



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION STAFF REPORT**  
**Meeting Date: June 10, 2015**

**ITEM NO: 2**

PREPARED BY: Jocelyn G. Puga, Assistant Planner  
[jpuga@losgatosca.gov](mailto:jpuga@losgatosca.gov)

APPLICATION NO: Conditional Use Permit Application U-15-001

LOCATION: **657 University Avenue** (just south of the northwest corner of Blossom Hill Road and University Avenue)

APPLICANT/  
CONTACT PERSON: Gary Nishita

PROPERTY OWNER: Edward L. Rhodas

APPLICATION SUMMARY: Requesting approval of a Conditional Use Permit for an auto body repair and paint shop business on property zoned LM. APN 529-10-083.

DEEMED COMPLETE: May 6, 2015  
FINAL DATE TO TAKE ACTION: November 6, 2015

RECOMMENDATION: Approval, subject to conditions.

PROJECT DATA:

General Plan Designation:	Service Commercial
Zoning Designation:	Commercial Industrial, LM
Applicable Plans & Standards:	General Plan
Parcel Size:	0.17 acres
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Commercial	Service Commercial	LM
East	Commercial	Service Commercial	LM
South	Commercial	Service Commercial	LM
West	Commercial	Neighborhood Commercial	C-1

CEQA: The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

- FINDINGS:
- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorically Exempt, Section 15301: Existing Facilities.
  - As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION: The decision of the Planning Commission is final unless appealed within ten days.

- EXHIBITS:
1. Location Map
  2. Findings
  3. Recommended Conditions of Approval
  4. Description of the Business, received May 6, 2015 (two pages)
  5. Letter of Justification, received April 8, 2015 (two pages)
  6. Development Plans, received May 13, 2015 (two pages)

#### BACKGROUND:

The proposed project would occupy a vacant space in an existing commercial building. The subject building is currently divided into two spaces, with an existing auto repair business, Pan American Collision Center with frontage on Industrial Way and the proposed Bi-City Paint & Body to occupy the space with frontage on University Avenue.

In 1977, the Town Council adopted an ordinance that required all new auto body shops to obtain a Conditional Use Permit (CUP). All pre-existing auto body shops were categorized as nonconforming and given a 20-year amortization period to obtain a CUP. The Planning Commission approved a CUP for an auto body repair and service shop at 657 Industrial Way. No CUP was approved for the tenant space on 657 University Avenue. The former use of the tenant space prior to Bi-City Paint & Body was a contractor's office and warehouse.

#### PROJECT DESCRIPTION:

##### A. Conditional Use Permit

The applicant is requesting approval to operate an auto body repair and paint shop. The maximum hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Sunday. The applicant provided a description of the business (Exhibit 4) and letter of justification (Exhibit 5) describing the proposal.

When reviewing a (CUP), the deciding body should consider the information in the applicant's business plan; however, the key consideration should be the explicit proposed use since the business plan can change from owner to owner. The explicit use may be, and is

often, defined in the recommended conditions of approval as a “use” condition. The CUP runs with the land, and the deciding body should review applications based on the explicit use as opposed to the applicant or the applicant’s business plan.

B. Location and Surrounding Neighborhood

The project site is located just south of the northwest corner of University Avenue and Blossom Hill Road (Exhibit 1). The property is adjacent to office uses to the east. Auto repair uses are located to the north and south. Neighborhood commercial uses are located to the west.

C. Zoning Compliance

The zoning designation allows vehicle body repair and painting, subject to the approval of a Conditional Use Permit.

ANALYSIS:

A. Project Summary

The project would use a vacant 3,015-square foot commercial space within an existing commercial building for an auto body and paint shop (Bi-City Paint & Body). The former use of the existing commercial building was for a contractor’s office and construction warehouse. The project would not result in an increase of average daily trips (ADT) or peak hour trips. There are no proposals by the applicant for any interior improvements to the commercial space.

All work associated with the auto repair and paint shop would occur within the tenant space. A 10-foot by 8-foot portable paint booth would be stored in the northwest area of the building where storage is proposed. Vehicles currently stored in the direct vicinity of the painting would be covered by automotive plastic sheeting to protect from any possible overspray.

B. Parking

The existing commercial space has no outdoor surface parking. All proposed parking spaces would be located inside the commercial space. The proposed parking spaces would be marked with paint to identify where customers may park their vehicle. The proposed use requires one parking space for each employee (1) and two spaces for the proposed working bay (1), for a total of three required parking spaces (see Sheet A1.1 of Exhibit 6).

