-20-002/GP-20-001

DATE: February 19, 2021

CONCLUSION (continued):

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for approval with modifications to the Town Council; or
3. Provide a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

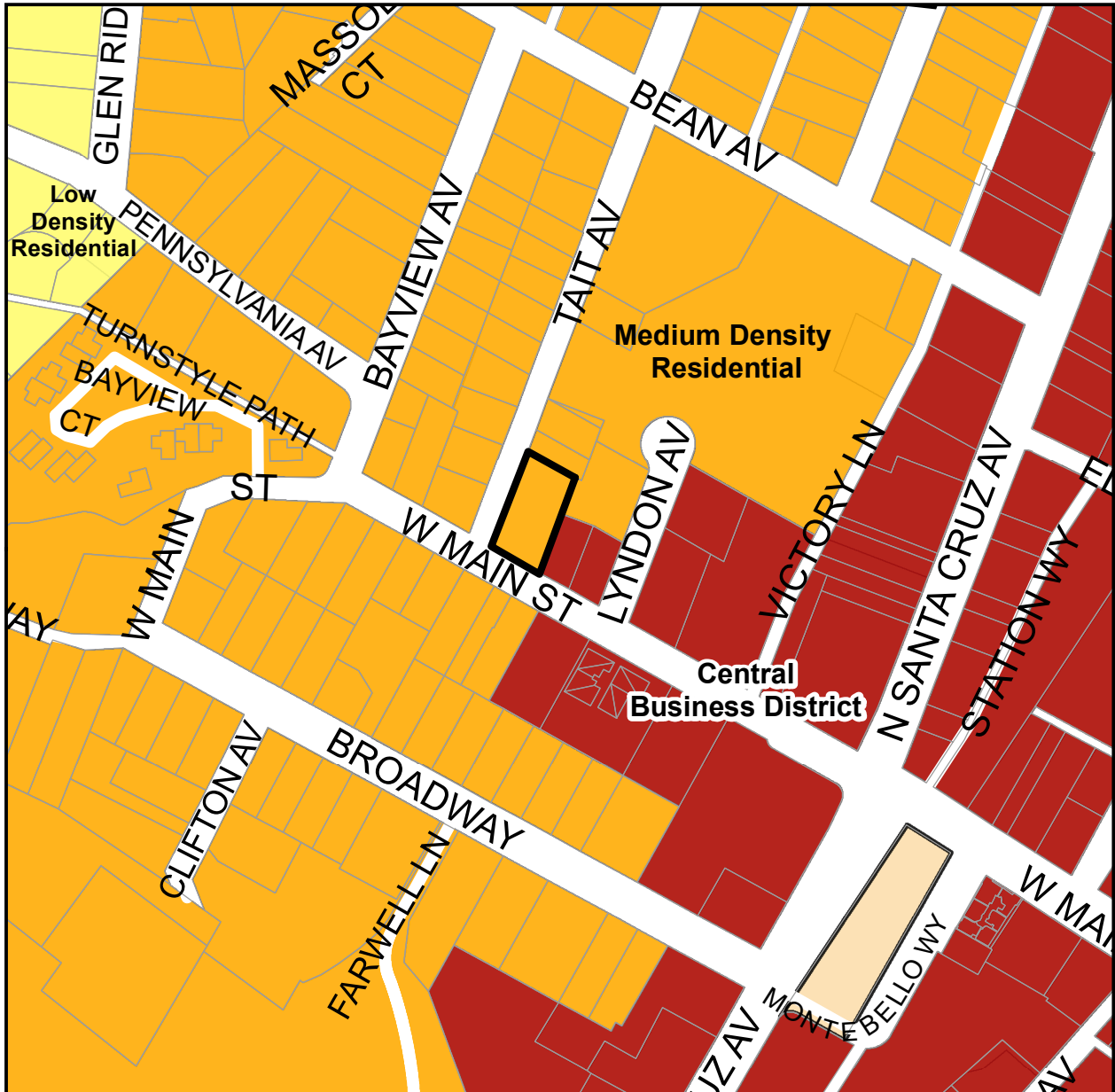
1. Location Maps (showing existing General Plan Land Use Designations and Zoning)
2. Draft Findings
3. Draft Resolution for the General Plan Amendment, with Exhibit A
4. Draft Ordinance for the Zone Change, with Exhibit A
5. Letter from the Applicant
6. Summary of Outreach
7. Property Plans

Distribution:

