



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/28/2018

ITEM NO: 2

DESK ITEM

DATE: MARCH 28, 2018

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT APPLICATION U-18-004. PROJECT LOCATION:
21 COLLEGE AVENUE. PROPERTY OWNER: SHARI FLICK.
APPLICANT: NICHOLAS DIFU.
REQUESTING APPROVAL FOR A RESTAURANT WITH ALCOHOL SERVICE
(NICK'S RAW BAR) ON PROPERTY ZONED C-2:LHP. APN 529-29-052.

REMARKS:

Exhibit 13 includes additional public comment received between 11:01 a.m. Tuesday, March 27, 2018 and 11:00 a.m. Wednesday, March 28, 2018.

EXHIBITS:

Previously received with March 28, 2018 Staff Report:

1. Location Map (one page)
2. Required Findings for a CUP (two pages)
3. Recommended Conditions of Approval (five pages)
4. Project Description/Letter of Justification, received March 1, 2017 (three pages)
5. Alcoholic Beverage Policy (six pages)
6. Late Night Entertainment Policy (two pages)
7. Outdoor Seating Policy (three pages)
8. Ordinance 2021, Restaurant Use in the Downtown Area (two pages)
9. Site Photos (one page)
10. Public comments received by 11:00 a.m., Friday, March 23, 2018
11. Project Plans

PREPARED BY: SEAN MULLIN, AICP
Associate Planner

Reviewed by: Planning Manager and Community Development Department Director

PAGE 2 OF 2

SUBJECT: 21 COLLEGE AVENUE/U-18-004

DATE: MARCH 28, 2018

Previously received with March 27, 2018 Addendum:

12. Public Comments received between 11:01 a.m. Friday, March 23, 2018 and 11:00 a.m. Tuesday, March 27, 2018

Received with this Desk Item Report:

13. Public Comments received between 11:01 a.m. Tuesday, March 27, 2018 and 11:00 a.m. Wednesday, March 28, 2018

Sean Mullin

From: Cheryl Samios <cheryl.samios@outlook.com>
Sent: Tuesday, March 27, 2018 12:43 PM
To: Sean Mullin
Subject: Nick Difu CUP

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am writing you to offer my support for the approval of the CUP application for Nicks Raw Bar, to be located adjacent to Nicks Next Door.

Nick Difu is the most upstanding, ethical and community inclined person I have ever had the pleasure to know. I have been lucky enough to know Nick for over 30 Years. His business and personal relationships are positively unparalleled. All who have had the good fortune to know and/or work with Nick are better people for it.

Evidence lies in the success of Nicks Next Door, his popularity in the Los Gatos community, Nicks focus on charitable events and community support, and his business philosophy of the "customer comes first".

I only wish I could be at the meeting March 28th to personally express my experience with this outstanding business owner, partner, and friend. Please feel free to contact me personally anytime with questions or for comment.

Warmest Regards,

Cheryl Samios
831-345-6360

Sent from my iPhone

Sean Mullin

From: Edward Atherton <edwarda@DINCO.com>
Sent: Tuesday, March 27, 2018 12:22 PM
To: Sean Mullin
Subject: In support of Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

As a very long time resident of Los Gatos, and home and landowner, I am very much in support of the change in CUP to allow Nick to run the raw bar next to his restaurant. Thank you in advance for your consideration.

Best regards,

Ed Atherton
edwarda@DINCO.com

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) are confidential and may contain privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

Sean Mullin

From: Nick's Next Door <nicksnextdoorevents@gmail.com>
Sent: Tuesday, March 27, 2018 12:44 PM
To: andrew.ferguson@ubs.com
Cc: Sean Mullin
Subject: Re: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your support, very much appreciated!

Nick's Restaurant
www.nicksnextdoor.com
11 College Ave. Los Gatos, CA 95030
408-402-5053

On Mon, Mar 26, 2018 at 6:49 PM, <andrew.ferguson@ubs.com> wrote:

I'd like to send my support for Nicks new restaurant Nicks Raw Bar.

I'm a Los Gatos resident and think this a good plan for four reasons.

- 1) We've removed an entity that promoted smoking, creating the opportunity to improve health in our community.
- 2) Los Gatos does not have a raw bar, this increase our local dining selection, and will lead to more local tax receipts and licensing revenue.
- 3) It will be run by a proven restaurateur with local roots.
- 4) It will create a larger downtown social space reducing congestion in current overuse areas that tend to scare away non local patrons.

Most importantly it gives the town council an opportunity to demonstrate good business acumen, and a decision making process based in logic and thoughtfulness.

Looking forward to hearing about a positive outcome.

