



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION STAFF REPORT**  
**Meeting Date: September 24, 2014**

**ITEM NO: 1**  
**CONSENT**

PREPARED BY: Jennifer Savage, Senior Planner  
[jsavage@losgatosca.gov](mailto:jsavage@losgatosca.gov)

APPLICATION NO: Conditional Use Permit Application U-14-015

LOCATION: **14178 Blossom Hill Road** (southwest corner of Blossom Hill and Harwood Roads)

APPLICANT/  
CONTACT PERSON: David J. Elliot

PROPERTY OWNER: Blossom Hill Investments

APPLICATION SUMMARY: Requesting approval to operate a restaurant (Subway) on property zoned C-1. APN 527-32-031.

DEEMED COMPLETE: August 7, 2014

FINAL DATE TO TAKE ACTION: February 7, 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: 4.5 acres  
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial and Residential	City of San Jose	City of San Jose
East	Commercial and Residential	Neighborhood Commercial and Low Density Residential	C-1 and R-1:8
South	Residential	Low Density Residential	R-1:8
West	Commercial	Neighborhood Commercial	C-1

CEQA: The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.



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.

CONSIDERATIONS:

None.

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. Development Plans (three pages), received July 22, 2014

BACKGROUND:

The proposed project would occupy a portion of the tenant space previously occupied by Gallo's Restaurant in the Walgreen's Square Shopping Center. Starbuck's currently occupies the other portion (14180 Blossom Hill Road).

PROJECT DESCRIPTION:

A. Conditional Use Permit

The applicant is requesting approval to operate a 1,279 square foot high-turnover sit-down restaurant, Subway. The applicant is proposing maximum hours of operation of 7:00 a.m. to 10:00 p.m., seven days a week. The applicant is proposing 15 seats. The applicant provided development plans (Exhibit 4) illustrating the proposed floor plan.

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 in the shopping center on the southwest corner of Blossom Hill and Harwood Roads (Exhibit 1). The subject commercial space is located on the west side of the property. Commercial uses border the property to the west. Residential and commercial uses are located to the north and east of the site. Residential uses border the property to the immediate south.

C. Zoning Compliance

The C-1 zoning designation allows restaurants subject to the approval of a Conditional Use Permit.

ANALYSIS:

A. Project Summary

The applicant is requesting to operate a 1,279-square foot high turnover sit-down restaurant. The applicant is proposing to operate from 7:00 a.m. to 10:00 p.m., seven days a week.

The floor plan (Exhibit 4) shows 15 seats with a large amount of open floor space. The applicant has explained the open floor space would accommodate lines for take-out clientele, not additional seating.

B. Parking

The tenant space is 1,279 square feet. Using the least intensive use, retail, five parking spaces would be required (one parking space for every 235 square feet). Five parking spaces provides the proposed restaurant 15 seats (one parking space for every three seats). Therefore, the project would have sufficient parking for the proposed number of seats (15).

If the applicant was to propose additional seating, they would be required to provide information for a parking analysis.

C. Traffic

Consistent with the traffic analysis of the other two Subways in Los Gatos, statistical trip generation data from Subway was used to calculate the traffic impact. The proposed project, when compared to the previous use, would result in a decrease of four morning peak hour trips, an increase of 13 afternoon peak hour trips, and an increase of 180 ADT (average daily trips). Traffic mitigation fees are required.



D. 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 use would provide an additional food service option in the shopping center. 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. In regards to finding three, the use will not be detrimental to public health, safety, or general welfare because conditions placed in 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.

E. 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.

F. Environmental Review

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities.



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 hours of operation and seating. The site has adequate parking to accommodate the proposed use. The proposed application is in conformance with Town Code and is supported by the General Plan.

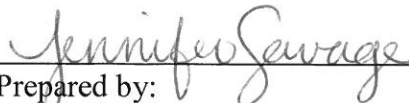
B. Recommendation


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 California Environmental Quality Act Guidelines (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-14-015 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.

  
Prepared by:  
Jennifer Savage, AICP  
Senior Planner

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



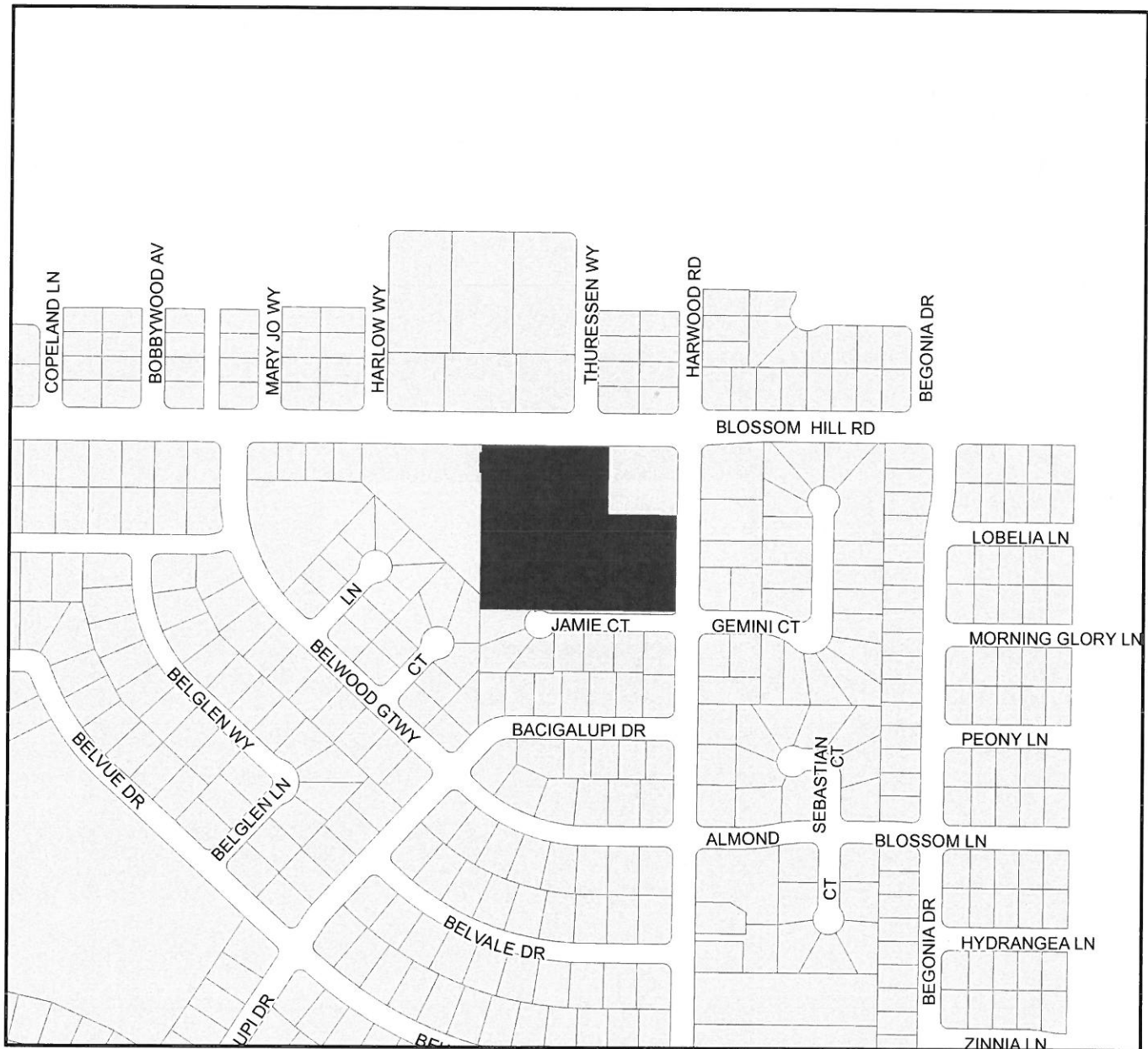
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14178 Blossom Hill Road/U-14-015  
September 24, 2014