Jim Foley, via email

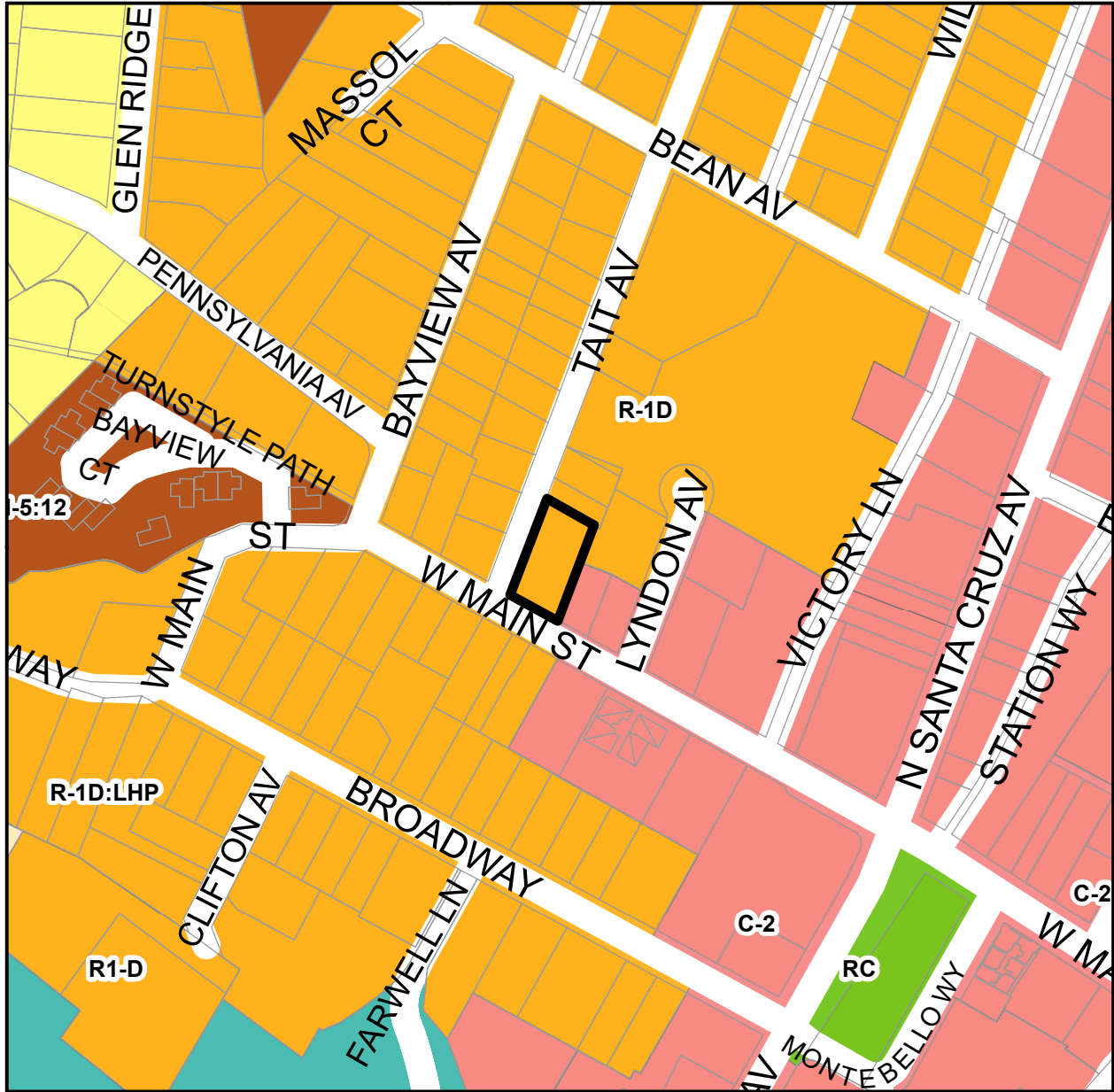
# 4 Tait Avenue

## Existing General Plan Land Use Designation



# 4 Tait Avenue

Existing Zoning





**PLANNING COMMISSION – February 24, 2021**  
**REQUIRED FINDINGS**

**4 Tait Avenue**

**General Plan Amendment Application GP-20-001**

**Zone Change Application Z-20-002**

**Consider a Request for Approval for a Zone Change from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Preservation Overlay) and a General Plan Amendment to Change the Land Use Designation from Medium Density Residential to Central Business District, for Property Located at 4 Tait Avenue. APN: 510-44-054. Zone Change Application Z-20-002 and General Plan Amendment Application GP-20-001.**

**Property Owner: Town of Los Gatos.**

**Applicant: Jim Foley**

**FINDINGS:**

**Required finding for CEQA:**

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3).

**Required consistency with the Town's General Plan:**

- That the General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding Elements.
- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.

**EXHIBIT 2**

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**RESOLUTION 2021-**

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF LOS GATOS  
AMENDING THE GENERAL PLAN LAND USE DESIGNATION  
FROM MEDIUM DENSITY RESIDENTIAL TO CENTRAL BUSINESS  
DISTRICT FOR A PROPERTY AT 4 TAIT AVENUE**

Draft Resolution to be modified by Town Council deliberations and direction.

**WHEREAS**, the applicant requests approval to change the General Plan Land Use designation from Medium Density Residential to Central Business District on property located at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054); and

**WHEREAS**, the General Plan Committee at its meeting of January 13, 2021, recommended that the General Plan Land Use designation be changed from Medium Density Residential to Central Business District as that designation is consistent with the Land Use designations of neighboring properties and consistent with the proposed use of the property; and

**WHEREAS**, the Planning Commission recommended approval of the General Plan amendment at its regularly noticed public hearing on \_\_\_\_\_, 2021; and

**WHEREAS**, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on \_\_\_\_\_, 2021; and

**WHEREAS**, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed General Plan amendment; and

**WHEREAS**, the Town Council finds as follows:

- A. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15061(b)(3); and
- B. The General Plan amendment is internally consistent with the existing goals and policies of the General Plan and its corresponding elements; and
- C. That all proceedings have been conducted in compliance with the provisions of Government Code Section 65350 et seq.; and

EXHIBIT 3

**WHEREAS**, the Town Council considered all facts and information related to a request to change the General Plan Land Use designation for the property at 4 Tait Avenue from Medium Density Residential to Central Business District as shown on Exhibit A

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council hereby changes the General Plan Land Use designation for property at 4 Tait Avenue as shown on Exhibit A, from Medium Density Residential to Central Business District.

