

## **Summary Overview of the Phase 1 Planning Applications and Process for the North 40 Specific Plan Area**

### **What is the North 40 Specific Plan?**

On June 17, 2015, the Los Gatos Town Council adopted the North 40 Specific Plan, providing land use and development guidance for the 42-acre area bounded by Highway 17, Highway 85, Los Gatos Boulevard, and Lark Avenue. The adopted Specific Plan incorporated the modifications approved by the Council based on its deliberations and consideration of public testimony, Planning Commission recommendations, and all other information contained in the record.

The adopted North 40 Specific Plan contains a Vision and Guiding Principles that provide overarching guidance for development of the North 40 Specific Plan area, as follows:

#### *Vision*

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

#### *Guiding Principles to Achieve this Vision*

- The North 40 will look and feel like Los Gatos.
- The North 40 will embrace hillside views, trees and open space.
- The North 40 will address the Town's residential and/or commercial unmet needs.
- The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.

The approval of the North 40 Specific Plan amended the zoning of the property to North 40 Specific Plan. The Specific Plan provides a maximum allowable development capacity for the entire Specific Plan area of 270 residential units and 501,000 square feet of non-residential uses. Before development can occur within the Specific Plan area, private developers and/or land owners must submit Architecture and Site (A&S) application(s) for discretionary review and approval by the Town.

### **What are the Phase 1 Planning Applications?**

The proposed Phase 1 Architecture and Site (A&S) application for approximately half of the Specific Plan area includes the majority of the residential units allowed within the Specific Plan area (237 of the 270 units) plus a request for a State Density Bonus of an additional 83 housing units for a total of 320 housing units. The application also proposes approximately 66,800 square feet of commercial space.

As part of the Phase 1 applications, the applicant has also requested a Vesting Tentative Map (VTM) for the subdivision of the residential units and the commercial parcels. Town Code requires VTMs to be approved by Town Council. As a result, the Planning Commission provides a recommendation to the Town Council for both the A&S and the VTM.

#### What Aspects of the Proposed North 40 Development are Open for Discussion and Decision?

With the adoption of the Specific Plan, the Town has identified a vision for the future development of North 40 area. The decisions have been made and are final regarding the total housing units, total commercial square feet, maximum building heights, minimum building setbacks, minimum open spaces, and other development parameters.

In the consideration of the proposed planning applications, the Planning Commission and Town Council have the discretion to determine how the proposed North 40 development applications comply with applicable Town policies, standards, and guidelines. Specific questions that the Planning Commission and Town Council may consider when reviewing the proposed applications include, but are not limited to:

- Does the proposed development address the overall Vision and Guiding Principles set forth in the Specific Plan?
- Does the proposed development reflect the agrarian feel discussed within the Specific Plan?
- Do the proposed open spaces provide for the open feel and the uses of the property (e.g., community gardens) as directed in the Specific Plan?
- Is the architectural style and detailing consistent with the Town and the Specific Plan?

#### How Can the Community Get Involved?

The public is welcome to participate in the upcoming Planning Commission and Town Council public hearings. Community members may provide verbal testimony at the hearings and/or by submitting written comments by 11 a.m. the day of the meetings. Written comments should be sent to Marni Moseley in the Community Development Department (110 East Main Street, Los Gatos CA 95030) or emailed to [MMoseley@losgatosca.gov](mailto:MMoseley@losgatosca.gov). The Planning Commission is scheduled to consider the applications on Wednesday, March 30, 2016 at 7 p.m. in the Council Chambers at Town Hall (110 East Main Street). Agendas and staff reports are available at: <http://www.losgatosca.gov/2148/Town-Council-Agenda-Minutes>.