Andrew D. Ferguson
Vice President
Advisory and Brokerage Services

UBS Wealth Management Americas

50 West San Fernando Street, 8th Floor
San Jose, CA 95113

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andrew.ferguson@ubs.com Email
www.ubs.com/fa/andrewferguson Url

Please visit our website at <http://financialservicesinc.ubs.com/wealth/E-maildisclaimer.html> for important disclosures and information about our e-mail policies. For your protection, please do not transmit orders or instructions by e-mail or include account numbers, Social Security numbers, credit card numbers, passwords, or other personal information.

Sean Mullin

From: Pleasure Distillery <gus@pleasuredistillery.com>
Sent: Tuesday, March 27, 2018 2:24 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am writing you to offer my support for the approval of the CUP application for Nicks Raw Bar, to be located adjacent to Nicks Next Door.

Nick Difu is the most upstanding, ethical and community inclined person I have ever had the pleasure to know. I have been lucky enough to know Nick for over 30 Years. His business and personal relationships are positively unparalleled. All who have had the good fortune to know and/or work with Nick are better people for it.

Evidence lies in the success of Nicks Next Door, his popularity in the Los Gatos community, Nicks focus on charitable events and community support, and his business philosophy of the "customer comes first".

I only wish I could be at the meeting March 28th to personally express my experience with this outstanding business owner, partner, and friend. Please feel free to contact me personally anytime with questions or for comment.

Warmest Regards,

Constantine Samios
Founder / Lead Distiller
Pleasure Distillery, LLC

PLEASURE DISTILLERY

(web) www.PleasureDistillery.com
(email) gus@PleasureDistillery.com
(tel) 949-940-8828
(cell) 949-416-6450
[Facebook](#)
[Instagram](#)
[Tumblr](#)

Sean Mullin

From: Denis Maynard <denis.maynard@gmail.com>
Sent: Tuesday, March 27, 2018 2:46 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Mullin, happy Tuesday.

As a long time resident of Los Gatos, I wanted to take a moment to share my thoughts on considering Nick's request to open the Raw Bar.

It is a rare occasion that a community can be represented by such a passionate and caring human. Having known Nick for years, he represents our town in a passionate and genuine way. Even as the personality of our town has evolved over the years, Nick never wavers. A rare quality in this day and age.

I hope you are supportive of his request, as we could use more Nick's in this town.

All the best,
Denis

DM...via my not-so-smartphone; please excuse grammar, brevity & typos

Sean Mullin

From: CARYL POZOS <carylpozos@me.com>
Sent: Tuesday, March 27, 2018 2:47 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hi,
I'm a long time Los Gatos resident and just learned of Nick's new proposed venture. As I'm sure you know, Nick's Next Door is a destination restaurant that the City of Los Gatos should be proud of. Not only are the food and service superb but his charitable projects are also applaudable. An expanded footprint of Nick's enterprising efforts would be great for the community!
Caryl Pozos
Los Gatos

Sent from my iPhone

Sean Mullin

From: Kevin Kennedy <kevinmichaelkennedy@gmail.com>
Sent: Tuesday, March 27, 2018 2:49 PM
To: Sean Mullin
Subject: Nick Difu

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

Just wanted to drop a note in favor of Nick Difu opening a Raw bar and gaining an alcohol license for the place next door to his restaurant in Los Gatos. I grew up in Saratoga with Nick but spend and have spent a majority of my time in Los Gatos all over town so love it.

Nick is a true gentleman and takes care of his customers and the town like no other.

Regards
Kevin Kennedy

—
Kevin Kennedy

Sean Mullin

From: Soto, Diane <Diane.Soto@dell.com>
Sent: Tuesday, March 27, 2018 2:52 PM
To: Sean Mullin
Subject: Nicks in Los Gatos

Follow Up Flag: Follow up
Flag Status: Completed

To whom this may concern,

I have been dining at Nicks restaurants for the last 10 years and have been celebrating many special occasions, and business dinners we have taken dozens of family and friends too his establishment, and have always the best of the best. Any opportunity to have Nick start another venture, would be an asset to our town.

Thank you,
Diane Soto
Dell Technologies Global Marketing
Mobile: (408) 234-1783
Email: Diane.soto@dell.com

Sean Mullin

From: leticia <leticia@consolidatedskateboard.com>
Sent: Tuesday, March 27, 2018 3:09 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hi there-

I am writing to you in support of Nick Difu's bar proposition. I have known Nick for about 20-25 years, and have watched all of the endeavors he taken on, come out with great success. And I know this endeavor will be no exception. As I'm sure you know, he brings such great value already to the City of Los Gatos. And as I'm sure you also know, Los Gatos is in dire need of a great go-to bar, and I am 100% confident that Nicky will provide just that.

I am hopeful that you will be in agreement with my sentiments as well!

Respectfully,

Leticia Ruano

Sean Mullin

From: Doris Beccia <dcbec@comcast.net>
Sent: Tuesday, March 27, 2018 3:15 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I'm a volunteer in Los Gatos, and just learned of Nick Difu's proposed opening of Nick's Raw Bar in Los Gatos. Nick's Next Door is a wonderful restaurant that the City of Los Gatos should be proud of, not only for the food and service, but also for Nick's charitable projects. Nick's Raw Bar would be an asset to the Los Gatos community.