**PASSED AND ADOPTED** at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2021, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

DATE: \_\_\_\_\_

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

DATE: \_\_\_\_\_



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**DRAFT ORDINANCE**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS  
AMENDING THE ZONING CODE  
FROM R-1D:LHP (SINGLE-FAMILY RESIDENTIAL DOWNTOWN WITH A LANDMARK  
AND HISTORIC PROPERTY OVERLAY)  
TO C-2:LHP (CENTRAL BUSINESS DISTRICT WITH A LANDMARK AND HISTORIC  
PROPERTY OVERLAY)  
FOR A PROPERTY LOCATED AT 4 TAIT AVENUE**

**NOW, THEREFORE, THE PEOPLE OF THE TOWN OF LOS GATOS AND THE TOWN  
COUNCIL DO HEREBY ORDAIN AS FOLLOWS:**

**SECTION I**

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 4 Tait Avenue (Santa Clara County Assessor Parcel Number 510-44-054) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Property Overlay) to C-2:LHP (Central Business District with a Landmark and Historic Property Overlay).

**SECTION II**

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the \_\_\_ day of \_\_\_\_\_ 2021 , and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the \_\_\_ day of \_\_\_\_\_ 2021. This ordinance takes effect 30 days after it is adopted. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

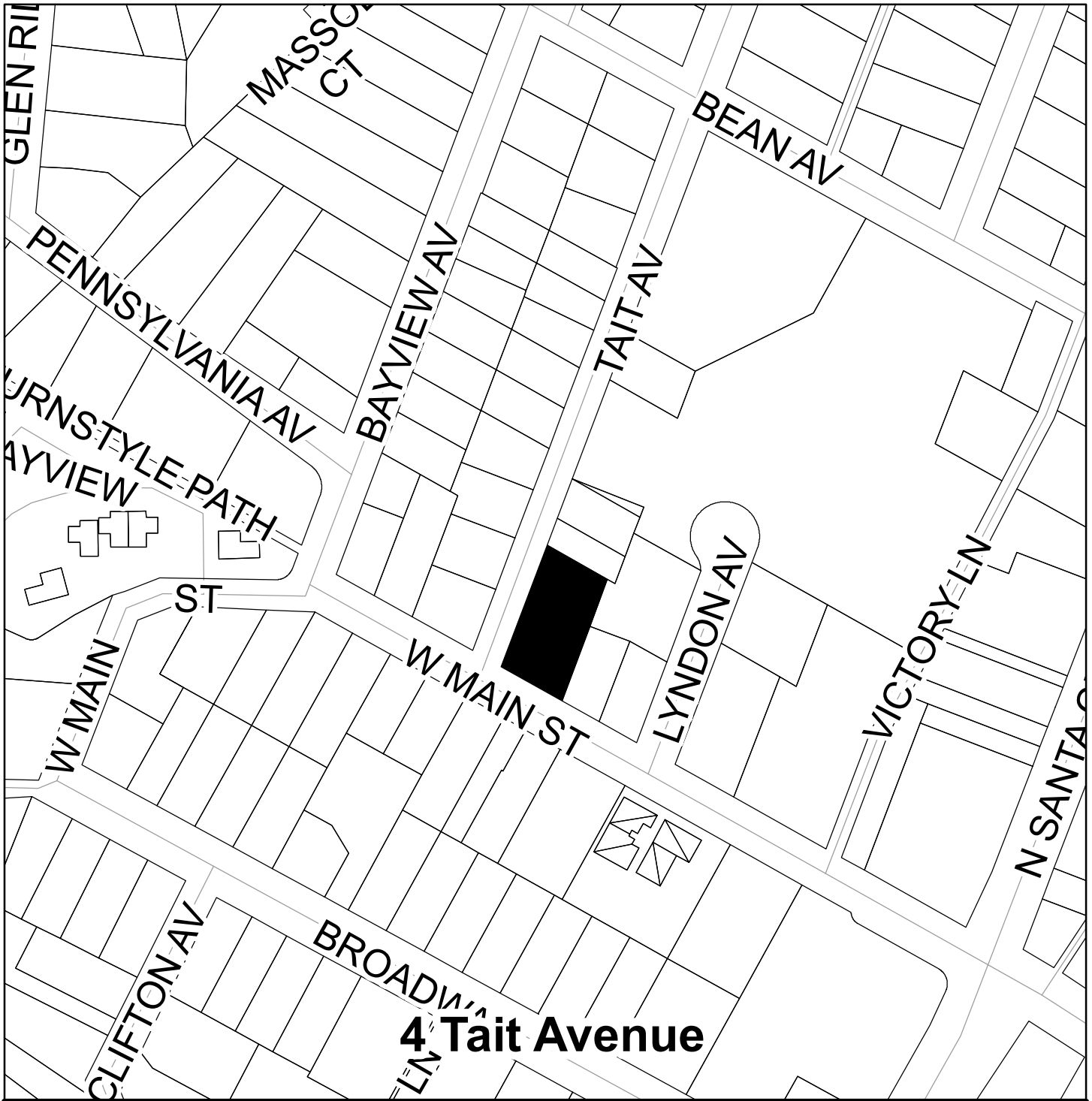
DATE: \_\_\_\_\_

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

DATE: \_\_\_\_\_





# TOWN OF LOS GATOS

Application No. Z-20-002

A.P.N. # 510-44-054

Change of zoning map amending the Town Zoning Ordinance.

Zone Change

From: R-1D:LHP To: C-2:LHP

Prezoning



Forwarded by Planning Commission

Date:

Approved by Town Council

Date:

Ord:

Clerk Administrator

Mayor

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January 5, 2021

Town of Los Gatos  
Attn: Jennifer Armer  
Planning Dept  
110 E Main St  
Los Gatos, CA  
95030

Dear Jennifer,

This letter serves as the project description and letter of justification for our application for a zone change and general plan amendment for the property located at 4 Tait Ave, APN # 510-44-054. Pursuant to the request for proposals the Town of Los Gatos released for the repositioning of the Town owned museum properties, Tait Firehouse LLC is requesting the re-zoning of the aforementioned property to C-2:LHP to achieve the goal of attracting a commercial use to locate at the property. Concurrently we are requesting a General Plan Amendment to Central Business District designation to be consistent with the requested zoning. Given the nature of the building and its proximity to the commercial core, it is not feasible to occupy the property with a residential use as currently zoned. This project is the administrative re-zoning to achieve the agreed upon goal, with the associated necessary general plan amendment.