C. Conditional Use Permit Findings

In order to grant approval of a Conditional Use Permit, the deciding body must make the following findings:

- (1) The proposed use of the property is essential or desirable to the public convenience or welfare; and
- (2) The proposed use would not impair the integrity and character of the zone; and
- (3) The proposed use would not be detrimental to public health, safety or general welfare; and
- (4) The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regards to the first finding, the proposed use is desirable to public convenience in that it provides an auto repair and paint service to Los Gatos residents. As required by finding two, the proposed use would not impair the integrity of the zone, in that the proposed use is a commercial service use and would be located in a commercial zone. In regards to the third finding, the use would not be detrimental to public health, safety or general welfare, and the conditions regarding the operating hours, accessibility of parking spaces, number of employees, and the number of working bays placed on the permit would maintain the welfare of the community. In regards to the final finding, the proposed use is in harmony with the General Plan and Town Code.

D. General Plan

The goals and policies of the 2020 General Plan applicable to this project include but are not limited to:

- Policy LU-9.3 – Encourage the development and retention of locally owned stores and shops.
- Policy LU-9.6 – Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.
- Policy LU-10.2 Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown. These include:
  - a. The pedestrian scale and orientation of the Central Business District.
  - b. The neighborhood-serving commercial land use pattern of areas north of Saratoga Avenue to Blossom Hill Road.
  - c. The mixed use commercial activities along Santa Cruz Avenue and the service commercial activities along University Avenue between Andrews Street and Blossom Hill Road.

E. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

PUBLIC COMMENTS:

At this time, the Town has not received any public comment.

CONCLUSION AND RECOMMENDATION:

A. Conclusion

Staff has recommended conditions of approval regarding the maximum number of employees, accessibility of parking spaces, number of working bays, and operating hours. There would be no traffic or parking impacts as a result of this project. The proposed use would provide an auto service for the residents of Los Gatos. The proposed use is in conformance with Town Code and is consistent with the General Plan.

B. Recommendation

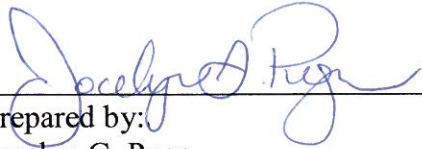
Staff recommends approval of the proposed project. If the deciding body concurs with staff's recommendation, it should:

1. Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the required findings as required by Section 29.20.190 of the Town Code for granting approval of a Conditional Use Permit (Exhibit 2); and
3. Approve Conditional Use Permit application U-15-001 with the conditions contained in Exhibit 3.

If the Commission has concerns with the proposed use, it can:

1. Approve the application with additional and/or modified conditions of approval; or
2. Continue the application with direction to a specific hearing date; or
3. Deny the application.

Planning Commission Staff Report - Page 6  
657 University Avenue/U-15-001  
June 10, 2015



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Prepared by:  
Jocelyn G. Puga  
Assistant Planner



