



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION STAFF REPORT**  
**Meeting Date: September 10, 2014**

**ITEM NO: 1**

PREPARED BY: Erin Walters, Associate Planner  
[ewalters@losgatosca.gov](mailto:ewalters@losgatosca.gov)

APPLICATION NO: Conditional Use Permit Application U-14-013

LOCATION: **15527 Union Avenue** (southwest corner of Union Avenue and Los Gatos Almaden Road)

APPLICANT/  
CONTACT PERSON: Rudy Wrabel

PROPERTY OWNER: DS Downing LP, A Delaware Limited Partnership

APPLICATION SUMMARY: Requesting approval to operate a high turnover, sit-down restaurant (Jersey Mike's Subs) on property zoned C-1. APN 523-41-036.

DEEMED COMPLETE: July 21, 2014  
FINAL DATE TO TAKE ACTION: January 21, 2015

RECOMMENDATION: Approve, subject to conditions.

PROJECT DATA: General Plan Designation: Neighborhood Commercial  
Zoning Designation: C-1 – Neighborhood Commercial  
Applicable Plans & Standards: General Plan  
Parcel Size: 5.8 acres  
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial and Residential	Neighborhood Commercial and City of San Jose	C-1, O, and City of San Jose
East	Commercial and Residential	Neighborhood Commercial, Office Professional, and City of San Jose	C-1, O, and City of San Jose
South	Residential	Medium Density Residential and Neighborhood Commercial	RD and C-1
West	Residential	Medium Density Residential	RD and RM-5:12

CEQA: The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: A proposed use in an existing facility with no increase in floor area.

FINDINGS: 

- As required by the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), this project is Categorically Exempt Section 15301: A proposed use in an existing facility with no increase in floor area.
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

CONSIDERATIONS: None.

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

EXHIBITS: 

- 1. Location Map
- 2. Findings and Considerations (one page)
- 3. Recommended Conditions of Approval (two pages)
- 4. Letter of Justification and written description (two pages), received May 20, 2014
- 5. Development Plans (three pages), received July 11, 2014 and July 21, 2014

#### BACKGROUND:

The proposed project would occupy a vacant space in an existing commercial shopping center. The subject space is one of 18 existing commercial spaces located on the property. A nineteenth space (Chase) is located on a separate parcel on the corner.

New owners recently acquired the shopping center and have made minor modifications to the site including adding 29 new parking spaces. The new parking spaces have been installed; the parking analysis for the subject application uses the existing parking spaces currently on the site.

#### PROJECT DESCRIPTION:

##### A. Conditional Use Permit

The applicant is requesting approval to operate a high turnover sit-down restaurant in roughly one-third of the space previously occupied by Live Oak Kitchen and roughly one-

third of the former liquor store, "The Bottle Shop." The restaurant would be a Bay Area based franchise called Jersey Mike's Subs. The maximum hours of operation would be 10:00 a.m. to 9:00 p.m. daily. The applicant provided a letter of justification and written description (Exhibit 4), and development plans (Exhibit 5) describing the proposal.

When reviewing a Conditional Use Permit (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 on the southwest corner of Union Avenue and Los Gatos-Almaden Road (Exhibit 1). The subject commercial space is located in the northwest corner of the property. Commercial uses border the property to the north; residential and commercial uses border the property to the west and east; and residential uses border the property to the south.

C. Zoning Compliance

The zoning designation allows restaurants subject to the approval of a Conditional Use Permit.

ANALYSIS:

A. Project Summary

The applicant is requesting to operate a high turnover sit-down restaurant in a newly created 1,553 square feet (sq. ft.) space, in roughly one-third of the space previously occupied by Live Oak Kitchen and roughly one-third of the former liquor store, "The Bottle Shop." The restaurant would be called Jersey Mike's Subs, serving handmade cold and hot subs. The applicant is proposing to operate from 10:00 a.m. to 9:00 p.m. daily.

The applicant is proposing a maximum number of 24 seats.

B. Deliveries

The applicant is requesting deliveries to be received Monday through Friday between 8:00 a.m. and 10:00 a.m. There will be no overnight deliveries.