The rezoning to C-2: LHP is consistent with the General Plan, referencing the following sections:

- LU-14, Paragraph 2, Bullet 3 “Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character.”
  - The proposed zone change is not intended for a redevelopment project. The project maintains the character of the existing structure in order to attract a small-town oriented commercial use.
- LU-14, Paragraph 2, Bullet 5 “Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.”
  - The proposed zone change is not intended for a redevelopment project. The project maintains the character of the existing structure in order to maintain the historic nature of the structure. Due to the location of the property and its proximity to the Central Business District as well as the residential neighborhood, this is a key link to the walkability of residents to the local businesses.
- LU-21, G, Goal LU-1 “To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.”
  - The project complies with this goal as it is restoring a historic building from a blighted vacant use, to a cared for active commercial use, and preserves the historic nature of the Town.
- LU-21, G, 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.”

EXHIBIT 5

- This project does not intend to damage the character of the old firehouse, but restore it and activate it. The nature of the structure is the perfect link between the residential neighborhood as it is a residential style building from a design and massing standpoint, however we will improve it to accommodate commercial uses as the street transitions into the commercial district.
- LU-25, Policy LU 6.2 “Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.”
  - As previously mentioned, the style and character of the structure will not change. The uses in C-2:LHP are compatible as the zoning of the adjacent property is C-2:LHP and is already in place, making this the perfect transition from residential to the central business district.
- LU-27, Policy LU 7.3 “Infill projects shall contribute to the further development of the surrounding neighborhood (e.g. improve circulation, contribute to or provide neighborhood unity, eliminate a blighted area) and shall not detract from the existing quality of life.”
  - The project will make a new use available for the neighborhood, including but not limited to an office, a business, or another service that will be a walkable amenity to both the nearby residents and businesses. The existing structure has been unoccupied for several years and is borderline considered a blight to attract unwanted activity. Breathing new life into the property will benefit the area.
- LU-27, Policy LU 7.4 “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.”
  - The style and historic character of the existing building will be maintained and is currently compatible with the surrounding structures.
- LU-28, 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.”
  - Brining a commercial use in close walkable proximity to the residential neighborhood provides a new opportunity for employment and the resulting business will serve the neighborhood.
- CD-3, Policy CD 1.1 “Building elements shall be in proportion with those traditionally in the neighborhood.”
  - The style and historic character of the existing building will be maintained and is currently compatible with the surrounding structures.
- CD-3, Policy CD 1.2 “New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.”
  - The style and historic character of the existing building will be renovated to enhance the character of the building, eliminate blight, and harmonize with the balance of the neighborhood in a greatly improved manner.

January 5, 2021

- CD-11, Policy CD-10.1 “Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.”
  - This policy exactly describes the project. Restoration, Rehabilitation, Reuse, and ongoing maintenance of a historic building, achieved through change of use.
- CD-18, Policy CD 12.1 “Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.”
  - This project would preserve an existing historic structure.
- CD-18, Policy CD 12.2 “ Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.”
  - This project would accomplish this policy by preserving and reusing an existing historic structure.
- CD-19, Policy CD 12.3 “Preserve and protect historic structures, including those that have been designated or are contributors to existing historic districts. Use special care in reviewing new buildings or remodels in the vicinity of historic structures to address compatibility issues and potential impacts.”
  - This project would protect a historic building in the downtown/almond grove historic districts.
- CD-20, Goal CD-13 (and every policy thereunder) “To support and encourage thoughtful rehabilitation or reuse of historic structures.”
  - This project will maintain the historic architecture of the structure, renovate a damaged structure, and comply with all the necessary historic guidance set forth by the Town.

There are many other applicable goals, policies, and actions in the general Plan that apply to this project. In Summary, we are re-zoning the property to attract a viable use to the building, and in connection with that effort, restoring and renovating the historic Tait Firehouse. The project meets the goals of the Town and will provide a major benefit to both the neighborhood and the central business district by adding a compatible use where otherwise we are left with a vacant blighted structure.

A subsequent tenant improvement project application will follow after the appropriate zoning and general plan designation is in place. Please reference the minutes from the Town Council Meeting on August 4, 2020 and that certain Lease Agreement by and between the Town of Los Gatos and Tait Firehouse, LLC for previous Town Council direction and additional details on this effort.

Thank you,

Jim Foley



Tait Firehouse, LLC  
(408) 813-7490

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**Dear Neighbors!** We are reaching out to you to announce an exciting new project nearby at 4 Tait Ave on the corner of Tait Ave and Main St., the location of the historic Firehouse building.

The Town of Los Gatos released a Request for Proposals to restore and reposition two historic properties in Los Gatos, the Firehouse building on Tait Ave and the remaining Forbes Mill Annex on Church St.

Imwalle Properties was awarded the project after meeting the Town's qualifications based on extensive regional real estate and property management experience. Imwalle Properties further enlisted Pennant Properties to assist with the project due to their extensive experience with Town of Los Gatos processes, as well as long standing experience in real estate, property management, and projects in Town. The result is a first-class public private partnership between Imwalle Properties and the Town of Los Gatos with an amazing team assembled to restore the two properties that have been vacant for years and breathe new life back into the buildings. This effort has the full support of the Town Council, and the Town Staff will be assisting in moving the project through its processes.