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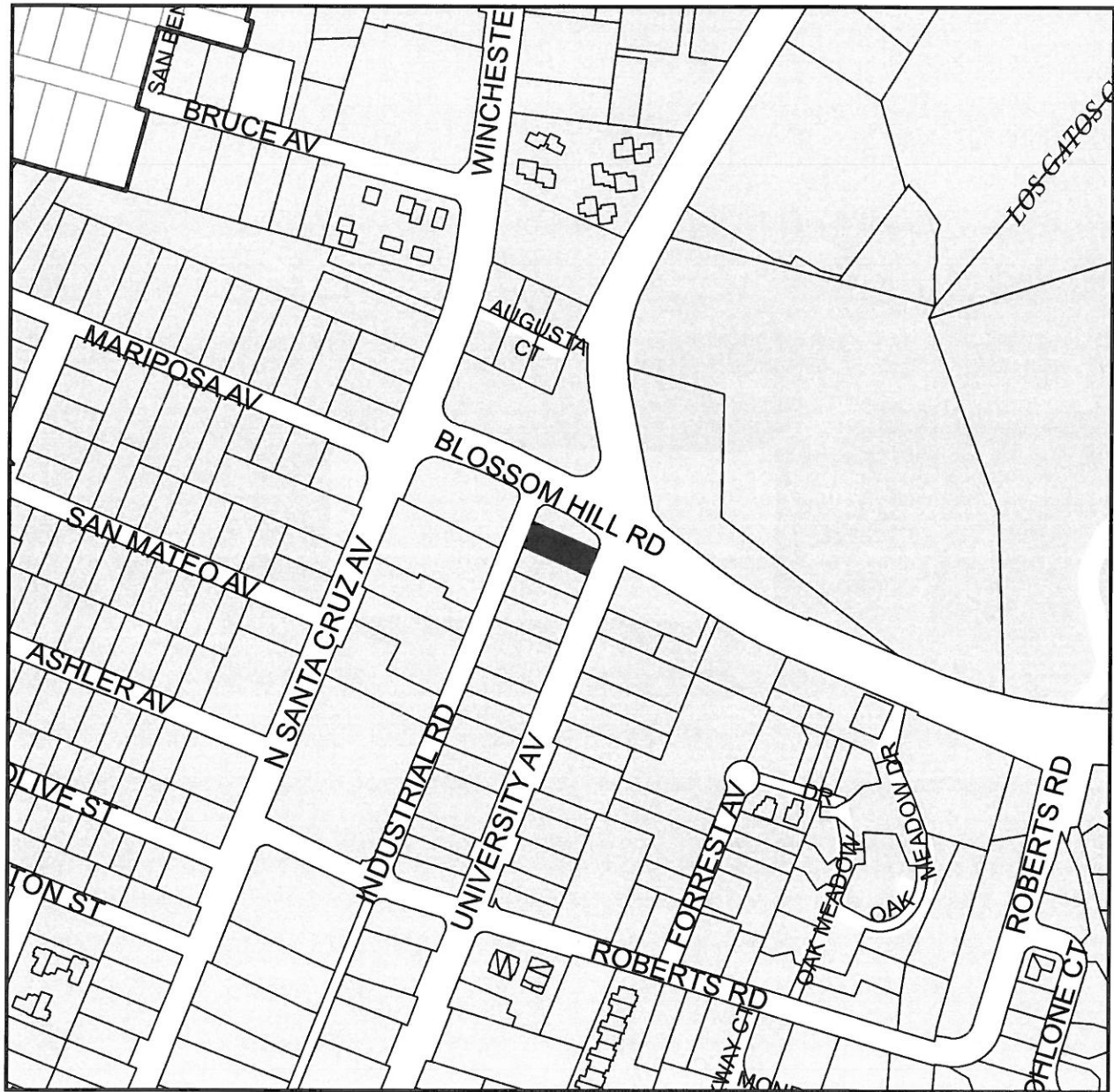
Approved by:  
Laurel R. Prevetti  
Assistant Town Manager/ Director of  
Community Development

LRP:JGP:cg

cc: Gary Nishita, 657 University Avenue, Los Gatos, CA 95032  
Edward Rhodas, 16493 La Chiquita, Los Gatos, CA 95030

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# 657 University Avenue



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**PLANNING COMMISSION - June 10, 2015**  
**REQUIRED FINDINGS FOR:**

**657 University Avenue**  
**Conditional Use Permit U-15-001**

**Requesting approval of a Conditional Use Permit for an auto repair business on property zoned LM. APN 529-10-083.**

**PROPERTY OWNER: Edward L. Rhodas**

**APPLICANT: Gary Nishita**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

**Required findings for a Conditional Use Permit:**

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

- (1) The proposed use of the property is essential or desirable to the public convenience or welfare because the use would provide an auto repair and paint service to Los Gatos residents; and
- (2) The proposed use will not impair the integrity and character of the zone in that the use will be in a commercial zone; and
- (3) The proposed use would not be detrimental to public health, safety or general welfare in that conditions placed on the permit will mitigate potential impacts; and
- (4) The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code as discussed within the June 10, 2015 Planning Commission Staff Report.

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**PLANNING COMMISSION**  
**CONDITIONS OF APPROVAL – June 10, 2015**

**657 University Avenue**  
**Conditional Use Permit Application U-15-001**

**Requesting approval of a Conditional Use Permit for an auto repair business on property zoned LM. APN 529-10-083.**

**PROPERTY OWNER: Edward L. Rhodas**

**APPLICANT: Gary Nishita**

**TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:**

*Planning Division*

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved and noted as received by the Town on April 28, 2015. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **USE:** The approved use is for an auto body and paint shop.
4. **NUMBER OF EMPLOYEES:** The maximum number of employees is limited to 1.
5. **NUMBER OF WORKING BAYS/GREASE RACKS:** The maximum number of working bays and/or grease racks onsite at any given time is limited to 1.
6. **HOURS OF OPERATION:** Maximum hours of operation are 7:00 a.m. to 6:00 p.m. Monday through Sunday.
7. **ACCESSIBILITY:** The front coiling door along University Avenue shall remain open during the approved business hours.
8. **PARKING:** There shall be no double parking of vehicles. Three customer parking spaces shall be accessible at all times, per the plans dated April 8, 2015.
9. **SIGN PERMIT:** A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
10. **CERTIFICATE OF USE AND OCCUPANCY:** A Certificate of Use and Occupancy from the Los Gatos Community Development Department must be obtained prior to commencement of use.
11. **BUSINESS LICENSE:** A business license from the Town of Los Gatos Finance Department must be obtained prior to the commencement of any new or change of use.
12. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