C. Traffic

The previous use of the newly created 1,553 sq. ft. space was 493 sq. ft. of a former high turnover sit down restaurant (Live Oak Kitchen) with similar hours and 1,060 sq. ft. of a specialty retail shop (The Bottle Shop). The proposed project would result in a net increase of 92 average daily trips (ADT), no net new morning peak hour trips, and one net new evening peak trip. Under the recently Council approved Traffic Impact Fee and Policy, the applicant would be required to pay a total traffic mitigation fee of \$78,568.00 prior to issuance of a building permit.

D. Parking

At this time the commercial shopping center currently has 353 parking spaces (343 regular spaces and 10 spaces for persons with disabilities). The proposed use requires eight parking spaces. As shown on the table below, the proposed use and the existing uses would comply with the parking requirements.

Downing Center										
15521 - 15569 Union Avenue										
							Required Parking (greatest requirement used)			
Address	Business Name	Type of Use	Main SF	doctors	student/staff	Res't Seats	Retail	Classes	Restaurant	Total
15521	Chase Bank	bank	4,200				17.9			17.9
15525	Vacant	retail	2,002				8.5			8.5
15527	Jersey Mike's Subs	restaurant	1,553			24	6.6		8.0	8.0
15529	Mooyah Burger	restaurant	2,107			70	9.0		23.3	23.3
15531	Vacant	retail	582				2.5			2.5
15541	Union Nails	personal ser	587				2.5			2.5
15543	CDC Barber	personal ser	587				2.5			2.5
15545	Sweet Retreat	restaurant	901			11	3.8		3.7	3.8
15549	Safeway	retail	45,697				194.5			194.5
15551 A	Core Evolution	classes	1,281		11 (1)		5.5	4.7		5.5
15551 B	Vacant	retail/storage	111				0.5			0.5
15553	Vacant	retail	1,440				6.1			6.1
15555	Fantastic Sam's	personal ser	1,390				5.9			5.9
15557	Vacant	retail	1,201				5.1			5.1
15559	Aim Mail Center	retail	1,120				4.8			4.8
15561	Dry Clean City	personal ser	1,150				4.9			4.9
15563	Los Gatos Eye Care	medical	2,609	1			10.4			10.4
15567	Barefoot Coffee	restaurant	1,152			15	4.9		5.0	5.0
15569	Vacant	retail	2,300				9.8			9.8
		Total SF	71,970				Total Required Parking			321
							Total Provided Parking			353

E. 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 will 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 finding one, the applicant explains in their letter of justification that the use would provide high quality and freshly made meals within the proposed restaurant and that a similar use does not currently exist in this part of Town. In regards to the second finding, the use will not impair the integrity of the zone since the use will be in a commercial zone and will be replacing a portion of a similar long standing use. In regards to finding three, the use will not be detrimental to public health safety or general welfare because conditions placed on the permit will mitigate potential impacts. In regards to the final finding, the proposed use meets the objectives of the General Plan and Town Code as discussed within this report.

F. General Plan

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

- Policy LU-2.1 – Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos.
- 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-9.2 – Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and preserve the small-town atmosphere.

G. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301 for a proposed use in an existing facility with no increase in floor area.

PUBLIC COMMENTS:

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

SUMMARY AND RECOMMENDATION:

A. Summary

Staff recommends conditions of approval consistent with the applicant's proposed use, specifically the seating and operating hours. The site has adequate parking to accommodate the proposed uses. The proposed restaurant would not serve alcohol and would close by 9:00 p.m. The proposed application is in conformance with Town Code and the General Plan.

B. Recommendation

Staff recommends approval of the Conditional Use Permit subject to the recommended conditions of approval. If the Planning Commission finds merit with the proposed project, it should:

1. Find that the proposed project is Categorically Exempt, pursuant to Section 15301 of the adopted Guidelines for the Implementation of the California Environmental Quality Act (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-14-013 with the conditions contained in Exhibit 3.

