



575 University Ave. Los Gatos, Ca 95032 • [www.losgatosmeats.com](http://www.losgatosmeats.com)

## Project Description and Letter of Justification

**ITEM: 575 University Ave**

**Conditional Use Permit Application U-24-003**

*Section 15301: Existing Facilities*

**PROPERTY OWNER:** JDB, LLC.

**APPLICANT:** Brian Chiala

**PROJECT PLANNER:** Suray Nathan

**SUBMITTAL DATE:** July 23, 2024

Good day;

My name is Stacie Bagnasco and I am working on behalf of Brian Chiala, owner of Los Gatos Meats in an attempt to move forward with the referenced Conditional Use Permit.

Our goal is to improve the physical attributes of our building which has a history dating back to 1891 as well as provide a safe environment where our patrons can wait on their food orders.

Mr. Chiala has been a current owner for 35 years and felt that a well-designed exterior would enhance the curb appeal so that the external appearance of the building looked well maintained and attractive and to create a combined relationship to other buildings in the streetscape.

*The exterior changes to the building are as follows:*

We have attached 2x4 cleating with bule screws to wall. Plate and frame layout, attached plywood sheeting and Tyvek paper to advantage framing. This will create an ice and rain shield and 8x4 sheets of corrugated metal will be attached to bottom 4 feet of wall, then build columns, and attached vertically to top of wall. Top of wall will be soffits. Last was to install fence boards as siding and metal flashing on top of soffits to make sure no water goes between wall and new siding. Paint will be added to trim around corrugated sheets, wall trimmings and columns.

We are requesting approval of a minor restaurant, take out only, as listed on the original CUP. While the architect wrote "Dining Area" on the submitted plan set it is in fact a waiting area to handle the overflow from the number of customers ordering food for take out on a daily basis during the hours of 10-4PM. The remodeled area of our existing building is also an area for perishable food deliveries and for staging our catering orders and the seating is merely a waiting and staging area for that purpose. Our employee break area in the front of the business has signage everywhere stating that it is for "employees only" as well as a fence to alert our customers that this area is for our employees. Due to

the number of patrons, they naturally overflow into this area while waiting on their food. Our patrons also stand around on the sidewalks and near the street which could be considered unsafe.

Requested photos of the interior and exterior of the establishment have been uploaded. We are more than willing to provide additional information at your request.

We seek to comply with the Town of Los Gatos requirements to proceed with our project. Please let us know if there are any additional requirements. Thank you for your service.

On behalf of Brian Chiala, *operations manager*

Stacie Bagnasco

A handwritten signature in black ink that reads "Stacie Bagnasco". The signature is fluid and cursive, with "Stacie" having a large, sweeping initial "S".