*Engineering Division*

13. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
14. ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the applicant/developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), SBC, Comcast, Santa Clara Valley Water District, California Department of Transportation. Copies of any approvals or permits must be submitted to the Town Engineering Department prior to releasing of any permit.
15. PUBLIC WORKS INSPECTIONS: The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in rejection of work that went on without inspection.
16. RESTORATION OF PUBLIC IMPROVEMENTS: The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
17. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
18. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to when altered work is started. The Applicant or Project Engineer shall notify, in writing, the Town Engineer at least 72 hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
19. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device

as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

20. **GOOD HOUSEKEEPING:** Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

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April 3, 2015

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

RECEIVED

MAY 6 - 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

**RE: Description of Proposed Project**

Bi-City Paint & Body proposes to open and operate an automotive collision repair facility located at: 657 University Avenue in the Town of Los Gatos.

Hours of operation will be from Monday - Sunday, 7:00 A.M. - 6:00 P.M.. There will be 1 employee. Delivery of parts would occur during normal operating hours. The drivers of said delivery's would pull directly into the building thru the coil door and park to unload in either an open designated customer parking space or the open space directly past the coil door between the offices and restroom. Additionally, if neither option is available at the time of delivery, there is an abundance of off street parking. The frequency of deliveries would vary and cannot be accurately determined.

The facility will be a small operation providing personalized and quality automotive repair services. We would offer the following services, written repair estimates, panel repair & paint, panel replacement & paint, Frame straightening; repaint of complete vehicle, complete vehicle restoration service, replacement of damaged mechanical parts and fluids.

When the paint repair process is commenced, vehicles in the direct vicinity will be covered by an automotive plastic sheeting to protect the finish from possible overspray. Fumes from the painting portion of the repair would be contained by the filtered exhaust fan unit of the spray booth. The garage door would remain open during the painting process in order to insure fresh air flows thru the facility as a safety precaution even though it is not necessarily required.

Hazardous materials would be stored in metal cabinets (fire proof when applicable), on site, and according to all applicable rules and regulations with the Santa Clara County Fire Department.

**EXHIBIT 4**

Damaged vehicles can be dropped off or towed to our facility by the vehicle owner or their designated agent. When vehicles are dropped off, employee would park the vehicle in the designated parking space. When a vehicle are ready to be picked up, employee would retrieve the vehicle from the designated parking space. Customer Vehicles would be stored inside the facility during repair and when completed for the vehicle owner to pick-up. There is a 32 foot turning radius for backing up of the customer vehicles and to make maneuverability easier when moving and the exit of the vehicles from our facility.

Sincerely,

Gary Nishita



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APR 08 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

April 8, 2015

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

**RE: Letter of Justification**

Bi-City Paint & Body, a business established in 1962, has moved to Los Gatos, leased space at 657 University Avenue and wishes to establish its business there. The prior use of this space has been as a contractor's office and warehouse. That tenant vacated this space in July of 2014. Bi-City proposes to operate within a property, which on October 30, 1997 received a Conditional Use Permit to operate as an auto repair and service shop on property zoned LM. This was the use of this space prior to the occupancy by the contractor in 2014.

The type of operation that is proposed is an automotive collision repair facility. We provide written estimates, repair any and all vehicle body and paint damage and mechanical when applicable. Hours of operation will be Monday – Sunday, 7:00 A.M. – 6:00 P.M., consistent with the provisions stated in the original, 1997 Conditional Use Permit.

Bi-City Paint & Body will provide a convenience to the citizens of Los Gatos as a business which serves high quality automotive collision repair with highly trained technicians. There are not many repair facilities in the Town of Los Gatos and we would be helping to alleviate that need. We would also be giving the community another option for their automotive repair needs.

General Plan Policy LU-10.1 states: *"Encourage the development and retention of small businesses and independent stores and shops Downtown that are consistent with small-town character and scale"*. Policy LU-10.2 states: *"Recognizes and encourages the different functions, land use patterns, and use mixes of various commercial areas within the Downtown"*, which includes, C. *"The mixed use of commercial activities along Santa Cruz Avenue and the service commercial activities along University Avenue between Andrews Street Blossom Hill Road"*. Even though the proposed location of the facility is not in the Downtown area, it is an independent small business that fit the policies in character, scale and location area.