Doris Beccia

Sean Mullin

From: Howard King <howieking@sbcglobal.net>
Sent: Tuesday, March 27, 2018 3:16 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I am writing this in support of Nick Nifu's proposal to open NICK'S RAW BAR in place of a smelly cigar lounge. Nick has been a tremendous asset to the Los Gatos culinary scene. He has operated over many years and has proven to be the kind of citizen that Los gatos needs. His addition will be a great asset.

Respectfully,
Carol & Howard King

Sean Mullin

From: Vikki Pachera <vpachera@thepacheragroup.com>
Sent: Tuesday, March 27, 2018 3:26 PM
To: Sean Mullin
Subject: Nick's

Follow Up Flag: Follow up
Flag Status: Completed

Hi, as a 20+ year resident of Los Gatos, and business owner, I am 120% in favor of granting Nick's Next Door the support it needs to open Nick's Raw Bar. Nick's is a family restaurant, he's been a great supporter of the community and runs a world class establishment. We need more like this in Los Gatos. It's a gem. Please grant approval to make this a reality. Thank you.

Vikki Pachera
Mobile: 408.455.6147

www.thepacheragroup.com

Talent is your most valuable asset. The talent for finding it is ours. TM

Sean Mullin

From: Katie Eldridge <katie.eldridge@gmail.com>
Sent: Tuesday, March 27, 2018 3:35 PM
To: Sean Mullin
Subject: In support of Nick's Next Door application

Follow Up Flag: Follow up
Flag Status: Completed

Hello

I just wanted to add my voice in support of Nick's application for a raw bar and liquor license in the current cigar lounge property.

My husband and I are big supporters of Nick's and have followed him from his small restaurant on E Main 8 years or so ago. We have recently enjoyed another wonderful evening at his current restaurant and would be very excited to support his new venture. It's also good for the town of Los Gatos to have a new option and especially for an existing and already successful proprietor to be allowed to expand his business.

Many thanks for your consideration of Nick's application.

Yours faithfully
Kate Eldridge

Sent from my iPhone

Sean Mullin

From: Nicholas Seewer <nseewer@gmail.com>
Sent: Tuesday, March 27, 2018 3:43 PM
To: Sean Mullin
Subject: Nick's Next Door RAW BAR

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it May Concern...

I have known Nick for over 25 years and have followed his career from aspiring line chef to the amazing and extremely successful entrepreneur he is today. Nick's On Main and Nick's Next Door have been strong attractions over the years and I strongly support Nick's next venture in opening up a Raw Bar. This again will be another unique attraction that will attract more patrons into the LG Downtown area.

Nick's professionalism, quality and commitment to offering a welcoming and truly unique dining experience is second to none. I look forward to spending many summer night's on Nick's Patio enjoying oysters and then Nina's Meatloaf...assuming of course I can get a reservation ;)

Nick Seewer

Sean Mullin

From: Sean Pinner <sean.pinner@icloud.com>
Sent: Tuesday, March 27, 2018 3:45 PM
To: Sean Mullin
Subject: Nicks raw bar

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission,

I urge you to support Nick is his venture to expand on the food/drink scene in Los Gatos. Having known Nick for the last 15 years, I can tell you he is exactly the type of owner we want in our town.

Thanks,
Sean Pinner

Sean Mullin

From: David Morgan <dmskyline@gmail.com>
Sent: Tuesday, March 27, 2018 3:54 PM
To: Sean Mullin
Subject: Nick's Next Door / Nick's Raw Bar - use of cigar lounge

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am writing in support of Nick's Next Door proposed Nick's Raw Bar in the cigar lounge building and their need to amend a conditional use permit to make it work. We need our community leaders to work hand in hand with property owners and tenants on collective projects that further enhance our town. This is one of those projects to lead! We hope you and town leaders share this vision and grant Nick and his landlord the necessary changes to move this project forward.

Regards,

David Morgan

Los Gatos resident

Sean Mullin

From: Bob Christiansen <cricket@valleyoil.com>
Sent: Tuesday, March 27, 2018 4:21 PM
To: Sean Mullin
Subject: Nick's Raw Bar - support

Follow Up Flag: Follow up
Flag Status: Completed

I support Nick Difu to open Nick's Raw Bar. I believe it would be a good asset to have this in Los Gatos. Nick does things right when he gets involved. I support him and hope that you do too. Thank you, Bob Christiansen, president, Valley Oil Co.