cc: David J. Elliot, 17800 Cunha Lane, Salinas, CA 93907  
Blossom Hill Investments, 11150 Santa Monica Boulevard, Los Angeles, CA 90025

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# 14178 Blossom Hill Road





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**PLANNING COMMISSION – September 24, 2014**  
**REQUIRED FINDINGS FOR:**

**14178 Blossom Hill Road**  
**Conditional Use Permit U-14-015**

**Requesting approval to operate a restaurant (Subway) on property zoned C-1. APN 527-32-031.**

**PROPERTY OWNER: Blossom Hill Investments**

**APPLICANT: David J. Elliot**

**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 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 the use would provide an additional food service option in the shopping center; 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 September 27, 2014, Planning Commission Staff Report.



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**CONDITIONS OF APPROVAL – September 24, 2014**

**14178 Blossom Hill Road**

**Conditional Use Permit U-14-015**

**Requesting approval to operate a restaurant (Subway) on property zoned C-1. APN 527-32-031.**

**PROPERTY OWNER: Blossom Hill Investments**

**APPLICANT: David J. Elliot**

**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 July 22, 2014. 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 a high turnover sit-down restaurant. Traffic data is based on statistical information provided by Subway. Traffic generation of any future restaurant use shall be re-evaluated by the Town prior to issuance of a Use and Occupancy Permit. Future restaurant uses with increased trip generation rates may require a modification of the Conditional Use Permit and payment of an additional traffic mitigation fee.
4. **SEATS:** The maximum number of seats is 15. Outdoor seating is not permitted.
5. **HOURS OF OPERATION:** The maximum hours of operation are 7:00 a.m. to 10:00 p.m., seven days a week.
6. **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.
7. **ALCOHOL SERVICE:** Alcohol service is not permitted.
8. **RECYCLABLE MATERIALS:** The restaurant shall utilize recycled products whenever such a product is available.
9. **LIVE ENTERTAINMENT:** No live entertainment is permitted.
10. **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 pursuant to Section 29.20.340 of the Zoning Ordinance.
11. **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*

12. PERMITS REQUIRED: A Building Permit shall be required for alterations to the existing commercial building. Separate permits are required for electrical, mechanical, and plumbing work as necessary.
13. 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.
14. SIZE OF PLANS: Four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
15. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (i.e. sticky backed) onto the plans including lighting compliance and mandatory measures.
16. 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 with the latest California Title 24 Accessibility Standards. Necessary work shall be first investigated and then confirmed by Town staff. See Advisory Comment 10.b.
17. TITLE 24 – RESTAURANT USE: Proper size grease trap shall be verified for any restaurant use. The following agencies will review the grease trap requirements as well as other food service requirements and approvals before issuance of the building permit:
  - a. West Valley Sanitation District (WVSD): (408) 378-2408
  - b. Environmental Health Department: (408) 885-4200
  - c. Town Public Works Department: (408) 399-7530
  - d. San Jose/Santa Clara Water Pollution Control Plant – Environmental Services Department: (408) 793-5300
18. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
  - a. Community Development – Planning Division: Jennifer Savage at (408) 399-5702
  - b. Santa Clara County Fire Department: (408) 378-4010
  - c. West Valley Sanitation District: (408) 378-2407
  - d. County Environmental Health Department: (408) 885-4200

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

*Engineering Division*

19. 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.



20. **TRAFFIC IMPACT MITIGATION FEE (COMMERCIAL):** The developer shall pay a fee proportional to the project's share of transportation improvement needed to serve cumulative development within the Town of Los Gatos. The fee shall be paid before the building permit is issued. The Traffic Impact Mitigation Fee for this project is estimated to be \$16,200.
21. **WVSD (West Valley Sanitation District):** Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. Sanitary Sewer Clean-out is required for each property at the property line or location specify by the Town.
22. **GREASE TRAPS:** Meet all requirements of the Santa Clara County Health Department and West Valley Sanitation District for the interception, separation or pretreatment of effluent.
23. **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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Abbreviations