**EXHIBIT 5**

Bi-City Paint & Body is situated among several other automotive repair facilities on University Avenue and its presence will not impair the integrity and character of the zoning district. The proposed use would not be detrimental to public health, safety, or general welfare because all repairs would be completed indoors, and hazardous materials would be stored in doors and properly disposed of by the appropriate entities according to law. There will be no impact on street parking. Employee and customer parking will be provided inside the business facility. If additional customer parking is needed, there is an abundance of street parking approximately 25 feet away on University Avenue. Many of the businesses that are in close proximity to the proposed site use the street parking for their customers, as well as themselves.

Sincerely,

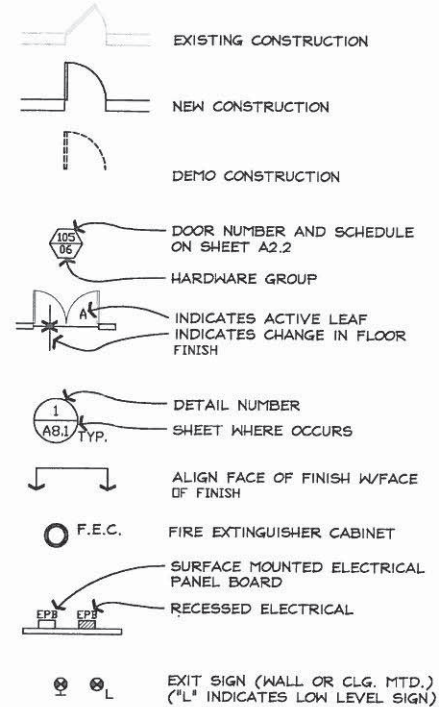
Gary Nishita  
Owner, Bi-City Paint & Body, Inc.



## CONSTRUCTION NOTES

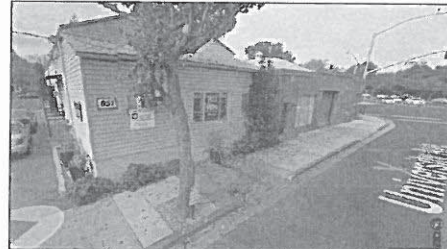
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. DEBRIS TO BE REMOVED DAILY OR AS REQUIRED BY CONSTRUCTION OPERATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
4. "TYP" - REPEAT WHEREVER THIS CONDITION OCCURS.
5. "SIM" - REPEAT & MODIFY AS REQUIRED TO SUIT CONDITION.
6. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 6" FROM FACE OF JAMB TO F.O.F. OF ADJACENT WALL U.O.N.
7. PROVIDE EXIT SIGNS PER 2010 CBC SEC. 1006 & 1011.

## LEGEND



## SITE PHOTOGRAPHS

A. VIEW NORTH FROM UNIVERSITY AVE.



B. VIEW WEST FROM UNIV. AVE.



C. VIEW SOUTH FROM BLOSSOM HILL BLVD.



D. VIEW WEST FROM BLOSSOM HILL BLVD.



Conditional Use Permit for:

## Bi-City Paint and Body Inc.

657 University Ave.  
Los Gatos CA 95131

## PROJECT DESCRIPTION

OBTAIN CONDITIONAL USE PERMIT FOR SITE FOR USE AS AN AUTO BODY REPAIR SHOP.