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

1. Continue the matter to a date certain with specific directions; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

Planning Commission Staff Report - Page 7  
15527 Union Avenue/U-14-013  
September 10, 2014



Prepared by:  
Erin Walters  
Associate Planner



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

LRP:EW:cg

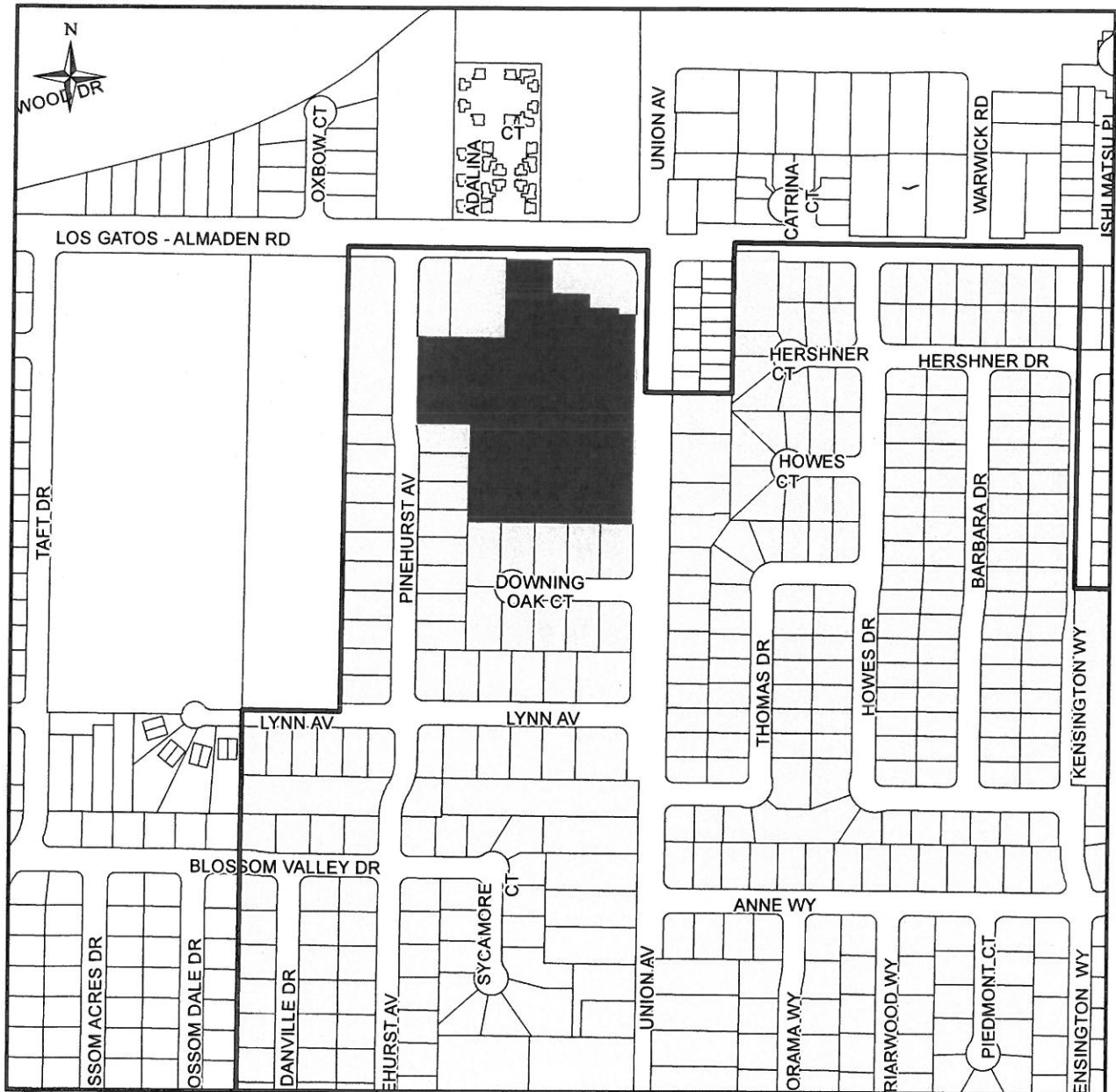
cc: Rudy Wrabel, 421 College Avenue, Palo Alto, CA 94306  
DS Downing LP, A Delaware Limited Partnership, 200 E. Baker St., Costa Mesa, CA 92626