ACOUS. Acoustical

ADJ. Adjustable

AGRR. Aggregate

APPROX. Approximate

ARCH. Architectural

ASB. Asbestos

ASPH. Asphalt

BITUM. Bituminous

BLDG. Building

BLK. Black

BLKG. Blocking

BM. Beam

BOT. Bottom

CAB. Cabinet

CATCH BASIN Catch Basin

CEM. Cement

CER. Ceramic

CLG. Cast Iron

CLKG. Ceiling

CLD. Cloaking

CLF. Closet

CLR. Clear

COL. Column

CONC. Concrete

CONN. Connection

CONSTR. Construction

CONT. Continuous

CORR. Corridor

CTSK. Countersunk

CNTR. Counter

CTR. Center

DBL. Double

DEPT. Department

D.F. Drinking Fountain

DET. Detail

DIA. Diameter

DISP. Dispenser

D.O. Down

D.O. Door Opening

D.O. Door

DWR. Drawer

D.S. Downspout

D.S.P. Dry Standpipes

DRAWING Drawing

ELEC. Electrical

ELEV. Elevation

EMER. Emergency

ENCL. Enclosure

E.P. Electrical Panel

E.Q. Equal

E.QPT. Equipment

E.W.C. Electric Water Cooler

EXIST. Existing

EXP. Exposed

EXT. Exterior

F.A. Fire Alarm

F.B. Flat Bar

F.D. Floor Drain

FDN. Foundation

F.E. Fire Extinguisher

F.E.C. Fire Extinguisher Cab.

F.H.C. Fire Hose Cab.

FIN. Finish

FLASH. Flash

FLUOR. Fluorescent

F.O.C. Face of Concrete

F.O.F. Face of Finish

F.O.S. Face of Studs

FRFR. Fireproof

F.S. Full Size

FTG. Foot of Feet

FUR. Furring

FUT. Future

GALV. Gauge

G.B. Galvanized

G.B. Grab Bar

GND. Ground

GND. Grade

GYP. Gypsum

H.B. Hose Bibb

H.C. Hollow Core

HDWD. Hardwood

HDWE. Hardware

H.M. Hollow Metal

HORIZ. Horizontal

HGT. Height

INSUL. Inside Diameter

INT. Insulation

JAN. Janitor

JAN. Joint

KIT. Kitchen

LAB. Laboratory

LAM. Laminated

LAV. Lavatory

LKR. Locker

LKR. Light

MAX. Maximum

M.C. Medicine Cabinet

M.C. Mechanical

MEMB. Membrane

MET. Metal

MFR. Manufacturer

M.H. Manhole

MIR. Mirror

MIR. Miscellaneous

M.O. Masonry Opening

MTD. Mounted

MUL. Mullion

N. North

N.I.C. Not in Contract

N.O. or # Number

NOM. Nominal

N.T.S. Not To Scale

O.A. Overall

OBS. Obscure

O.C. On Center

O.D. Outside Diameter(Dim.)

OFF. Office

OPNG. Opening

OPP. Opposite

PRCT. Pre-cast

PL. Plate

PLAM. Plastic Laminated

PLAS. Plaster

PLYWD. Plywood

PR. Pair

PT. Paint

P.T.D. Paper Towel Dispenser

PTD/R Combination Paper Towel Dispenser & Receptacle

Q.T. Quarry Tile

R. Riser

RAD. Radius

R.D. Roof Drain

REF. Reference

REFR. Refrigerator

REG. Register

REINF. Reinforced

REQ. Required

RESIL. Resilient

RM. Room

RWD. Redwood

R.W.L. Rain Water Leader

S. South

S.C. Solid Core

S.C.D. Seat Cover Dispenser

SCHED. Schedule

S.D. Soap Dispenser

SECT. Section

SH. Shelf

SHR. Shower

SHT. Sheet

SIM. Similar

S.N.D. Sanitary Napkin Dispenser

S.N.R. Sanitary Napkin Receptacle

SPEC. Specification

SQ. Square

SST. Service Sink

S.S.K. Stainless Steel

STD. Standard

STL. Steel

STOR. Storage

STR. Structural

STA. Station

SUSP. Suspended

SYM. Symmetrical

TRD. Tread

T.B. Towel Bar

T.C. Top Of Curb

TEL. Telephone

TER. Terrace

T.G. Tongue and Groove

THK. Thick

T.P. Top of Pavement

T.P.D. Television

T.V. Top Of Wall

TYP. Typical

UNF. Unfinished

U.O.N. Unless Otherwise Noted

UR. Urinal

VERT. Vertical

VEST. Vestibule

W. West

W. With

W.C. Which

WO. Wood

WO. Without

WP. Waterproof

WSCT. Wainscot

WT. Weight

WT. And

L. Angle

@ CL. At Center Line

CL. Diameter

Ø. Perpendicular

Ø. Number

Ø. Existing

Ø. (E)

Material Indications

Earth : Planter Backfill

Earth : Natural/Engineered Fill

Earth : Compacted Backfill

Capillary Break/Drain Rock

Sand/Mortar/Plaster

Concrete : Cast-in-Place/Precast

Large Small

Concrete Masonry

Large Small

Brick

Glass/Glazing

Ceramic Tile

Terrazzo

Asphaltic Concrete

Metal

Marble/Stone

Large Scale

Small Scale

Stone Veneer

Wood, Finish

Wood, Framing

Wood, Framing

Plywood

Acoustic Tile/Board

Gypsum Board

Insulation, Batt

Insulation, Rigid

(Omit Indication in Thin Material)

(Profile Only)

(Profile Only)

(Omit Indication in Thin Material)

(Continuous)

(Blocking, Interrupted)

(Omit Indication at Small Scale)

(Omit Indication at Small Scale)

Symbols

80.0 Existing Spot Elevation

80.0 New Spot Elevation

Existing Contours

Existing Contours

New Contours

80.0

T.W. 80.0 Top of Wall Elevation

T.C. 80.0 Top of Curb Elevation

Property Line

PLAN NORTH

Building Section Reference

1/A1.1 Sheet Number Where Drawn

Detail Number

Detail Reference

Detail Number

Sheet Number Where Drawn

Detail Plan Reference

Section Number

1/A1.1 Sheet Number Where Drawn

Wall Section Reference

Wall Section Reference

Match Line

See Sheet A1.1 For Continuation

Shaded Side Shown This Sheet

Revision Reference

Note Reference

Revision Reference

General Notes (Cont'd)

1. SUMMARY OF THE WORK: The Work shall consist of all labor, materials, equipment, tools, transportation, services, and operations necessary to furnish and install the work under separate subcontracts, including all auxiliary and incidental work and materials necessary to complete compatible and operable installations as shown on the Drawings and Outline Specifications. The Subcontractor shall cooperate with the Owner's superintendent in all aspects, including agency approvals.