The team has embarked on the first step of the process, which includes a General Plan amendment and re-zoning of the Firehouse property from residential to commercial. The property has never been zoned properly, as the only residential use that ever existed at the property was ancillary to the Firehouse operation. Due to the proximity of the property to the downtown and based on the Town's vision in the Request for Proposals to reposition the property for commercial use, this is a necessary step to complete before any project can move forward.

You will shortly begin to receive notices from the Town of Los Gatos about the project (the little green postcards you may be familiar with that you receive from time to time). This will occur several times throughout the process and the initial two postcards will announce both the Planning Commission hearing and then the Town Council meeting required to take this project through the initial process.

To date, there are no project level details. After the process described above has been completed, our team, as assisted by the highly reputable Avison Young commercial brokerage team, will be looking for a suitable tenant to locate at the property. Through that process we will identify the required improvements to be made to the building for the prospective Tenant's use. This will be the actual proposed project, and you will again receive notices at that time so



you may provide your feedback. Of course, we are available at any time now and going forward during the course of the process to answer your questions.

The actual improvement project is envisioned to be a typical tenant improvement project at this time. The renovations will be largely to the interior with some restoration efforts to the exterior possible as well, but this is a preservation effort. Our team, including the Town of Los Gatos, wants to preserve the look and feel of the historic Firehouse on that corner, and simply bring the building up to modern standards and provide an opportunity for a business to locate there and make it their home as opposed to continuing the blighted state of the property and any associated ongoing problems such as structural deterioration, pests, vagrants, or otherwise.

When the tenant is identified and a project comes forward for processing, it will be reviewed by Town Staff, Town Council and potentially the Historical Preservation Committee, and Planning Commission depending on the extent of the improvements and use of the property. We want to bring forward the best project possible and are committed to putting forth our best efforts to ensure a smooth approval process through those deciding bodies, along with support from you, our neighbors!

If you have any questions at any time through this process, please contact me, I'm available at any time to discuss the project and also offer to meet at the building and provide a tour and discuss our vision.

**As a part of the process, the Town of Los Gatos would like us to collect feedback from you, so if you would not mind please giving me a quick call or sending a short email acknowledging the project and any comments you may have it would be greatly appreciated.**

Thank you for taking the time to read about our project and thank you in advance for your support!

Jim Foley

A handwritten signature in black ink, appearing to read "Jim Foley".

Principal  
Pennant Properties  
(408) 813-7490  
jimfoley@pennantproperties.com



## Our Team:



### **Don Imwalle Jr., President, Imwalle Properties**

A fourth-generation San Jose native, was born and raised in the Bay Area with a lifetime exposure to retail development through his father's 30 year history. Don is President of Imwalle Properties and its subsidiaries. Over the last dozen years at the helm, he navigated the Great Recession from one opportunity to the next, participated in DTSJ's resurgence and looks forward to opportunities the impact of Covid will present as the landscape shifts.



### **Jim Foley, Principal, Pennant Properties**

Jim is a 4th generation Los Gatan and has been involved in real estate development, brokerage, and property management in Town for over 15 years. Jim has extensive experience with Town of Los Gatos project processing, having managed many projects and opened several businesses in Town, including the ongoing leasing and management of the historic La Cañada building as well as Rootstock Wine Bar. Jim is on the Chamber of Commerce Board of Directors and has volunteered on multiple Town Committees and Commissions.



### **Jason Farwell, Partner, Farwell-Rashkis, LLP**

Jason is a 5<sup>th</sup> generation Los Gatan and is a founding partner of local law firm Farwell-Rashkis. Jason has deep roots in Los Gatos and has conducted business in Town for over 25 years in a variety of capacities including real estate, restaurants, and as a prominent local attorney. He and his family have tremendous experience processing projects and improvements in Los Gatos in connection with several historic properties located in the downtown.



### **Bob Shepard, Senior Vice President, Avison Young**

Bob brings more than 30 years of commercial real estate industry experience to Avison Young. Bob has extensive experience in all facets of real estate and specializes in the leasing and sales of office and R&D buildings in the West Valley, both tenant and landlord representation. the thirty-two years Bob was with Colliers International, he was in the prestigious President's Club every year and he is a member of the Association of Silicon Valley Brokers (ASVB).



**Derek Cuschieri, Associate, Avison Young**

Derek brings 14 years of multifaceted industry experience to Avison Young, with an expertise in a broad range of commercial real estate services. Derek represents and advises clients on both a local and national basis with their office/R&D space requirements. His goal is to develop a comprehensive real estate strategy which includes space planning and programming, market evaluation, financial analysis, lease negotiation and ongoing post transaction support.



**Ben Damon, Associate, Avison Young**

Ben Damon joined Avison Young's Silicon Valley office in May 2019. Ben brings more than four years of Sales and Management experience to the team and is focus on helping Avison Young grow its tenant rep and office leasing presence in the Silicon Valley. Prior to joining Avison Young, Ben worked as a Market Manager for Gallo Sales Company. Ben was recognized as a top sales representative in the district.

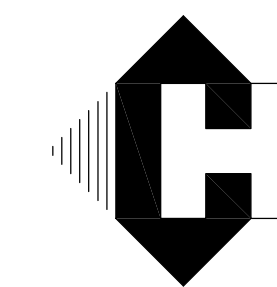
On behalf of the Town of Los Gatos, the Town staff including the Town Manager's office and Town Attorney are available for questions about the project and can be reached at the Town Hall main phone number: (408) 354-6834.