## PROJECT DATA

ADDRESS: 657 UNIVERSITY AVE.  
LOS GATOS, CA

ASSESSOR'S PARCEL NO.: 529-10-083

TOTAL SITE AREA: 7,537 SF

TOTAL TENANT AREA: 3,015 SF

CONSTRUCTION TYPE: (E) TYPE III-B

OCCUPANCY GROUP: S-1

BUILDING HEIGHT: (E) SINGLE-STORY

FIRE PROTECTION: (E) NON-SPRINKLERED

ZONING CLASSIFICATION LM - COMMERCIAL INDUSTRIAL

## VICINITY MAP



PROJECT SITE



NTS

## SHEET INDEX

## ARCHITECTURAL

- A0.1 COVER SHEET AND SYMBOLS  
A1.1 FLOOR/SITE PLAN AND PARKING DATA

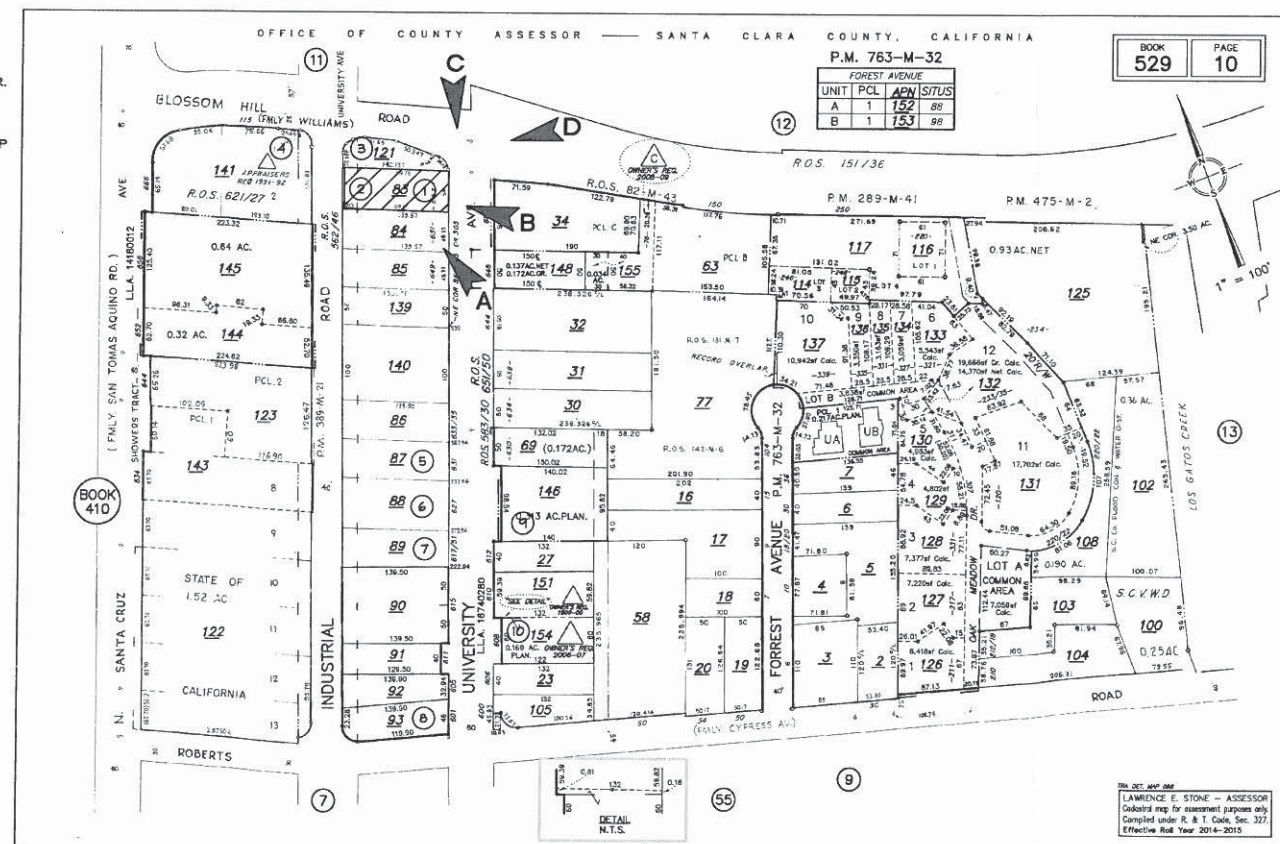
## APPLICABLE CODES

THE FOLLOWING CODES ARE APPLICABLE TO THIS PROJECT IN ACCORDANCE WITH ALL STATE, FEDERAL AND LOCAL CODES

CA BUILDING CODE	2013 Title 24 Pt.2
CA MECHANICAL CODE	2013 Title 24 Pt.4
CA PLUMBING CODE	2013 Title 24 Pt.5
CA ELECTRICAL CODE	2013 Title 24 Pt.3
CA FIRE CODE	2013 Title 24 Pt.9
CA ENERGY CODE	2013 Title 24 Pt.6
CITY OF LOS GATOS MUNICIPAL CODE & ORDINANCES	

## PARCELMAP - CONTEXT MAP

- 1 BI-CITY & BODY INC.  
657 UNIVERSITY AVE.
- 2 PAN AMERICAN COLLISION CTR.  
657 UNIVERSITY AVE.
- 3 PREFERRED IMAGE BODY SHOP  
663 UNIVERSITY AVE.
- 4 76 GAS STATION  
N. SANTA CRUZ AVE.
- 5 SOUTH BAY AUTO BODY  
627 UNIVERSITY AVE.
- 6 SOUTH BAY AUTO BODY  
617 UNIVERSITY AVE.
- 7 SOUTH BAY TONING  
615 UNIVERSITY AVE.
- 8 SHOG N RUN  
657 UNIVERSITY AVE.
- 9 LOS GATOS EUROPEAN  
622 UNIVERSITY AVE.
- 10 JAGUAR PURFORMANCE CTR.  
606 UNIVERSITY AVE.