2. COORDINATION: Before submitting the proposal for the Work, the contractor shall visit the site and become familiar with all the work with other related drawings and specifications, and plan his work to provide the best possible assembly of combined work of all trades. No additional cost will be considered for work, which has to be relocated due to conflicts with other trades.

3. DRAWINGS: The Drawings are schematic, dimensions given on the plans take precedence over scaled dimensions, and all dimensions shall be verified in the field. The exact location of apparatus equipment shall be ascertained from the Owner's superintendent in the field. The Owner reserves to make minor changes in the location of any equipment up to the time of installation without additional cost.

4. ERRORS AND OMISSIONS: The subcontractor shall not take advantage of any unintentional error or omission in the Drawings or Outline Specifications. He will be expected to furnish all necessary items of materials, labor etc., which are necessary to make a complete job to the true intent and meaning of these Specifications. Should there be any discrepancies on the Drawings or these Specifications the Subcontractor shall call the attention of the Superintendent the same, and shall receive the complete instructions in writing before proceeding with that portion of the work. Failure to do so shall place the entire responsibility of correcting the work or added expense if a question is raised after the Bid Award or contract on the Subcontractor.

5. LAWS, PERMITS, FEES AND NOTICES: The Subcontractor shall give notices and comply with laws, ordinances, rules, regulations and orders of public authorities bearing on the performance of work. The Owner shall secure and pay for all fees, licenses and inspections necessary for proper execution and completion of the subcontractor's work.

6. FIRE SPRINKLER SYSTEM TENANT IMPROVEMENT: The automatic fire sprinklers system shall be altered as necessary to accommodate interior improvements. Three (3) sets of shop quality drawings shall be submitted for review and approval prior to installation. All new and/or existing water flow indicators and system control valves shall be monitored by a central station monitoring alarm company. All work shall conform to the City of Los Gatos Fire Department specifications.

7. FIRE EXTINGUISHERS: Install one 2-A:10-B:C fire extinguisher every 50'/75' of travel or every 3,000 sf. Fire extinguisher locations are indicated on the Floor Plan, Sheet A2.1.

8. EXIT ILLUMINATION: Exit paths shall be illuminated anytime the building is occupied with a light having an intensity of not less than one foot candle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination is indicated on the Reflected Ceiling and Lighting Plan, sheet A6.1.

9. EXIT SIGNS: Exit signs shall be internally or externally illuminated and provided with battery backup. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress.

10. PREMISES IDENTIFICATION: Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of six (6) inches in height.

General Notes

Project: Subway Store No. 60713  
17178 BLOSSOM HILL RD.  
LOS GATOS, CA. 95030  
Franchisee:

Scope of Work:  
The existing tenant shell space is remodeled to accommodate a new food service operation. The electrical, mechanical, gas and sewer service remain. Lighting compliance is included. Signs are not part of this permit. All roof equipment screened by existing parapets.  
A single accessible compliant restroom is included with 4 or less employees.

Code Compliance  
SPACE AREA OCCUPANCY EXITS WIDTH  
SQ. FT. TYPE SF/OCCUP RQD. RQD. DES.  
Dining/Waiting 560 B 1/15 37.3  
Kitchen/Service areas 587 B 1/200 2.9  
Misc. 132 B 0  
Total (applies this permit) 1,279 B 40.2 1 3' 3'

Construction Type: II-N (Fully Sprinklered)  
No. of Stories: One

Sheet Index  
No. Description  
A0.1 General Notes, Symbols, Vicinity Map, Material Indication and Abbreviations  
A2.1 Furniture and Equipment Plan  
A3.1 Exterior Elevations

USE PERMIT

14178 BLOSSOM HILL RD.  
LOS GATOS, CA. 95030

Store No. 60713

RECEIVED

JUL 22 2014  
TOWN OF LOS GATOS  
PLANNING DIVISION  
U-14-015

Issue Date 7/18/14  
Drawn By DJE  
Project Number 1425  
Sheet Title General Notes, Symbols, Vicinity Map, Material Indication & Abbreviations  
Sheet Number A0.1

DETAILS, PLANS, BUILDING SECTIONS, WALL SECTIONS, ETC. ARE REFERENCED BY NUMBERS ACCORDING TO THEIR LOCATION ON THE SHEET AS INDICATED ABOVE.