## 4 Tait Ave Outreach Matrix

Address	City	State	Zip	Owner Name	Tenant Name	Response
30 Lyndon Ave	Los Gatos	CA	95030	St. Mary's School attn Monic Hernandez		No questions at this time, generally supportive
219 Bean Ave	Los Gatos	CA	95030	St. Mary's of the Immaculate Conception Parish attn Fr. Rick Rodoni		No questions at this time, generally supportive
15 Lyndon Ave	Los Gatos	CA	95030	Los Gatos Parent Nursery School attn Jessica O'Connor		Supportive. Happy that no additional SF or parking lo tdevelopment. Happy that occupancy will eliminate vagrant and vandalism they have experienced
10 Tait	Los Gatos	CA	95030	Leo H and Donna M Boger (TTE)		
18 Tait	Los Gatos	CA	95030	Jenniver Hayes		
30 Tait	Los Gatos	CA	95030	Alan and Jennifer Liebthal		
5 Tait	Los Gatos	CA	95030	James and Renee Papas		
11 Tait	Los Gatos	CA	95030	Anand and Yuliya Vasudev		
17 Tait	Los Gatos	CA	95030	Gary Filizetti	Joe Crummett	Supportive of the project and any commerical use
21 Tait	Los Gatos	CA	95030	Sylvia Chou		
25 Tait	Los Gatos	CA	95030	Terry and Noelle Schmid		
29 Tait	Los Gatos	CA	95030	Cheryl Carnathan		
33 Tait	Los Gatos	CA	95030	Chris Potter and Lisa Mammel		
35 Tiat	Los Gatos	CA	95030	Steve and Katherine Erickson		
45 Tait	Los Gatos	CA	95030	Leo and Donna Boger		
49 Tait	Los Gatos	CA	95030	Greg and Anna Stowe		
55 Tait	Los Gatos	CA	95030	Alice Miano		
223 W Main A	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main B	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main D	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main E	Los Gatos	CA	95030	Los Gatos Investments, LLC	Casey Connoly	Supportive.
249 W Main	Los Gatos	CA	95030			
251 W Main	Los Gatos	CA	95030	Donald and Mary Gaab		
253 W Main	Los Gatos	CA	95030	Mike and Kim Wasserman		
305 W Main	Los Gatos	CA	95030	Steven and Linda McGrath		Supportive. They are supportive of the project, curious about any potential parking impact.
307 W Main	Los Gatos	CA	95030	Dane and Lori Howard		
309 W Main	Los Gatos	CA	95030			
311 W Mian	Los Gatos	CA	95030	Nora Comee		Supportive. She is excited to see something happen there and especially preserve the building.
315 W Main	Los Gatos	CA	95030	Louis and Leona Del Prete		
321 W Main	Los Gatos	CA	95030	Ed and Nicole Reginelli		
325 W Main	Los Gatos	CA	95030	Elisa Morgan		
300 W Main	Los Gatos	CA	95030	Robert White and Kathleen Battaglia		
310 W Main	Los Gatos	CA	95030	Louis and Marlene Ferrigno		
312 W Main	Los Gatos	CA	95030	Noah and Chelsea Bedard		
12 Bayview	Los Gatos	CA	95030	Reed and Marshall Hornberger		
16 Bayview	Los Gatos	CA	95030	Scott and Catherine Monson		
20 Bayview	Los Gatos	CA	95030	Nick and Paige Goddard		Supports re-zoning and project.
26 Bayview	Los Gatos	CA	95030	Michael Kennedy		
28 Bayview	Los Gatos	CA	95030	Rosalie Gummow		
32 Bayview	Los Gatos	CA	95030	James Dolen		
34 Bayview	Los Gatos	CA	95030	Michael Kaufman		
40 Bayview	Los Gatos	CA	95030	Sally Lucas		
44 Bayview	Los Gatos	CA	95030	David and Ladan Ralston		
52 Bayview	Los Gatos	CA	95030	Frank and Constance Franceschi		
56 Bayview	Los Gatos	CA	95030	DeNapoli	Steve Fisher	
1 Bayview Ct	Los Gatos	CA	95030	Harold and Linda Arnon		
2 Bayview Ct	Los Gatos	CA	95030	Richard Bush		
3 Bayview Ct	Los Gatos	CA	95030	Guilherme and Ferreira Menezes		
4 Bayview Ct	Los Gatos	CA	95030	Stephen Almassy		
5 Bayview Ct	Los Gatos	CA	95030	Bruce and Catherine Farly		
6 Bayview Ct	Los Gatos	CA	95030	Michael and Sherry Andrade		
7 Bayview Ct	Los Gatos	CA	95030	Ashok and Shirani Dhawan		
8 Bayview Ct	Los Gatos	CA	95030	Thomas Grant		
9 Bayview Ct	Los Gatos	CA	95030	Barry and Sylvia Bakner		
10 Bayview Ct	Los Gatos	CA	95030	Brad Raffanti		
11 Bayview Ct	Los Gatos	CA	95030	Doug Dal Cielo		
12 Bayview Ct	Los Gatos	CA	95030	Richard Billig		

## 4 Tait Ave Outreach Matrix

13 Bayview Ct	Los Gatos	CA	95030 Zena Levine
14 Bayview Ct	Los Gatos	CA	95030 Kumiko Vadas
15 Bayview Ct	Los Gatos	CA	95030 Keith Meehan
30 Broadway	Los Gatos	CA	95030 Larry Lenhart and Kim Karloff
42 Broadway	Los Gatos	CA	95030 Gail Randolf
44 Broadway	Los Gatos	CA	95030 New owner
46 Broadway	Los Gatos	CA	95030 Michael and Gillian Verga
48 Broadway	Los Gatos	CA	95030
50 Broadway	Los Gatos	CA	95030 Claire LeClaire
56 Broadway	Los Gatos	CA	95030 Peter Hoffman
62 Broadway	Los Gatos	CA	95030 John and Megan Robson
64 Broadway	Los Gatos	CA	95030 Mark Krag
68 Broadway	Los Gatos	CA	95030 Mike and Kim Wasserman
72 Broadway	Los Gatos	CA	95030 Mike and Kim Wasserman
74 Broadway	Los Gatos	CA	95030 Emela McLaren
78 Broadway	Los Gatos	CA	95030
80 Broadway	Los Gatos	CA	95030 Tufano Los Gatos LLC
84 Broadway	Los Gatos	CA	95030 Paul Biber and Carol Ferro
86 Broadway	Los Gatos	CA	95030 Eric Rollins and Gloria Chen