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# 15527 Union Avenue



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**REQUIRED FINDINGS FOR:**

**15527 Union Avenue**

**Conditional Use Permit U-14-013**

**Requesting approval to operate a high turnover sit-down restaurant (Jersey Mike's Subs) on property zoned C-1. APN 523-41-036.**

**PROPERTY OWNER: DS Downing LP, A Delaware Limited Partnership**

**APPLICANT: Rudy Wrabel**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: A proposed use in an existing facility 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 in that use would provide a high quality dining establishment, a similar use does not currently exist in this part of Town; 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 will be replacing a similar long standing use; 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 September 10, 2014, Planning Commission Staff Report.



**CONDITIONS OF APPROVAL – September 10, 2014**

**15527 Union Avenue**

**Conditional Use Permit U-14-013**

**Requesting approval to operate a high turnover sit-down restaurant (Jersey Mike's Subs) on property zoned C-1. APN 523-41-036.**

**PROPERTY OWNER: DS Downing LP, A Delaware Limited Partnership**

**APPLICANT: Rudy Wrabel**

**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. Any changes or modifications shall be approved by the Director of Community Development, the Development Review Committee, the Planning Commission, or the Town Council depending on the scope of the changes.
2. **EXPIRATION OF APPROVAL:** The Conditional Use Permit application will expire two years from the date of approval unless it is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance.
3. **LAPSE FOR DISCONTINUANCE:** If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year the approval lapses.
4. **USE:** A high turn-over sit down restaurant.
5. **ALCOHOL SERVICE:** No alcohol service is permitted.
6. **SEATING:** No more than 24 indoor seats are permitted. No outdoor seating permitted.
7. **HOURS OF OPERATION:** Maximum hours of operation are 10:00 a.m. to 9:00 p.m.
8. **LIVE ENTERTAINMENT:** No live entertainment or amplified music is allowed.
9. **DELIVERIES:** Deliveries shall occur between 8:00 a.m. and 10:00 a.m. Monday through Friday.
10. **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.
11. **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.
12. **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.
13. **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.

*Building Division*

14. PERMITS REQUIRED: A Building Permit shall be required for the any alterations to the existing commercial building. Separate permits are required for electrical, mechanical, and plumbing work as necessary.
15. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
16. SIZE OF PLANS: Four sets of construction plans, maximum size 24" x 36".
17. TITLE 24 ACCESSIBILITY – COMMERCIAL: For any proposed tenant improvements, on-site parking and general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include, but not be limited to, accessibility to building entrances from parking facilities and sidewalks. The building shall be upgraded to comply the latest California Title 24 Accessibility Standards. Necessary work shall be first investigated by the design Architect and then confirmed by Town staff.
18. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
  - a. Community Development – Planning Division: Erin Walters (408) 354-6867
  - b. Santa Clara County Fire Department: (408) 378-4010
  - c. County Environmental Health Department: (408) 885-4200

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

*Engineering Division*

19. TRAFFIC IMPACT MITIGATION FEE: The developer shall pay a proportional the project's share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit is issued. The fee shall be paid before issuance of a building permit. The traffic impact mitigation fee for this project using the current fee schedule is \$78,568.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of building permit is issued.



www.JerseyMikes.com

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

May 20, 2014

RE: Jersey Mike's Subs CUP Application  
15527 Union Ave

RECEIVED  
U-14-013  
MAY 20 2014

Letter of Justification

TOWN OF LOS GATOS  
PLANNING DIVISION

To Whom It May Concern:

Jersey Mike's, a submarine sandwich franchise with over 700 locations open and under development nationwide, has a long history of community involvement and support. Started at the Jersey Shore in 1956, Jersey Mike's serves authentic East Coast-style subs on fresh baked bread, every cold sub sliced to order and hot subs grilled fresh every single day – the same recipe it started with over 50 years ago. The company's mission is to bring its customers the highest quality, freshest made sub in the industry and give back to the communities in which it operates.

There are currently 5 total locations in the Bay Area (Santa Clara being the closest). Our group is currently working on another location in Cupertino, CA.