20 16 12 8 4

19 15 11 7 3

18 14 10 6 2

17 13 9 5 1

Detail Numbering Sequence 13

Vicinity Map (N.T.S.) 9

LEGEND

Path of Travel

True North

SITE PLAN (N.T.S.) 1

EXHIBIT 4



FURNITURE AND EQUIPMENT LEGEND

#	ITEM	MANUFACTURER	ORDERED FROM	QTY	DESCRIPTION
CUSTOMER AREA					
4A	30" X 42" TABLE	PLYMOLD	DAI	1	30" HIGH W/ (1) VERTICAL TABLE LEG AT EACH OF THE 4 CORNERS. FONT HILL PEAR LAMINATE WITH BLACK DURA EDGE.
4B	20" X 24" TABLE	PLYMOLD	DAI	4	30" HIGH W/ FREESTANDING 22" X 20" CROSS BASE. FONT HILL PEAR LAMINATE WITH BLACK DURA EDGE.
5A	30" ROUND BAR HEIGHT TABLE	PLYMOLD	DAI	1	42" HIGH W/ FREESTANDING 30" X 30" CROSS BASE. FONT HILL PEAR LAMINATE WITH BLACK DURA EDGE.
6A	CHAIR	PLYMOLD	DAI	12	QUEST CHAIR W/ UPHOLSTERED SEAT TO BE ORDERED IN THE FOLLOWING COLORS: CROCUS, SPICE AND SLATE. FRAME COLOR IS BLACK WRINKLE.
6B	BAR HEIGHT STOOL	PLYMOLD	DAI	3	QUEST STOOL W/ UPHOLSTERED SEAT TO BE ORDERED IN THE FOLLOWING COLORS: CROCUS, SPICE AND SLATE. FRAME COLOR IS BLACK WRINKLE.
8A	TRASH RECEPTACLE	PLYMOLD	DAI	1	(1) 25" X 25" SINGLE HOLE TRASH UNIT. BLACK DURA EDGE TRASH RECEPTACLE W/ FONT HILL PEAR LAMINATE FINISH.
9A	SODA FOUNTAIN	CORNELIUS	DAI	1	DEDICATED 115V, 20 AMP DUPLEX OUTLET (NEMA 5-20R) W/IN 3 FEET, 3 INCH OR LARGER FLOOR DRAIN W/IN 3 FEET (EQUIPMENT INSTALLED BY COKE).
9B	TEA/COFFEE BREWER	BUNN-O-MATIC CORP.	DAI	1	DEDICATED 120V, 15 AMP DUPLEX OUTLET (NEMA 5-15P) W/IN 3 FEET. PLUMBING: 20-90 PSI MODEL SUPPLIED WITH 1/4" MALE FLARE FITTING. MIN. 1GPM WATER FLOW.
10	BEVERAGE DESTINATION CENTER	DUKE MANUFACTURING	DAI	1	(1) 1/2" RH BEVERAGE PLACEMENT. STAINLESS STEEL TOP. FONT HILL PEAR LAMINATE FINISH. INSTALLED BY G.C.
11	SUBWAY "OPEN" WINDOW SIGN	MYSTIGLO	DAI	1	SEE MANUFACTURER FOR SPECS. 120V. INSTALLED BY G.C.
13E	STAINLESS STEEL "SUBWAY" SIGN	TPC	DAI	1	12" X 58" SUBWAY LOGO SIGN. PVC FACED WITH S.S. LAMINATE. MOUNTING HARDWARE INCLUDED.
14	CHIP RACK	FRITO-LAY	DAI	1	(1) 34" W X 24" D X 78" H CURVE DISPLAY. THROUGH LOCAL DIST.
15	DISPLAY REFRIGERATOR	TRUE	DAI	1	(1) RH 1 DOOR FLOOR MODEL. DEDICATED 115V, 15 AMP DUPLEX OUTLET (NEMA 5-15R) W/IN 6 FEET.
17	INTERIOR DOOR	LOCAL	G.C.	2	SOLID CORE HARDWOOD DOOR (SLAB OR PANEL CONSTRUCTION) STAIN MINWAX #235 CHERRY & POLYURETHANE W/ MINWAX FAST DRYING SATIN. METAL FRAME (PAINT SHERWIN WILLIAMS BLACK) LEVER HANDLE. INSTALLED BY GC.
SERVICE AREA					
19	FRONT COUNTER	DUKE MANUFACTURING	DAI	1	TOTAL LENGTH 17'-2". (1) 25" RH-HOT FOOD UNIT(S). (2) 60" COLD PAN UNIT(S). (1) 61" CASH UNIT(S). INSTALLED BY G.C. ULS APPROVED. ELECTRICAL CONNECTIONS AND WIRING TO LOCAL AND STATE CODE REQUIREMENTS AS DETERMINED BY G.C. OR ELECTRICIAN.
21	COOKIE DISPLAY CASE	NEMCO	DAI	1	DISPLAY CASE ON TOP OF SUB-WRAP AND NAPKIN RISER. MADE OF CLEAR ACRYLIC.
23	SAFE	C.S.S./TIDEL	DAI	1	(1) TIME LOCK. INSTALLED BY G.C. IN SERVICE AREA.
24	P.O.S.	PAR/MICROS/HP	DAI	1	PC BASED POINT OF SALE SYSTEM. REQUIRES DEDICATED POWER SOURCE WITH ISOLATED GROUND TO BREAKER.
25	MICROWAVE	MENUMASTER/SHARP	DAI	1	*5-20R OUTLET REQUIRED. 1200 WATT, 120V/60HZ/1PH, 20 AMP CIRCUIT. DEDICATED CIRCUIT REQUIRED.
27	BREAD OVEN	DUKE/INU-VU	DAI	1	(1) INU-VU. DEDICATED CIRCUIT REQUIRED. DIRECT WIRED. INSTALLED BY G.C. *1/4" WATERLINE IS REQUIRED.
28A	COMBI BREAD CABINET	LOCKWOOD/INU-VU	DAI	1	(1) RH INU-VU. COMBINATION CABINET. INTEGRATED OPEN AIR COOLING RACK ABOVE WITH ENCLOSED CABINET BELOW. INSTALLED BY G.C.
29	MENUBOARD	VGS / TRANSLITE SONOMA	DAI	4	MENUBOARDS: (4) 2' x 4' - LIGHT FIXTURES: (1) 1/6" MOUNT TO TOP OF MENUBOARD. SINGLE OUTLET REQUIRED. INSTALLED BY G.C.
31	BACK COUNTER W/ HAND SINK	DUKE MANUFACTURING	DAI	1	(1) RH 48" LENGTH. STAINLESS STEEL TOP. FONT HILL PEAR LAMINATE FINISH. INSTALLED BY G.C.
33	REFRIGERATED BACK COUNTER	DUKE MANUFACTURING	DAI	1	(1) 60" LENGTH. BACK COUNTER WITH UNDER-COUNTER REFRIGERATOR. STAINLESS STEEL TOP. FONT HILL PEAR LAMINATE FINISH. INSTALLED BY G.C.
34	RAPID COOK OVEN	TURBOCHEF/MERRYCHEF	DAI	1	(1) TURBOCHEF. MICROWAVE/CONVECTION OVEN. REFER TO EQUIPMENT BACK-UP SHEET #2 FOR FURTHER SPECIFICATIONS.
BACKROOM AREA					
36	SINK	DUKE MANUFACTURING	DAI	1	(1) 3 COMPARTMENTS. 2 DRAINBOARDS (18"). INSTALLED BY G.C. ULS APPROVED.
37	MOP SINK	LOCALLY SOURCED	G.C.	1	FLOOR LEVEL SINK. 2' X 2' (PREFERRED). ACQUIRE LOCALLY. INSTALLED BY G.C.
38	HOT WATER TANK	LOCALLY SOURCED	G.C.	1	ACQUIRE LOCALLY. INSTALLED BY G.C.
39	S.S. WORKTABLE	DUKE MANUFACTURING	DAI	1	(1) 60" X 30". AVAILABLE WITH OR WITHOUT GALVANIZED UNDERSHELF. ORDER WITHOUT UNDERSHELF IF SODA IS STORED BENEATH TABLE.
40	WALL SHELF	INTER METRO	DAI	2	SUPER ERECTA BRITE. EPOXY COATED. WALL MOUNTED SHELVES. AVAILABLE IN VARIOUS SIZES. INSTALLED BY G.C.
41	VEGETABLE SINK	DUKE MANUFACTURING	DAI	1	(1) 1 COMPARTMENTS. 1 DRAINBOARD. INSTALLED BY G.C. ULS APPROVED.
42	HAND SINK	DUKE MANUFACTURING / LOCAL	DAI/G.C.	1	WALL MOUNTED. SUBJECT TO HEALTH CODE APPROVAL.
43	CLEANING PRODUCT RACK	SSOC	DAI	1	DISPENSING STATION FOR CLEANING PRODUCTS.
44	GREASE INTERCEPTOR	ZURN INDUSTRIES	DAI/G.C.	1	MODEL Z1170. VARIOUS SIZES AVAILABLE. CONTACT ZURN INDUSTRIES - (855) 663-9876 - FOR CORRECT MODEL SIZE TO MEET CODE REQUIREMENTS. INSTALLED BY G.C.
45	NEMCO EASY-SLICER	NEMCO, INC.	DAI	1	MANUAL SLICER MOUNTED ON STAINLESS STEEL TABLE TOP. NSF APPROVED.
46	RETARDER CABINET	LOCKWOOD	DAI	1	(1) WALK-IN. NSF APPROVED.
47	REFRIGERATOR	NORLAKE	DAI	1	(1) 8' X 6' SELF-EVAPORATING. DIRECT WIRED. INSTALLED BY G.C. NSF APPROVED.
48	FREEZER	NORLAKE	DAI	1	(1) 6' X 6' SELF-EVAPORATING. DIRECT WIRED. INSTALLED BY G.C. NSF APPROVED.
49A	STORAGE UNITS	INTER METRO	DAI	6	(1) 24" X 24" (3) 24" X 60" (2) 24" X 72" SUPER ERECTA BRITE.
50	SODA STORAGE	COKE	DAI	1	DEDICATED 115V, 20 AMP DUPLEX OUTLET (NEMA 5-20R) W/IN 3 FEET OF BIB RACK, 96 INCHES HIGH WATER 1/2 INCH BALL VALVE SHUTOFF W/IN 3 FEET OF BIB RACK, 96 INCHES HIGH (EQUIPMENT INSTALLED BY COKE).
51	STEREO SYSTEM	SUBWAY® RADIO/LOCAL	DAI/LOCAL	1	RECEIVER AND AMPLIFIER WITH THREE SPEAKERS MOUNTED AND PROFESSIONALLY WIRED IN CEILING. OPTIONAL SUBWAY® RADIO SERVICE.
52	NUMBER NOT ASSIGNED				
53	EMPLOYEE LOCKERS	GLOBAL INDUSTRIAL	DAI/LOCAL	1	12"X12"X12" STACKED