Cuschieri Horton  
Architects

20 South Santa Cruz Ave.  
Los Gatos, California 95030  
408.371.8200 Fx 408.371.8201

### PROJECT DATA

4 TAIT AVE.  
LOT AREA: 11,763 SQ. FT.  
MAIN BUILDING: 2532 SQ. FT. (GROSS)  
ACCESSORY STRUCTURE: 558 S.F. (GROSS)  
ZONING: R1D  
APN: 510 44 054

### LEGEND

-  EXISTING BUILDING OUTLINE
-  EXISTING SITE FEATURES
-  EXISTING PROPERTY/PLOT LINES
-  PROJECT AREA

### SITE PLAN

PENNANT PROPERTIES  
4 TAIT AVENUE,  
LOS GATOS, CA 95030

### REVISIONS

NO.	ITEM	DATE

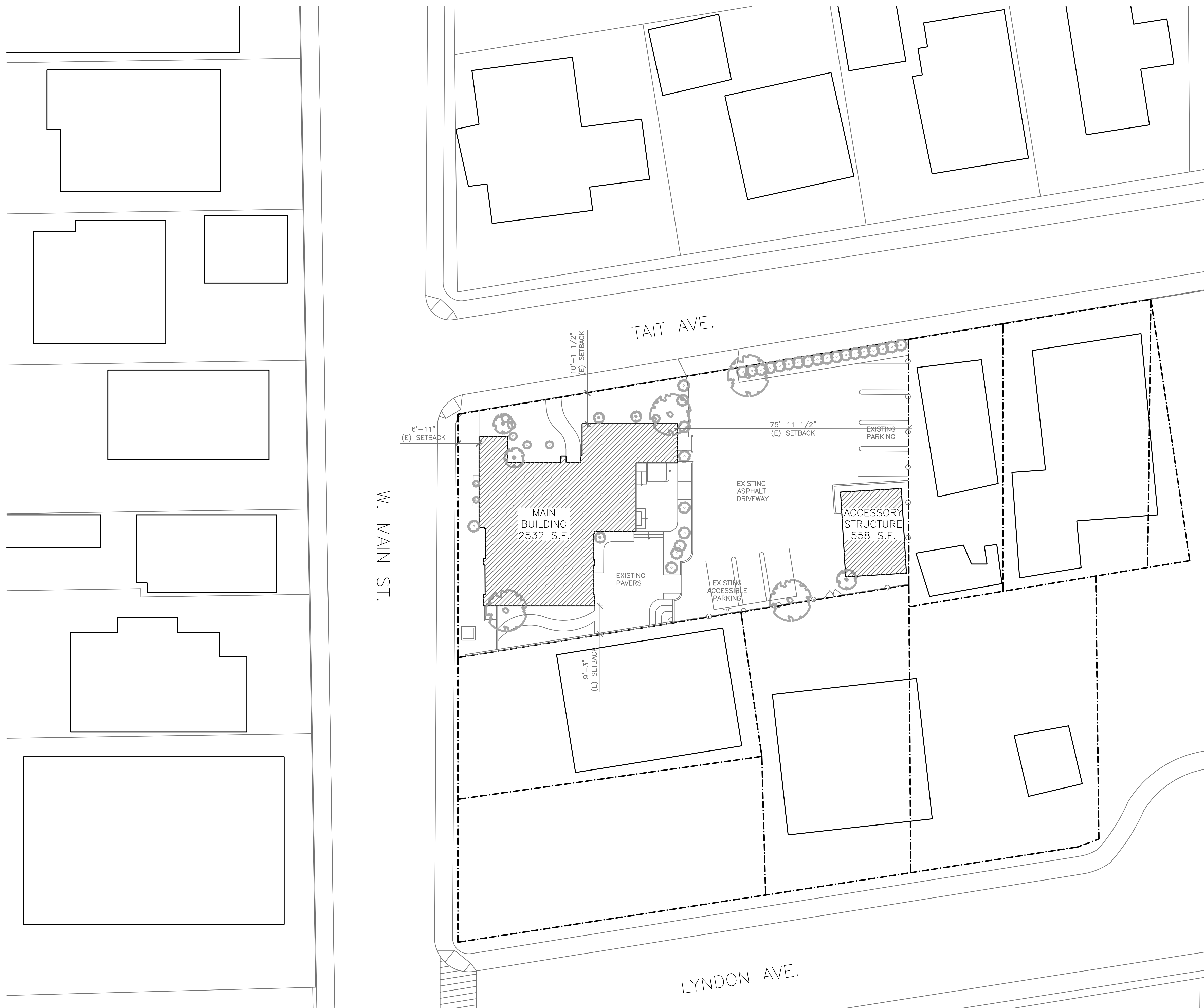
PERMIT #:

SUBMITTAL:

DRAWN BY:	XX
CHECKED BY:	XX
CHA JOB NO:	DATE:
2007	09/28/20

SHEET NO.