Conditional Use Permit for:

## Bi-City Paint &amp; Body Inc.

657 University Ave.  
Los Gatos, CA 95131

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MAY 13 2015

TOWN OF LOS GATOS  
PLANNING DIVISION

Response to Planning Comments 04-08-15  
Response to Planning Comments 04-27-15

Cover Sheet and  
Symbols

EXHIBIT 6

2015-029

April 8, 2015

A0.1



Conditional Use Permit for:

## Bi-City Paint & Body Inc.

657 University Ave.  
 Los Gatos, CA 95131

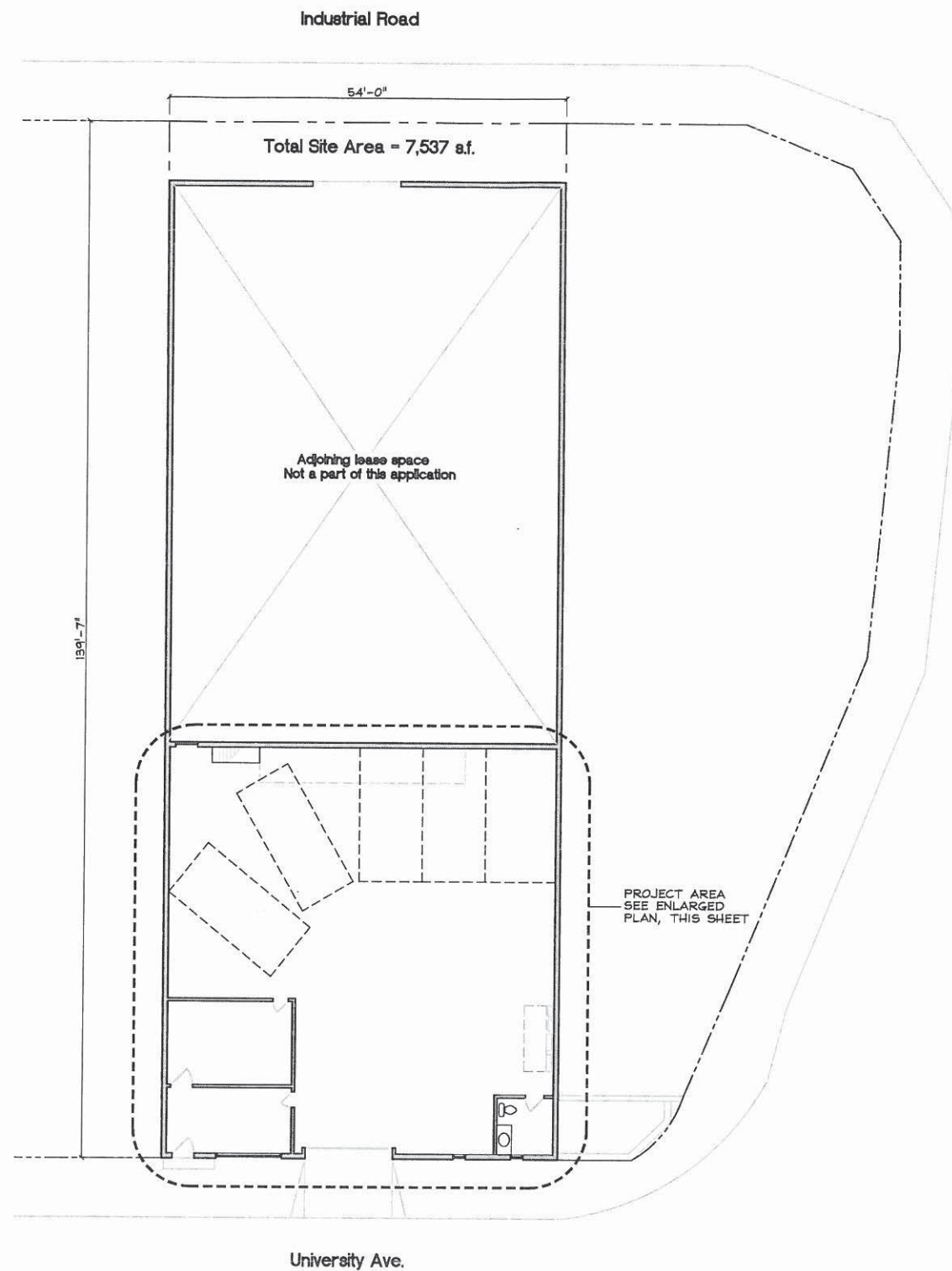
Response to Planning Comments 04-08-15  
 Response to Planning Comments 04-27-15