General Notes

- SUBMIT SHOP DRAWINGS AND PERMIT APPLICATION TO M.F.D. FOR REVIEW AND APPROVAL FOR SPRINKLER SYSTEM
- SUBMIT SHOP DRAWINGS AND PERMIT APPLICATION FOR THE INSTALLATION OF THE HOOD AND DUCT FIRE EXTINGUISHING SYSTEM
- PORTABLE FIRE EXTINGUISHER TYPE 2A10BC SO THAT ALL PORTION OF THE SPACE IS WITHIN 50 FT. OF A FIRE EXTINGUISHER
- SEE 1/E2.1 FOR LOCATION OF EXIT SIGN AND EMERGENCY LIGHT
- PROVIDE A TACTILE EXIT SIGN WITH THE WORD "EXIT" AT THE EXIT DOOR
- ALL FOOD SERVICE EQUIPMENT MUST BE CERTIFIED OR CLASSIFIED BY AN AMERICAN STANDARDS INSTITUTE (ANSI) ACCREDITED SANITATION CERTIFICATION PROGRAM, e.g. NSF.ETL AND UL.
- ALL SPLASHGUARDS ARE TO BE A MINIMUM OF 6" HIGH WITH ROUNDED FRONT CORNER.

Notes

- POS COUNTER TO BE 28"-34" AFF, WITH A MINIMUM WIDTH OF 36".
- RACK AND SHELVING TO MEET OR EXCEED 96 LF
- SPLASH GUARDS MIN. 6" IN HEIGHT ALONG THE FULL LENGTH OF THE SINK AND ROUNDED CORNER.
- OPERABLE PARTS SHALL NOT EXCEED 48" A.F.F.