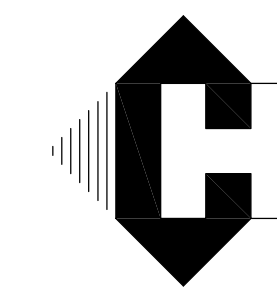
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1 SITE PLAN AND NEIGHBOURHOOD PLAN

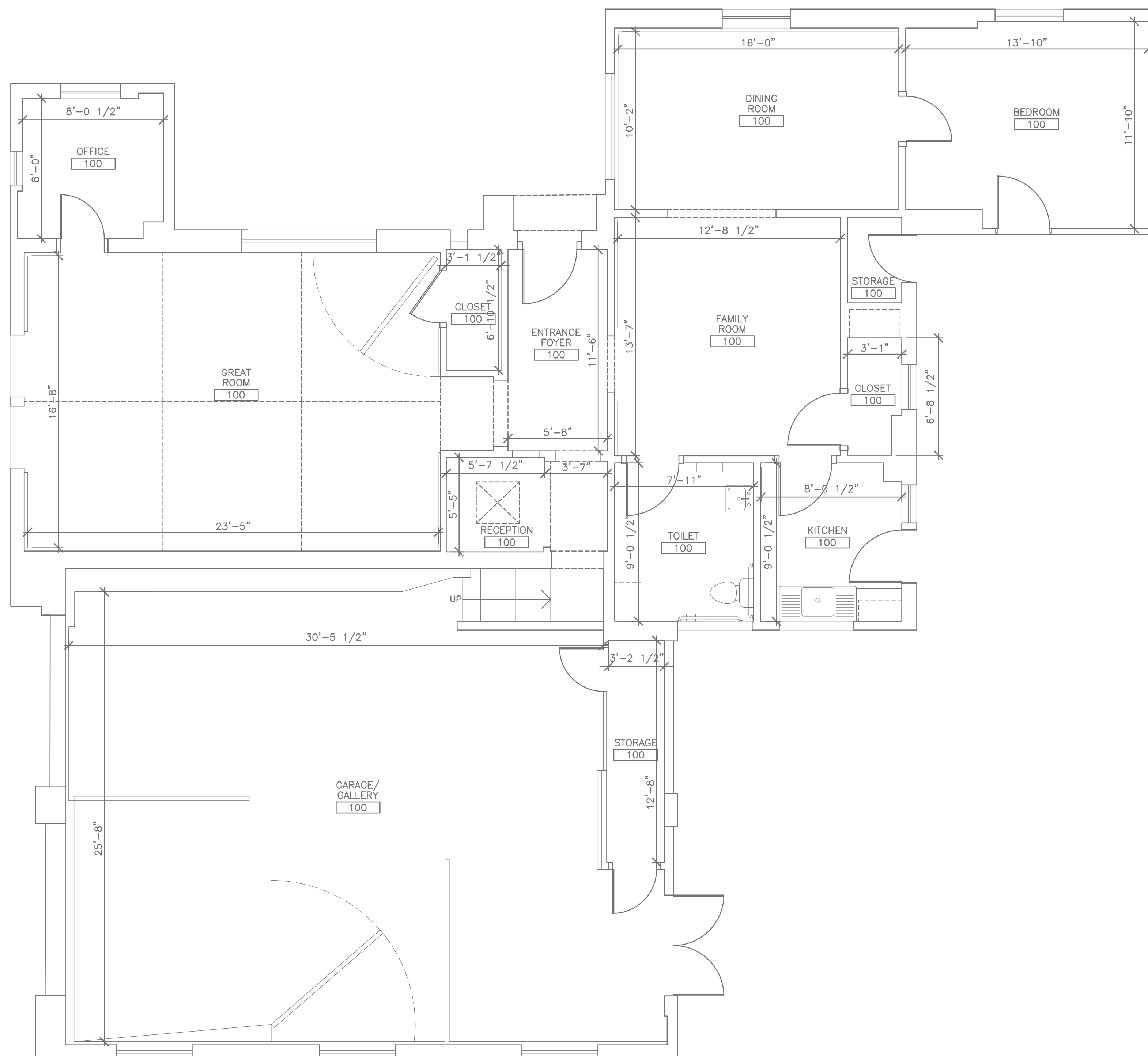
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Cuschieri Horton  
Architects

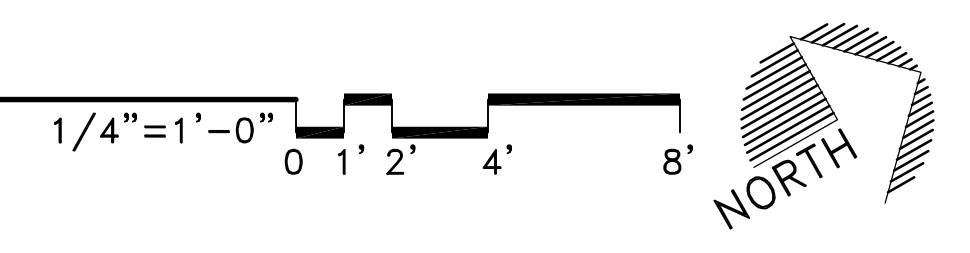
20 South Santa Cruz Ave.  
Los Gatos, California 95030  
408.371.8200 Fx 408.371.8201



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING FURRED WALL
- EXISTING CEILING/ARCH ABOVE

1 EXISTING FLOOR PLAN



EXISTING FLOOR PLAN  
PENNANT PROPERTIES  
4 TAIT AVENUE,  
LOS GATOS, CA 95030

REVISIONS

NO.	ITEM	DATE

PERMIT #:

SUBMITTAL:

DRAWN BY: XX  
CHECKED BY: XX

CHA JOB NO: DATE:  
2007 09/28/20

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