Thanks,

Bob Christiansen



Valley Oil Company
785 Yuba Dr.
Mtn. View, CA 94041
(650) 967-2253
cricket@valleyoil.com
www.valleyoil.com

Sean Mullin

From: Gary Sullivan <gary.j.sullivan@gmail.com>
Sent: Tuesday, March 27, 2018 4:23 PM
To: Sean Mullin
Cc: garyjsullivan@gmail.com
Subject: nicks raw bar

I completely support proposed Nicks raw bar going into the cigar shop space.
Thanks for your consideration and regards, Gary Sullivan

Sean Mullin

From: Mary Aumack <maryaumack@gmail.com>
Sent: Tuesday, March 27, 2018 4:36 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am writing in support of Nick's Raw Bar. I have strongly felt that a cigar lounge had no place where families walk. There was no way to get away from the smell, which Nick dealt with amiably all along.

Nick's is a gem in downtown LG. We were original investors when it was Tapestry. The quality now is significantly better. Also, Nick is generous with lots of fundraisers in town.

This would be a logical extension of the space, and we are strongly in support.

thank you,
Mary Aumack

Sean Mullin

From: Jenny Gifford <jengifford@att.net>
Sent: Tuesday, March 27, 2018 5:01 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am a 30+ year resident of Los Gatos and appreciate how well the Town is run. I believe there is a place for a restaurant like Nick's Raw Bar. I have known Nick Difu for 20+ years and he is the kind of business Los Gatos wants and should support. Nick not only runs a quality restaurant, but is extremely supportive of so many Los Gatos organizations, including LGEF, New Millennium Foundation, Art Docents of Los Gatos and many others.

A restaurant like Nick's Raw Bar is something Los Gatos does not currently have and will bring more people into Los Gatos.

I hope you will lift the Conditional Use permit at the Cigar Lounge site and allow the establishment of another quality Los Gatos destination restaurant.

Thank you,
Jenny Gifford
Community Volunteer
(Blossom Hill School, Fisher Middle, LGHS, LGHS New Millennium Foundation)

Sean Mullin

From: Greg Perrucci, Winemaker <greg@perruccifamily.com>
Sent: Tuesday, March 27, 2018 5:23 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Sean,

Just a note of support to Nick Difu in his application to open Nick's Raw Bar on College Ave. I'm sure there is no need to remind those in the town government what a model business owner Nick has been. His support and dedication to the people of the town of Los Gatos is beyond compare. Without a doubt, his new endeavor will be no different. I implore the town planners recommend that he be given the appropriate permits and zoning he needs to ensure another successful venture.

Thank you,
Greg Perrucci
Partner/Winemaker, Perrucci Family Vineyard
Los Gatos, California

Sean Mullin

From: Amanda Jacobs <amanda@jacobs.tv>
Sent: Tuesday, March 27, 2018 5:37 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Nick's Next Door is my favorite restaurant for miles. The food is great as is the service. An there's outdoor dining - a rare commodity in our town. I would love to see another venture of his open up in town and fully support his idea for a raw bar. It'll make a great addition to our lovely downtown!
Amanda Jacobs

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Sean Mullin

From: Frank Sunseri <ftsunseri@icloud.com>
Sent: Tuesday, March 27, 2018 5:40 PM
To: Sean Mullin
Subject: Nick's Next Door proposed raw bar.

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Mullin,

I am mailing you in regards the proposed Raw Bar that would be directly behind the existing Nick's Next Door. Having been a frequent patron of Nick's I can attest to the professionalism that his business practices and sand staff display. The meals prepared are of the highest standards and flavor.

It is my belief that the same would be true of the proposed raw bar being considered. I hope that you feel the same way and give it your positive consideration.

Thank you for you time and and courteousness.

Best Regard,
Frank Sunseri

Sent from my iPhone

Sean Mullin

From: Shannon Wagner <shannon@thedavidlewisgroup.com>
Sent: Tuesday, March 27, 2018 5:42 PM
To: Sean Mullin
Subject: We support Change of Use Permit to replace Cigar Club with Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

To: Sean Mullin, Los Gatos Town Planner, Community Development Dept.:

We are 25 year Los Gatos residents writing to express our support for a Change of Use Permit to replace the Cigar Club with Nick's Raw Bar at 21 College Avenue, Los Gatos (in the Soda Works Plaza). Nick's Raw Bar would be a welcome addition to the town's restaurant choices as its menu offering of light, healthy, raw food is unlike anything already offered in town. Additionally, this would bring an up-to-date restaurant trend to town, keeping the town current and attractive to residents and visitors. We are impressed by the personable, well-run business that Nick's Next Door is and appreciate not only the business that Nick's reputation draws into Los Gatos, but all of the support that Nick Difu provides to the town through his fundraising events and beyond. We believe that The Raw Bar would be a well-received asset to the town and we support the Change of Use Permit to make it happen.

Dave & Shannon Wagner
15788 Izorah Way
Los Gatos, Ca 95032

Shannon Wagner
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CalBRE # 01998695

CLICK BELOW TO MEET OUR TEAM!