General Notes

- ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODE HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONTRACT TO VERIFY (E) FIELD CONDITIONS. ALL EXISTING DIMENSIONS SHALL BE VERIFIED AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.
- INDICATES EQUIPMENT ON EQUIPMENT SCHEDULE.
- INDICATES PHONE LOCATION ON FLOOR/EQUIPMENT PLAN.
- DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR AND/OR FRANCHISEE/OWNER. ANY DISCREPANCY IN DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF DAI'S AREA DEVELOPMENT AGENT OR DESIGNATED FIELD REPRESENTATIVE.
- STORE MUST BE CONSTRUCTED AS DESIGNED IN THESE FLOOR PLANS SUBJECT TO FEDERAL, STATE AND LOCAL LAWS. RECIPIENT IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LAWS. IF MODIFICATIONS ARE NECESSARY, PLEASE CONTACT DAI'S DESIGN DEPARTMENT FOR WRITTEN APPROVAL OF THE REQUIRED CHANGES.
- GENERAL CONTRACTOR TO RECEIVE, UNLOAD AND INSTALL ALL KITCHEN EQUIPMENT, FINISH MATERIALS AND ALL OTHER ITEMS DELIVERED TO STORE LOCATION.
- GENERAL CONTRACTOR TO PROVIDE A MINIMUM OF ONE FIRE EXTINGUISHER IN COMPLIANCE WITH THE LOCAL FIRE MARSHAL. LOCATION & QUANTITY OF FIRE EXTINGUISHER(S) TO BE DETERMINED BY THE FIRE MARSHAL.
- CEILING HEIGHT IS 9'.
- CUND MODEL SW3-PLUS WATER FILTRATION SYSTEM IS REQUIRED IN ALL NEW STORES THAT DISPENSE BEVERAGES. THE RECOMMENDED PLACEMENT FOR INSTALLATION IS MOUNTED TO SODA SYRUP RACK BY COCA-COLA. SECONDARY PLACEMENT OPTION IS MOUNTED ON THE BACKROOM WALL. THIRD INSTALLATION OPTION IS MOUNTING INSIDE THE FRONT BEVERAGE COUNTER WHEN SPACE LIMITATIONS OCCUR. REQUIRED: 1/2" INCOMING WATER LINE FEED WITH 1/2" BALL VALVE SHUTOFF AND 1/2" FPT CONNECTION. MINIMUM 110 VOLT, 20 AMP ELECTRICAL SERVICE TO SUPPORT THE CARBONATOR AND WATER BOOSTER (MUST BE DEDICATED CIRCUIT).
- SMARTCURVE STAND (W/FR. DISPLAY-BOX) REQUIRED IN CUSTOMER AREA AT POINT OF ORDER (PREFERRED PLACEMENT). 21 3/4" X 13 1/8" BASE, 56" (WITHOUT HEADER) OVERALL HEIGHT.
- BASKET STYLE SECONDARY CHIP RACK REQUIRED IN CUSTOMER AREA AT POINT OF ORDER (PREFERRED PLACEMENT).
- EXIT LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EMERGENCY LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- LABOR & MATERIAL SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.
- THE D.A. MUST CONFIRM THAT SUBWAY WILL SHARE OR BE PROVIDED SPACE FOR THE FOLLOWING ITEMS: REFRIGERATOR (W/BREAD RETARDER), FREEZER, 3-COMPARTMENT SINK, & RESTROOM ACCESS.



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Revisions		
No.	Description	Date

Issue Date 7/18/14

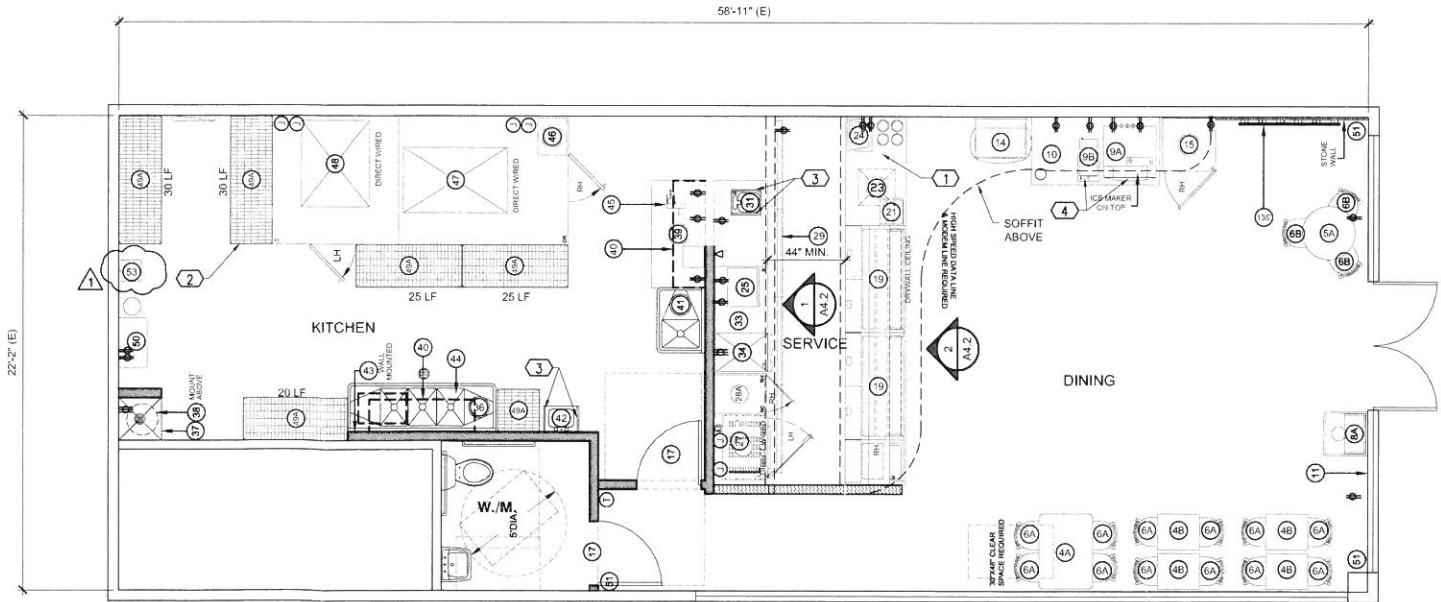
Drawn By DJE

Project Number 1425

Sheet Title

FURNITURE &  
EQUIPMENT PLAN

Sheet Number A2.1



EQUIPMENT PLAN 1/4" = 1'-0"