Summary of Opportunity:

We request your approval for a Conditional Use Permit for 15527 Union Ave, Los Gatos, CA for the following reasons:

1. Jersey Mike's will provide a positive impact on the community in some of the following ways:
  - a. Providing a clean, enjoyable environment to enjoy the best submarine sandwich in town
  - b. We intend to hire 15-20 full and part-time employees
  - c. We will give back to & get involved with our community and Los Gatos provides the ideal platform for that – i.e. Grand Opening Fundraiser typically raises \$3k plus for a local charitable organization (such as a local high school) & our annual month of giving raises \$2M plus for regional charities nationwide

2. Address, Space & Plans



[www.JerseyMikes.com](http://www.JerseyMikes.com)

We are requesting a CUP for 15527 Union Avenue which is approximately 1553 square feet. Our plans are outlined in the included demonstrate our use to house our kitchen, food preparation area, storage, 24 dining seats, and an ADA accessible restroom.

3. Hours of Operation
  - a. Monday – Sunday: 10:00 AM – 9:00 PM
  - b. Typical Number of Employees on site is 4
4. Parking

Please see attached parking analysis provided.
5. Seating

Total Proposed Seating is 24, all indoor seating
6. Jersey Mike's Subs will not serve any beer, wine or alcoholic beverages.
7. Deliveries
  - a. Deliveries will be received Monday – Friday between 7 - 10am or overnight delivery and will be accepted at the main entrance of the restaurant.

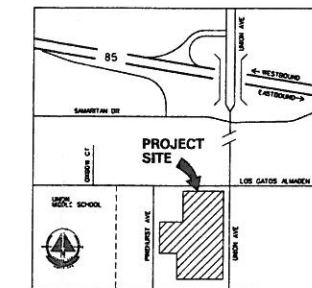
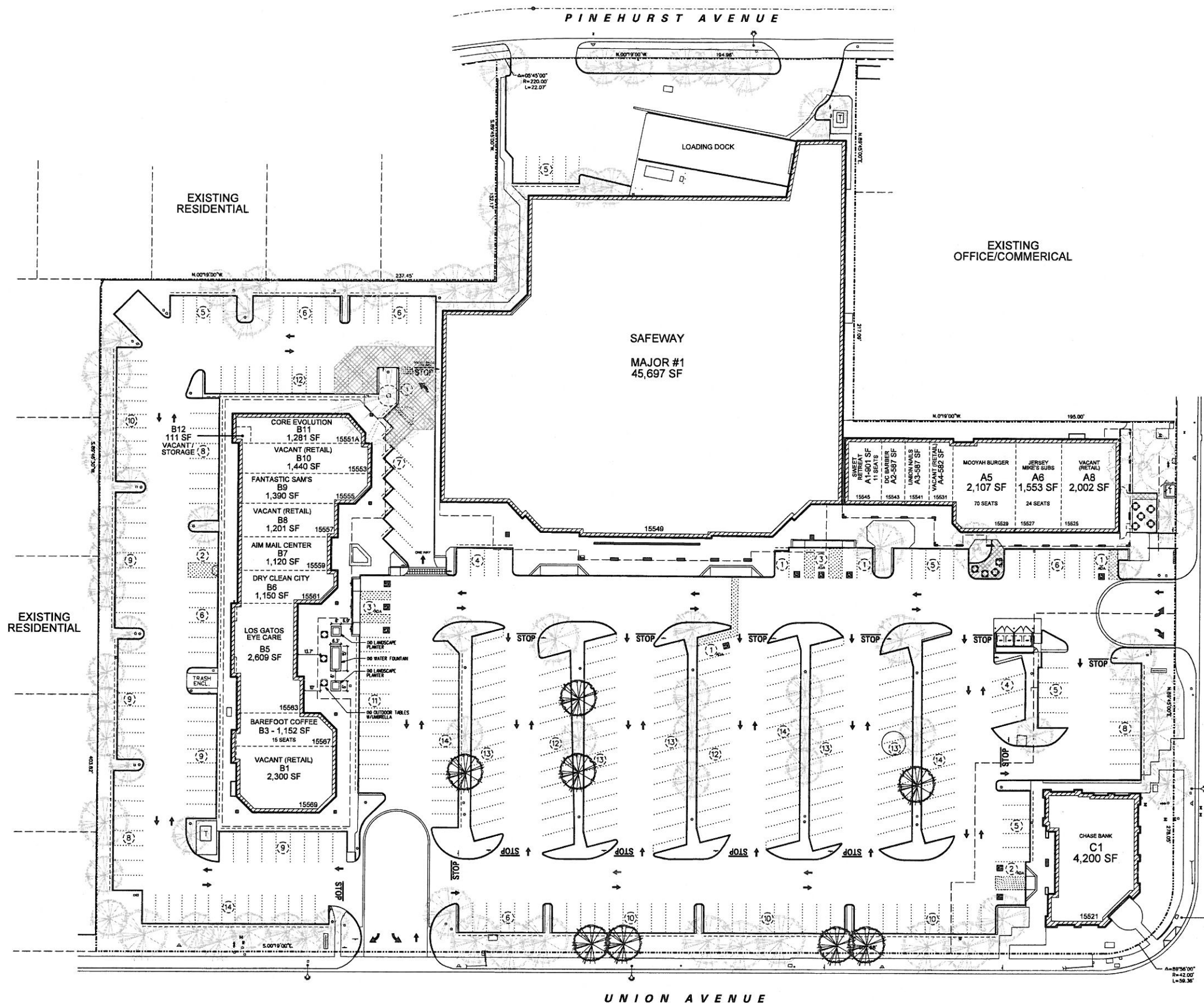
Please contact me with any questions and thank you for your time.