Sean Mullin

From: Michael@urbantreemanagement.com
Sent: Tuesday, March 27, 2018 5:50 PM
To: Sean Mullin
Subject: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I am in total support of Nicks endeavors always. He is an asset to our community and we need more of anything he produces.

Michael P. Young
Certified Arborist #623

<https://na01.safelinks.protection.outlook.com/?url=www.urbantreemanagement.com&data=01%7C01%7Csmullin%40osgatosca.gov%7C6cd6a130188242ee51d608d59445da12%7C6d38cb6747eb4d139e7c523cd7cceed5%7C1&sdata=vuVSeKEDV9CIZcLUgQxn23YHcFZlnWZx6zn4RDgvdWc%3D&reserved=0>
650-321-0202

mobile-misspellings...

Sean Mullin

From: Shoreh Phillips <shoreh1h@gmail.com>
Sent: Tuesday, March 27, 2018 6:22 PM
To: Sean Mullin
Subject: Letter of support for Nick's Raw bar @ 21 College Ave.

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr. Sean Mullin

We wholeheartedly support this change of use for this site from retail to restaurant located at 21 College Avenue, Los Gatos. Everyone eats and drinks Very few smoke cigars. A new high end bar/restaurant will energize the location and attract far more people than another retail or smoke shop use.

Best
Shoreh and Jay Phillips

Sean Mullin

From: Marlene Mattoon <mmattoon4@gmail.com>
Sent: Tuesday, March 27, 2018 6:44 PM
To: Sean Mullin
Subject: Nick's Next Door

Follow Up Flag: Follow up
Flag Status: Completed

Nick's Next Door is a wonderful restaurant. Every year Nick's raises money to help disadvantage children. Los Gatos should be proud to have his restaurant and such a wonderful person who helps the community.

I would be pleased to have Nick open up Nick's Raw Bar by his other restaurant.
thank you,
Marlene Mattoon

Sean Mullin

From: Janet Bernstein <jcpickle104@hotmail.com>
Sent: Tuesday, March 27, 2018 6:45 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I support Nick's plan to open a raw bar next to Nick's Next Door. It will be a beneficial addition to Los Gatos.

Janet Bernstein
104 Los Patios
Los Gatos

Sean Mullin

From: Vicky Clark <clarkviktorija@gmail.com>
Sent: Tuesday, March 27, 2018 6:51 PM
To: Sean Mullin
Subject: NicksNext Door

Follow Up Flag: Follow up
Flag Status: Completed

Dear Los Gatos Member:

As a Monte Sereno citizen since 1985 my husband and I have seen restaurants come and go. Our favorite restaurant in town has been Nicks Next Door since it opened. Not only do we receive the best food and service, Nicks represents the best of Los Gatos.

I love seeing my neighbors there and catching up on Nick. He not only is a fabulous chef and restaurantur but, a true humanitarian. As a volunteer at The Butter Paddle I have seen first hand how Nick opens his door for our charity events. To expand his restaurant would be a great advantage to the city and people of Los Gatos.

Viktorija and Richard Clark
Monte Sereno

Sean Mullin

From: Dale Bates <bobanddalebates@sbcglobal.net>
Sent: Tuesday, March 27, 2018 7:09 PM
To: Sean Mullin
Subject: Nicks

Follow Up Flag: Follow up
Flag Status: Completed

Support Nicks plan for a new Raw Bar. He is great for our community, and does wonderful things for Uplift, EMQ Auxillary and others. Dale Bates, member of EM Q Auxillary.

Sent from my iPad

Sean Mullin

From: Donna <oatmandm@yahoo.com>
Sent: Tuesday, March 27, 2018 7:58 PM
To: Sean Mullin
Subject: Nick's

Follow Up Flag: Follow up
Flag Status: Completed

Love having his great food and atmosphere in LG if he does it people always come!!
Donna Oatman

Sent from my iPhone

Sean Mullin

From: Cynthia Lee <cynannlee@icloud.com>
Sent: Tuesday, March 27, 2018 7:28 PM
To: Sean Mullin
Subject: Nicks raw bar

Follow Up Flag: Follow up
Flag Status: Completed

I think Nick's Raw Bar will be a wonderful addition to Los Gatos.

Cynthia Lee, from the Butter Paddle

Sent from my iPad

Sean Mullin

From: Pat Newton <pnewton2959@gmail.com>
Sent: Tuesday, March 27, 2018 8:13 PM
To: Sean Mullin
Subject: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I completely support Nicks Next Door opening up a raw bar in the cigar store space. Nicks brings a lot of business to downtown Los Gatos and Nicks Raw Bar will bring even more business. Don't miss this opportunity to add a great new establishment to the downtown scene.