### Site Plan, Floor Plan Parking Data

2015-029

April 8, 2015

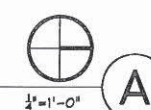
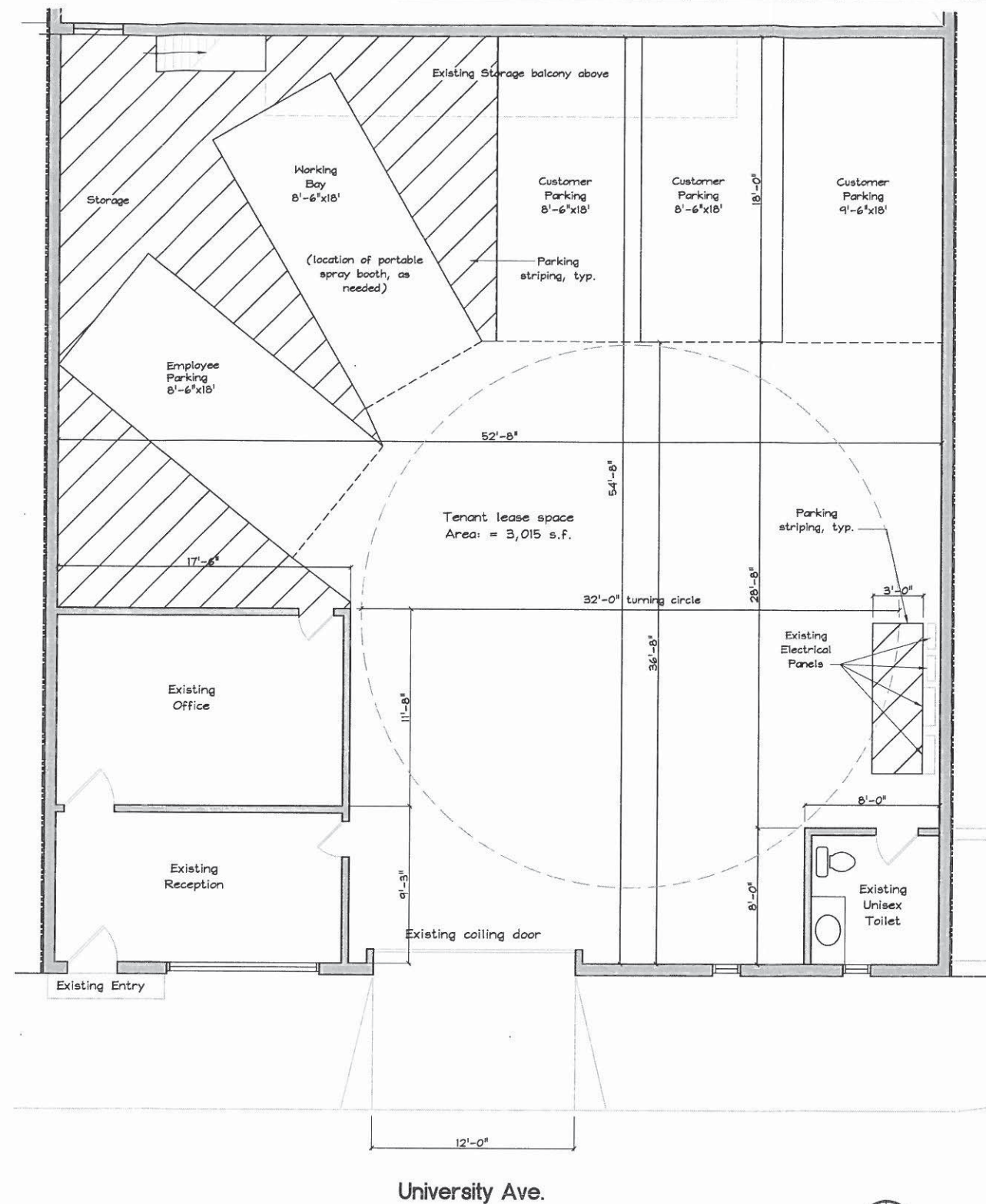
# A1.1



Site Plan  
 Bi-City Paint + Body Inc.



Floor Plan  
 Bi-City Paint + Body Inc.



#### Parking Data

<u>Parking Required -</u>	
(2) stalls per work bay + (1) stall per employee	
Number of work bays = 1	
Number of employees = 1	
Number of parking stalls Required	3 stalls
<u>Parking Provided</u>	
Customer Parking Stalls	3 stalls
Employee Parking Stall	1 stall
Off-street parking provided	4 stalls