

TOWN OF LOS GATOS
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SUMMARY MINUTES OF THE **NORTH 40 ADVISORY COMMITTEE** MEETING
OF APRIL 7, 2011, HELD IN THE TOWN COUNCIL CHAMBERS LOBBY, 110 E.
MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:05 P.M. by Mayor Joe Pirzynski.

ATTENDANCE

Advisory Committee members: Joe Pirzynski, Marcia Jensen, John Bourgeois, Todd Jarvis, Marico Sayoc, Gordon Yamate, Tim Lundell, Jim Foley, Marissa Miller, Barbara Cardillo

Town Staff: Wendie Rooney, Community Development Director; Sandy Baily, Planning Manager; Suzanne Davis, Senior Planner

Consultants: Jami Williams and Debbie Rudd, RRM Design Group

Project Team: Don Capobres, Whitney Sylvester and Alan Chamorro, Grosvenor; Douglas Oliver, BAR Architects; David Janes, SGPA

Public: Lee Quintana

Meeting called to order by Mayor Joe Pirzynski at 6:05 pm and self-introductions were made.

Wendie Rooney commented that an advisory committee meeting will be added to the schedule. That will be discussed at the end of the meeting.

WORKSHOP SUMMARY

Debbie Rudd summarized the results of the prioritization exercises from the March 30, 2011 kick-off workshop and April 2, 2011 community workshop. She explained that the property owner has a right to develop within the parameters allowed by the Town's regulations and policies. The Town is guiding that future development through the specific plan process. It is a very integrated process. There may need to be continued discussion on what destination retail is.

Joe Pirzynski commented that there was good representation from all areas of the Town at the community meeting.

Debbie Rudd commented that an important consideration will be integration of the Los Gatos Blvd. sites and the North 40.

Marcia Jensen commented that there are a number of empty retail spaces in Town and she questioned how wise it is to be building new retail. *Wendie Rooney* noted that a market and economic study is in progress, and will address that issue and determine what the needs of the community area.

Debbie Rudd commented that architecture should be eclectic, a mix of styles, that should be its own neighborhood or district and not an imitation of the Downtown. Taller buildings should be strategically placed and well articulated. Quality design is important.

Tim Lundell commented that it is difficult to understand the size of the property and the relativity of buildings, green space, etc. *Debbie Rudd* commented that visual aids will be prepared to help with that understanding.

Barbara Cardillo commented that the commercial development along Los Gatos Boulevard is primarily small scale with residential neighborhoods behind, and questioned whether the development is going to be primarily residential with small scale commercial or will it be a new place. *Debbie Rudd* commented that it will be a new neighborhood and there will be some destination commercial uses. It will be more integrated rather than residential separated from commercial. *Wendie Rooney* noted that some of the commercial will be neighborhood serving, and there will also be destination retail uses.

Don Capobres commented that the specific plan process is important because it will provide a comprehensive plan rather than having development done piece meal.

Jami Williams explained that a specific plan is a planning tool that includes building heights, densities, circulation patterns, etc. It is essentially building blocks and development that comes in has to conform to the large-scale master plan. It is an implementation plan that sets the stage and guides future development. Typically it takes place over a 20-year period. It provides customized regulations for the defined area.

Wendie Rooney noted that typically owners of small properties end up selling their land. Sometimes multiple owners may combine their properties for a development.

Joe Pirzynski asked how the Draft North 40 Specific Plan will be integrated. *Debbie Rudd* commented that the General Plan is the foundation for the specific plan. The Los Gatos Boulevard Plan, Draft North 40 Specific Plan and Vasona Light Rail Element will be combined into the new document.

Wendie Rooney noted that the General Plan guiding principles for the North 40 will be used to establish the specific plan.

Marcia Jensen commented that the Los Gatos Boulevard Plan is to be updated. *Wendie Rooney* noted that the goal is to update the Los Gatos Boulevard Plan and to have it dovetail with the North 40 Specific Plan.

Jim Foley asked if integration of the plans will be done.

Wendie Rooney commented that the task of the advisory committee is to weigh-in at major milestones.

Debbie Rudd noted that by law the Specific Plan must be consistent with the General Plan. There are some items that need some additional discussion, including dog park and new elementary school.

Wendie Rooney commented that staff worked with the school district during the General Plan update. It was difficult to determine the number of students that would be generated by the North 40 development.

Marcio Sayoc suggested adding a frequently asked questions section on the North 40 web-site.

The Committee discussed important components and topics for the specific plan including:

- Empty nest/healthy, active senior living
- Examples of different types of retail sizes
- Destination retail and what it means
- Economic analysis/leakage study results: what are community members leaving the community to buy (include movie theaters)
- Attracting people to Downtown as well as the North 40
- Linkage between North 40, the Downtown and Los Gatos Blvd.

Debbie Rudd commented that at the next advisory committee meeting a general land use plan will be provided. A visual preference survey will be used to vote for images that are appropriate for Los Gatos.

Wendie Rooney commented that an advisory committee meeting will be added between the May 19 and August 4 meetings. Staff is suggesting adding it the last week of June, tentatively on the 29th. She asked if the Committee would please weigh-in on the date.

Debbie Rudd commented that there will be more detail to the plan by that time.

Debbie Rudd asked that the Committee members put the word out about the May 18, 2011 community workshop.

Wendie Rooney summarized locations where flyers and notices were done for the first community workshop and asked Committee members to provide suggestions on additional ways of getting the word out.

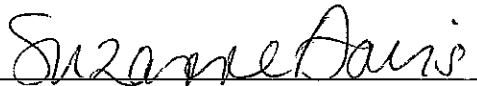
Public Comment:

Lee Quintana commented that it seemed to her that the main difference between the kick-off meeting and the community workshop was that the community was more focused on quality of life rather than revenue generation. She questioned what will happen if there is a conflict between the plan and the General Plan principles. She suggested having more than one concept plan and that notice be placed in the Mercury News under Government Watch. What she meant by a variety of densities and uses, was knowing the range of sizes and to have some predictability of what the end product will be. She mentioned Riverside Park in New York as it is a linear park with a water feature and good pedestrian circulation. She would like a better understanding of the next steps.

Wendie Rooney commented that the intent is to create a very precise specific plan that includes number and sizes of buildings, detailed design and architectural criteria and that if a project that is complaint can proceed with an Architecture and Site application and/or subdivision map. The goal is to create a detailed master plan.

The meeting was adjourned at 8:00 pm. The next Advisory Committee meeting is scheduled for August 4, 2011.

Prepared by:



Suzanne Davis, AICP

Senior Planner