Best Regards,
Pat Newton

Sent from my iPad

Sean Mullin

From: Helen Owen <ehowen@comcast.net>
Sent: Tuesday, March 27, 2018 8:33 PM
To: Sean Mullin
Subject: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Sean,

My husband and I have known Nick and his family since birth. We have followed Nick through his restaurant career and are so proud of his commitment since opening Nick's Next Door. Nick is committed to fabulous food , spirits , service and community .

We hope the Planning Commission will approve to modify the conditional use permit.

Helen Marchese Owen
Eddie Owen
14540 Clearview Dr.
Los Gatos 95032
Office
270 East Main Street
Los Gatos 95032

Sean Mullin

From: Matt Bradbury <mattbradders@yahoo.co.uk>
Sent: Tuesday, March 27, 2018 8:53 PM
To: Sean Mullin
Subject: Nicks Raw Bar in LG

Follow Up Flag: Follow up
Flag Status: Completed

Los Gatos Planning Commission,

I would like to express my support for the requested change of use permit that would allow Nick's Next Door to open a Raw Bar at the cigar shop location. I think it would be a fantastic addition to our town.

Thanks

Matt Bradbury
16093 Redwood lodge Rd
Los Gatos
CA
95033

Sent from my iPhone

Sean Mullin

From: Steve Cali <steve_cali@mindspring.com>
Sent: Tuesday, March 27, 2018 9:03 PM
To: Sean Mullin
Subject: Nick's on Main

Follow Up Flag: Follow up
Flag Status: Completed

I understand Nick's Next Door is looking to change the conditional use for the smoke shop next door to Nick's. As you may be aware Nick's is one of the biggest assets for downtown Los Gatos, Nick's is a place we go to to see Nick enjoy his food and see old friends. By changing the conditional use to allow Nick to operate a separate entity that would compliment his current entity would enhance this property to what it should be...a place to come and enjoy this gorgeous property.

I hope you consider this conditional use change for the residents and non residents that would love to experience this type of improvement to this property.

Steve Cali
110 Kennedy Court
Los Gatos, CA 95032

Sean Mullin

From: Rita Matthews <fourwinn156@hotmail.com>
Sent: Tuesday, March 27, 2018 9:17 PM
To: Sean Mullin
Subject: Supporting Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Dear LG Planning Commission;

As a 35 year resident of Los Gatos and a member of the EMQ Auxiliary that operates The Butter Paddle store in Los Gatos, I can speak to the importance of high quality restaurants with community oriented ownership in a thriving town like Los Gatos.

Nick's Next Door is not only a culinary focal point and a popular gathering spot in town, it is the kind of business that unites a community and gives back in community service. In the last few years, Nick has opened the restaurant as a fundraiser for at-risk children who are served by the EMQ Auxiliary and Uplift Family Services. Nick has even allowed some of these kids to participate in the evening's events to encourage young dreams and aspirations. Nick's donation of food and services has netted thousands of dollars in support of programs that support local children and families in crisis.

I strongly support the expansion of Nick's Next Door to open Nick's Raw Bar with a full liquor license in the cigar shop location. The growth of this local gem is a "win-win" for the restaurant AND the community.

Rita Matthews
208 Caldwell Avenue
Los Gatos, CA 95032

Sent from [Outlook](#)

Sean Mullin

From: Laurie <laurie@zicovich.com>
Sent: Tuesday, March 27, 2018 9:20 PM
To: Sean Mullin
Subject: CUP for Nick's Next Door

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Mullin

My husband David Zicovich and I are in support of a change of use permit for Nick's Next Door to replace the Cigar Club located at 21 College Avenue in Los Gatos. It would be nice to have another fine restaurant by Nick Difu instead of the smell of cigar smoke next to his current Nick's Next Door restaurant.

Thank you
Laurie & David Zicovich
142 Massol Ave
Los Gatos

Sean Mullin

From: Chuck Noe <chuck.noe@gmail.com>
Sent: Tuesday, March 27, 2018 9:25 PM
To: Sean Mullin
Subject: I support Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Hello LG Planning,

I wholeheartedly support Nick Dufu and his plan to open Nick's Raw Bar. I have known Nick for 15 years and we used to be neighbors. He is an asset to the Los Gatos business community and Nick's Next Door is certainly one of this town's finest eating establishments.

Thanks,
Chuck

Sean Mullin

From: Gail Arvay <gailarvay@comcast.net>
Sent: Tuesday, March 27, 2018 9:34 PM
To: Sean Mullin

Follow Up Flag: Follow up
Flag Status: Completed

Nick's restaurant it was of the best things Los Gatos has going for an eatery and place to have fun. Anything

that Nick touches has an A+ idea behind it. I fully give my support to his new bar idea next door in them cigar shop area.

Sean Mullin

From: Matthew Swenson <matthew@apr.com>
Sent: Tuesday, March 27, 2018 10:01 PM
To: Sean Mullin
Subject: Nicks raw bar

Follow Up Flag: Follow up
Flag Status: Completed

I am very excited for the expansion of another Nick Difu restaurant in town. As a resident, I love his food and how he runs his place. I also appreciate how he gives back to the community. I appreciate your support to help Nick with his next venture.