Warm Regards,

Rudy Wrabel  
J & R Foods, LLC  
dba Jersey Mike's Subs  
421 College Ave  
Palo Alto, CA 94306

Cell: 832-443-2747  
Email: [rudywrabel@gmail.com](mailto:rudywrabel@gmail.com)  
[www.jerseymikes.com](http://www.jerseymikes.com)





#### VICINITY MAP

#### PROJECT DATA

**GOVERNING AGENCY:** TOWN OF LOS GATOS  
**ZONING / GENERAL PLAN:** C-1, NEIGHBORHOOD COMMERCIAL  
**ASSESSOR PARCEL NOS.:** 523-41-036 & -035  
**STREET ADDRESS:** UNION AVENUE & LOS GATOS ALMADEN ROAD  
**SITE AREA:** 6.30 ACRES (APPROX. 274,428 S.F.)  
**BUILDING AREA:**  
 MAJOR #1 45,697 S.F.  
 SHOPS "A" 8,319 S.F.  
 SHOPS "B" 13,754 S.F.  
 PAD "C" 4,200 S.F.

#### PARKING REQUIRED

**MAJOR #1** 194 SPACES  
 RETAIL GROCERY STORE (45,697 / 235 SF)  
 SHOPS "A" SUITE A1 RESTAURANT (11 SEATS, MAX.) 4 SPACES  
 11 SEATS / 1 SPACE PER 3 SEATS = 4 SPACES (WHICHEVER IS GREATER)  
 SHOPS "A" SUITE A2 RETAIL/HAIR SHOP 2 SPACES  
 RETAIL (387 / 235 SF)  
 SHOPS "A" SUITE A3 RETAIL/HAIR, SALON 2 SPACES  
 RETAIL (387 / 235 SF)  
 SHOPS "A" SUITE A4 FUTURE RETAIL/VACANT 2 SPACES  
 RETAIL (382 / 235 SF)  
 SHOPS "A" SUITE A5 FUTURE RESTAURANT (70 SEATS, MAX. INCLUDING OUTDOOR SEATING) 23 SPACES  
 70 SEATS / 1 SPACE PER 3 SEATS = 23 SPACES (WHICHEVER IS GREATER)  
 SHOPS "A" SUITE A6 FUTURE RESTAURANT (24 SEATS, MAX.) 8 SPACES  
 24 SEATS / 1 SPACE PER 3 SEATS = 8 SPACES (WHICHEVER IS GREATER)  
 SHOPS "A" SUITE A7 FUTURE RETAIL/VACANT 9 SPACES  
 RETAIL (2,002 / 235 SF)