1



NOTE:  
ALL NEW SIGNS NOT PART OF THIS PERMIT

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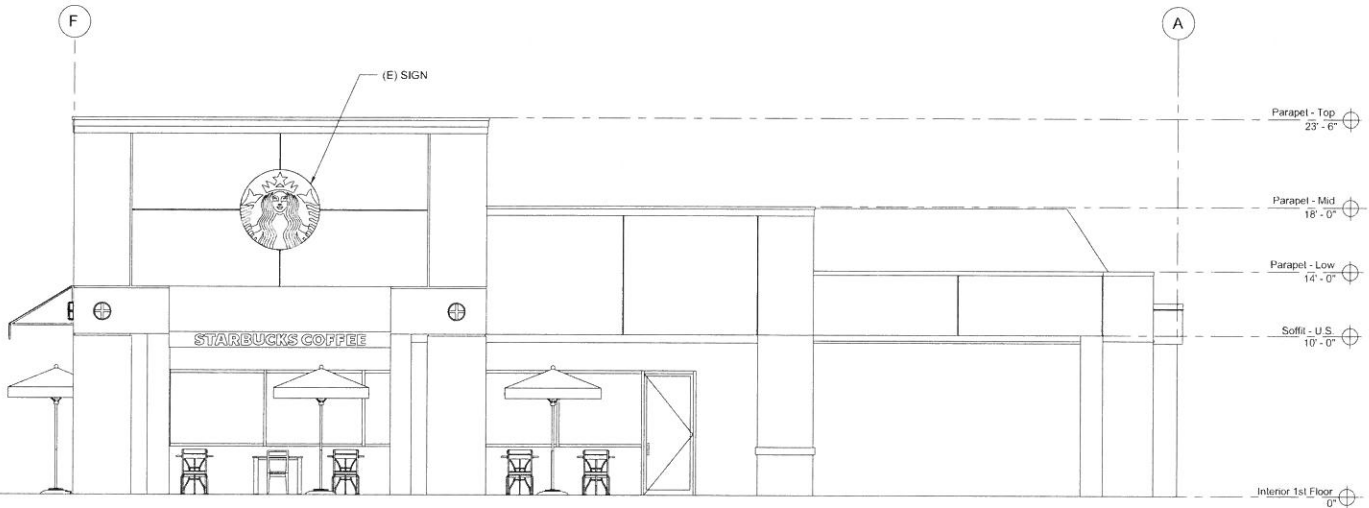
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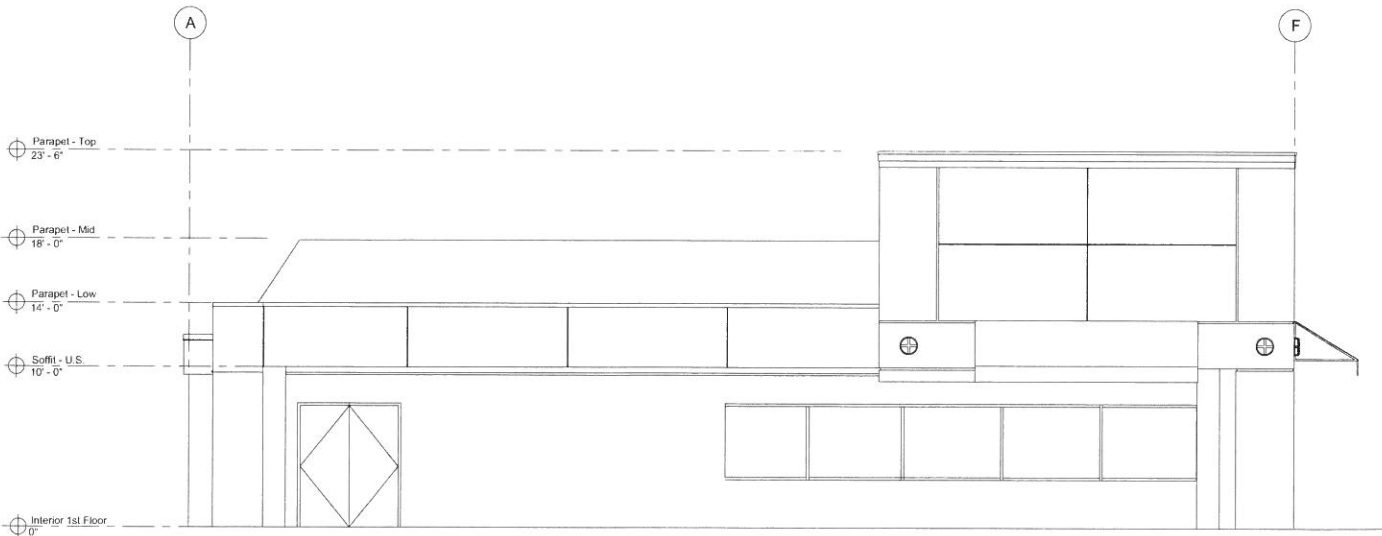
Issue Date	7/18/14
Drawn By	DJE
Project Number	1425
Sheet Title	EXTERIOR ELEVATIONS
Sheet Number	A3.1



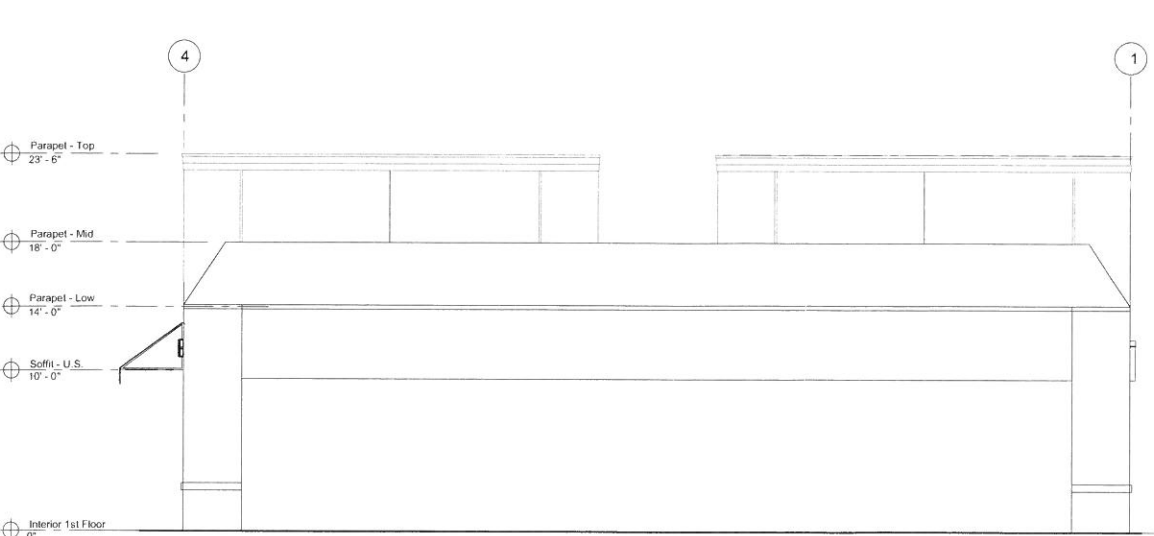
NORTH EXTERIOR ELEVATION 3/16" = 1'-0" 15



EAST EXTERIOR ELEVATION 3/16" = 1'-0" 3



WEST EXTERIOR ELEVATION 3/16" = 1'-0" 13



SOUTH EXTERIOR ELEVATION 3/16" = 1'-0" 1