Matthew Swenson
Alain Pinel Realtors
408-655-9398
Sent from my iPhone

Sean Mullin

From: Eiko Johnson <eikoj@earthlink.net>
Sent: Tuesday, March 27, 2018 10:04 PM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

My husband and I just had a dinner tonight at Nick's for my husband's Birthday. We always love Nick's place and would love to see him open his Raw Bar. He is a great guy for the community of Los Gatos.
Eiko Johnson, Monte Sereno

Sean Mullin

From: Mindy Wellington <wellingtonfamily@verizon.net>
Sent: Tuesday, March 27, 2018 10:35 PM
To: Sean Mullin
Subject: Nick's raw bar

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it may concern,

I fully support the opening of Nick's Raw Bar in place of the cigar lounge. More local gathering spots, with outdoor seating, are greatly needed in LG. We have very few unique, non-chain, restaurants. Nick is a proven success in Los Gatos, and will no doubt bring a new and interesting twist with this establishment.

Thank you for your consideration,
Melinda Wellington

Sean Mullin

From: Kelli Hodge <kellihodge@icloud.com>
Sent: Tuesday, March 27, 2018 10:35 PM
To: Sean Mullin
Subject: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Good evening,

I wanted to extend my support for Nick to expand and open a new business. He has proven to be a successful restaurant owner and contributor to the community. I hope to we can help him fulfill his goal, one we can all benefit from.

Kelli Hodge

Sean Mullin

From: Larry <larrypj@earthlink.net>
Sent: Tuesday, March 27, 2018 10:39 PM
To: Sean Mullin
Subject: Nicks Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

My wife and I celebrated my 75th birthday at Nicks tonight. We live in Monte Sereno and often dine at Nicks because of his quality of food and customer service. He is also a generous supporter of local charities. I can't think of a better use and proprietor for the location than Nicks Raw Bar.

Larry Johnson
Monte Sereno

Sent from my iPad

Sean Mullin

From: Scott Canali <scottcan2@mac.com>
Sent: Wednesday, March 28, 2018 6:51 AM
To: Sean Mullin; Planning
Subject: Neighbor support for Nick's Raw Bar (S-17-047)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission and Sean,

As an immediate neighbor of Nick's Next Door, I'm writing to urge you to approve Nick's Raw Bar (Application S-17-047).

I live directly across College Avenue from Nick's Next Door and the current Los Gatos Cigar Club (which - with your approval - will instead become Nick's Raw Bar).

I directly face both establishments.

Nick's Next Door is an outstanding restaurant and an outstanding neighbor.

Nick Difu is constantly on top of every detail, making sure his customers receive outstanding food and service.

The mix of customers Nick's Next Door attracts is exactly what downtown Los Gatos - and especially E. Main Street - needs, and Nick's Raw Bar will be an outstanding addition.

The Los Gatos Cigar Club often hosts events that include members sitting on the patio (almost directly below me) and frequently watching (and reacting to) sporting events on TV. Yet even with much outdoor activity, the sound and activity level is very appropriate (more than acceptable for the mixed use neighborhood they're located in), and would continue to be with Nick's Raw Bar (because it already is with Nick's Next Door).

Importantly, Nick Difu builds relationships. Most of his staff at Nick's Next Door has been with him for many years, and together they are well known and much loved by customers and neighbors. In approving the application for Nick's Raw Bar, Los Gatos is showing confidence in a current Los Gatos business owner who has proven over many years he deserves it and will continue to do Los Gatos proud.

I can't think of a better use of 21 College Avenue than Nick's Raw Bar - and urge your approval!

Thanks very much,

- Scott

Scott Canali
Director, Los Gatos Music in the Park
20 E. Main Street #38
Los Gatos, CA 95030
scottcan2@mac.com

Sean Mullin

From: Brad Boardman <brad@morgancenter.org>
Sent: Wednesday, March 28, 2018 7:56 AM
To: Sean Mullin
Subject: Nick's Raw Bar Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sean- I hope I have your name correct (I only received an email address to write). I am writing in support of Nick Difu and his proposal to open a bar next to his amazing restaurant. I am sure you know all this but here goes.... Nick is an amazing man. If you have been to his restaurant you know that it is truly a jewel in Los Gatos. The food, the atmosphere but most of all his attention to his patrons and staff truly set it apart from other restaurants. Nick is also a great supporter of the community. He has volunteered his time, staff and food for 5 years running to support the work of Morgan Autism Center. I hope Los Gatos will see that Nick makes a point of making his business the betterment of the community around him. Thanks so much for considering this proposal. -brad

Brad Boardman
Executive Director
Morgan Autism Center
950 St. Elizabeth Drive
San Jose, CA 95126
(408) 241-8161