SHOPS "B" SUITE B1 FUTURE RETAIL/VACANT 10 SPACES  
 RETAIL (2,300 / 235 SF)  
 SHOPS "B" SUITE B2 RESTAURANT (15 SEATS, MAX.) 5 SPACES  
 15 SEATS / 1 SPACE PER 3 SEATS = 5 SPACES (WHICHEVER IS GREATER)  
 SHOPS "B" SUITE B3 MEDICAL OFFICE - EYE CARE 10 SPACES  
 MEDICAL OFFICE (2,808 / 235 SF)  
 SHOPS "B" SUITE B4 RETAIL 5 SPACES  
 RETAIL (1,150 / 235 SF)  
 SHOPS "B" SUITE B5 FUTURE RETAIL/VACANT 5 SPACES  
 RETAIL (1,201 / 235 SF)  
 SHOPS "B" SUITE B6 RETAIL 6 SPACES  
 RETAIL (1,350 / 235 SF)  
 SHOPS "B" SUITE B7 FUTURE RETAIL 6 SPACES  
 RETAIL (1,440 / 235 SF)  
 SHOPS "B" SUITE B8 FUTURE RETAIL 6 SPACES  
 RETAIL (1,391 / 235 SF)  
 SHOPS "B" SUITE B9 STORAGE/OFFICE FILE 1 SPACES  
 RETAIL (1,111 / 235 SF)  
 PAD "C" SUITE C1 RETAIL/BANK 18 SPACES  
 RETAIL (4,200 / 235 SF)

#### PARKING PROVIDED:

**353 SPACES (+ 32 SPACES)**  
 "ORIGINAL" PARKING (31'-0" x 15'-0" MIN.) 314 SPACES  
 "NEW" PARKING (8'-0" x 18'-0" MIN.) 29 SPACES  
 ACCESSIBLE PARKING (8'-0" x 18'-0" MIN.) 10 SPACES  
 LOADING AREAS, DOCKS OR WELLS 2

#### LEGEND

PROPERTY LINE  
 EASEMENT/ ENCROACHMENT  
 RETAINING WALL  
 BUILDING LIMIT LINE  
 PEDESTRIAN PATHWAY  
 BUILDING AREA  
 APPROVED FUTURE BUILDING OR STRUCTURE  
 MONUMENT SIGN  
 PROJECT IDENTIFICATION SIGN  
 TRUCK TURN RADIUS & PATH

NOTE: SEE CIVIL PLANS FOR LOCATIONS OF ALL RETAINING WALLS, GRADING AND PAD ELEVATIONS

RECEIVED

JUL 11 2014  
 TOWN OF LOS GATOS  
 PLANNING DIVISION

4-14-013

PROJECT ARCHITECT: TOM COURTNEY  
 PROJECT MANAGER: TC  
 DRAWN BY: CD  
 CHECKED BY:

COURTNEY  
 ARCHITECTS

656 Santa Rosa Street, Suite 3A  
 San Luis Obispo, California 93401  
 (805) 541-3550 (805) 541-3173 FAX  
 www.courtney-arch.com

801 South Myrtle Avenue  
 Monrovia, California 91016  
 (626) 275-6800 (626) 275-6801 FAX

PROJECT NO. 113003.02  
 PLOT DATE: 7/8/14  
 PATHNAME:  
 STYLE:

site plan SD-1  
 EXHIBIT 5

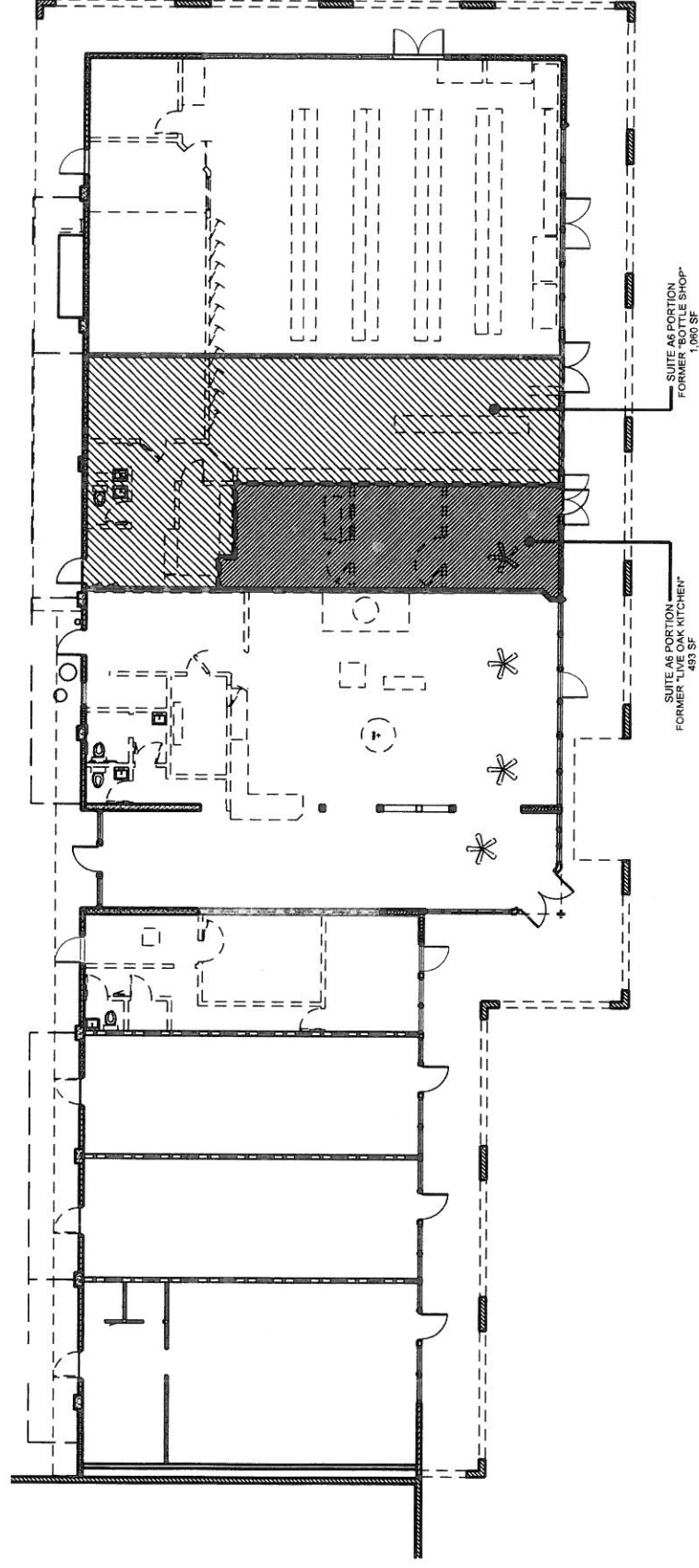
# DOWNING CENTER :: LOS GATOS, CA

## A COMMERCIAL RETAIL CENTER

CONCEPTUAL DRAWING NOTICE: ALL DRAWINGS ARE CONCEPTUAL ONLY, AND ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. EACH DRAWING, INCLUDING ARCHITECTURAL EXTERIOR ELEVATIONS WHICH ARE AN ARTISTIC REPRESENTATION OF THE DESIGN CHARACTER OF THE PROPOSED PROJECT, AS WELL AS EACH BUILDING TYPE, SIZE, HEIGHT, AND LOCATION, INCLUDING UTILITIES, EASEMENTS, AND PROPERTY LINE DATA, ARE SUBJECT TO LEGAL DESCRIPTIONS, ORDINANCES, CODES, JURISDICTIONAL AGENCY REVIEW AND APPROVALS, AND THEREFORE MUST NOT BE CONSTRUED IN ANY MANNER AS A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF INFORMATION THEREON SHOWN PREPARED BY COURTNEY ARCHITECTS, INC.

1.0

THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. MODIFICATIONS NEED TO BE MADE BASED ON SPECIFIC CODES SET FORTH BY YOUR LOCAL, COUNTY AND STATE ENFORCEMENT AGENCIES.



RECEIVED  
W-14-013  
JUL 21 2014

TOWN OF LOS GATOS  
PLANNING DIVISION