A nonprofit organization for children and adults with autism spectrum disorders

Sean Mullin

From: Kevin Holbrook <kdholbrook@comcast.net>
Sent: Wednesday, March 28, 2018 8:25 AM
To: Sean Mullin
Subject: Nicks raw bar support

Follow Up Flag: Follow up
Flag Status: Completed

Hi
Just wanted to send a quick email supporting Nicks next venture. He's done great things for the community so far. This should not be an exception. Currently there is no restaurant of this type in the town so it would be an incremental addition to the offering.
I hope this email is heard and helps Nick gain approvals required to move forward.
Regards
Kevin Holbrook

Sean Mullin

From: Andy Roberts <andy_roberts@sbcglobal.net>
Sent: Wednesday, March 28, 2018 8:41 AM
To: Sean Mullin
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

I have been a huge fan of Nick's for many many years. He is a great business owner and an icon in the Los Gatos restaurant scene. The addition of a new restaurant by him would be a great thing! I am a small business owner in Saratoga and customers ask all the time where to eat, depending upon what kind of food they are looking for many times I send them to Nick's. The addition of a Raw Bar is something that there is not anything like that in the area and I think that next door to Nick's would be a perfect spot.

Sincerely,

Ruthe Roberts

Ruthe Roberts Wine Collective
14510 Big Basin Way #10
Saratoga, CA 95070

Sean Mullin

From: Len Maynard <lenmaynard@gmail.com>
Sent: Wednesday, March 28, 2018 9:31 AM
To: Sean Mullin
Subject: Support for Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

As long time residents here in Los Gatos, our family has the utmost support and appreciation for the high level of culinary experiences Nick Difu brings to our town. We have seen many restaurants come and go in our time here, but Nick runs a consistently high quality and always busy place to dine, celebrate and enjoy LG life. Any new venture that he wants to bring will certainly be successful and most importantly - **consistently** successful.

I would like to say i highly support Nick's Raw Bar as the next part of his culinary success and our next great place to dine.

Sincerely,

Len Maynard
19392 Bainter Avenue
Los Gatos, CA 95030
949-521-1242

Sean Mullin

From: Erin O'Doherty <erin.odoherty4@gmail.com>
Sent: Wednesday, March 28, 2018 9:37 AM
To: Sean Mullin
Subject: Fwd: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

>
> Hello,
>
> We wanted to express our support for Nick's Raw Bar. As we know, it is getting more and more difficult to maintain locally owned businesses and downtown is losing its character as it makes way for chain businesses that make our town look like any other strip mall.
> Nick's raw bar is a great idea and one we can all support.
> Thank you
> Erin O'Doherty
> Charlie Eldredge
> Selena Young
>
>
> Sent from my iPhone

Sean Mullin

From: maggie leach <maggie.leach@gmail.com>
Sent: Wednesday, March 28, 2018 9:42 AM
To: Sean Mullin
Subject: Nick's

Follow Up Flag: Follow up
Flag Status: Completed

I live in Los Gatos, love Nicks and support his raw bar. Maggie

Sean Mullin

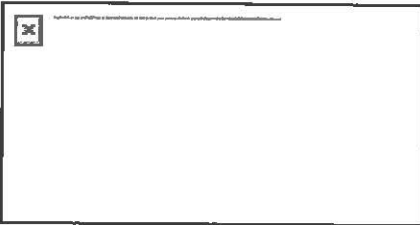
From: Kevin Story <story@serenogroup.com>
Sent: Wednesday, March 28, 2018 9:48 AM
To: Sean Mullin
Subject: Nick Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Please allow Nick Difu the ability to change the conditional use permit for his new restaurant idea, Nicks Raw Bar!!!

Thank you,
Kevin

Kevin Story
REALTOR®



(408) 218-5678
story@serenogroup.com
www.serenogroup.com
CalBRE # 02039576

Home is Where Your Story Begins!

Sean Mullin

From: Goddard, Nick (SJC) <Nick.Goddard@colliers.com>
Sent: Wednesday, March 28, 2018 10:03 AM
To: Sean Mullin
Cc: Monica Renn
Subject: Nick's Raw Bar

Follow Up Flag: Follow up
Flag Status: Completed

Sean, I want to drop a line in support of the proposed raw bar adjacent to Nick's Next Door. As is well documented, Downtown is hemorrhaging strong tenants which are sorely needed to get us back to the same dynamics of the 90's with a strong late night dining scene.

Nick has been a great supporter of downtown, has an enormous following from across the country and this expansion of his offerings will only bring increased traffic to the downtown that can be shared amongst all of the other merchants. The histrionics that were played out during the expansion of Guardino's and the opening of the Lexington House give pause to any other operator considering Downtown which is no good for anyone.

Regards

Nick Goddard, CCIM MRICS

Vice President

CA License No. 01164466

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nick.goddard@colliers.com | Add as Contact

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