

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF THE **NORTH 40 ADVISORY COMMITTEE** MEETING
OF SEPTEMBER 22, 2011, HELD IN THE TOWN COUNCIL CHAMBERS LOBBY,
110 E. MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Mayor Joe Pirzynski.

ATTENDANCE

Advisory Committee members: Joe Pirzynski, Barbara Spector, John Bourgeois, Barbara Cardillo, Todd Jarvis, Dan Ross, Gordon Yamate, Marcia Jensen, Marico Sayoc, Jim Foley, Tim Lundell, Deborah Weinstein, Matthew Hudes

AC members absent: Perry Hirari

Town Staff: Wendie Rooney, Community Development Director; Sandy Baily, Planning Manager; Joel Paulson, Senior Planner; Jessica von Borck, Economic Vitality Manager

Town Consultants: Debbie Rudd and Jami Williams, RRM Design Group

Project Team: Glenn Wood and Julianne Donohoe, BAR Architects; David Janes, SGPA; Don Capobres, and Whitney Sylvester, Grosvenor; Ashley Langworthy, SWA

Public: Lee Quintana

Wendie Rooney outlined the expectations for the meeting.

Debbie Rudd explained the purpose of the meeting and showed where we are in the specific plan process.

RESULTS OF AUGUST 4, 2011, ADVISORY COMMITTEE MEETING:

Debbie Rudd presented the results of the August 4, 2011, Advisory Committee meeting site planning exercise and a revised conceptual site plan.

COMMENTS:

Todd Jarvis asked how many units were on the south side.

Dan Ross asked about impacts to the Los Gatos School Districts.

Joe Pirzynski asked if the revised site plan has the maximum number of residential units reviewed in the General Plan.

Matthew Hudes asked what the percentages of each use were.

Jim Foley commented that level of detail is not currently available but that the Specific Plan could have unit number limits and percentage and/or square footage limits for each commercial use.

Barbara Spector stated that Page 2 of the AC #4 Summary is not consistent with her recollection of AC #4 because nice/upscale retail might compete with Downtown and it doesn't include neighborhood serving retail.

Matthew Hudes commented that there was too much retail and the BAE report doesn't address the potential impacts to Downtown businesses.

Dan Ross asked about establishing a list of retail types.

Marico Sayoc commented that this feels like a stand alone development that doesn't transition to the adjacent neighborhoods and she believes it should. She asked if the residential location was set and if the EIR will consider alternatives that have uses in different locations. She also commented that traffic is a concern.

Don Capobres commented on the different types and sizes of retail uses.

Barbara Cardillo commented that she wants a performing arts center as a destination not a shopping destination. She also commented that creating a new neighborhood with retail that serves it with an innovation center, hotel and entertainment is more appropriate and that a Nordstrom or Nieman Marcus type use is not something she would want to see.

Jim Foley commented about retail size relationships and their correlation with each other.

Dan Ross commented that the retail leakages identified in the BAE report are needed.

Tim Lundell commented that this could bring in other shoppers that don't currently shop in Downtown.

Gordon Yamate commented that we may be asking for something that won't succeed and asked for examples of Downtown versus new outlying shopping areas.

Marcia Jensen asked about what planning documents other communities have and commented that this will always compete with Downtown but the Specific Plan should include standards that discourage the uses we don't want while still providing some flexibility.

John Bourgeois stated that the use and size of retail should be regulated to target the sales tax leakage tenants. He understands there needs to be flexibility but asked how that would work for size and asked about further discretionary review for uses.

Don Capobres commented that there needs to be flexibility and he understands that there will be limitations and understands that big box is not desired.

Jim Foley expressed concerns with trying to regulate the type of retail and stated that maybe Conditional Use Permits could be required for certain uses.

Barbara Spector spoke about the different terms for describing different retail users and that she didn't think an 80,000 square foot use was appropriate, but that 4,000 to 40,000 may be more appropriate.

Joe Pirzynski asked if the parking structures were adequate to park the proposed uses.

John Bourgeois commented that planning by committee can work or it can water down a project and that he believes the revised conceptual site plan is better than the previous version.

Todd Jarvis asked about successful projects of today and commented about the need for an overall comprehensive vision for the Specific Plan.

Deborah Weinstein commented that she likes the idea of the Market Hall but is concerned about access to the site.

Matthew Hudes expressed concern about the linkage of retail on this site and retail Downtown.

Tim Lundell commented on uses that will impact the Downtown.

Joe Pirzynski stated that competition needs to be addressed. The Downtown is a destination for a great experience and he is not sure the N. 40 will detract from Downtown. He also asked when does a major shopping area compete with a vibrant Downtown.

Todd Jarvis stated that he wants to see the net impact to the Downtown.

Barbara Spector commented that many people outside the Downtown area don't use the Downtown very often and could potentially use this area.

Joe Pirzynski commented that many people north and east of Blossom Hill Road go to San Jose. He stated that we need to maintain Downtown vibrancy but this site could serve people north and east of this site. He commented that this is a much better plan than the last one and he liked the paseos and Market Hall and is okay with the transition

area. He commented that maybe the parking should be along the freeway and that he wants to see the type of residential.

Barbara Cardillo asked if there are enough access points.

Matthew Hudes commented that he would like to see the percentage of each use.

Marcia Jensen expressed concern with the residential being mostly on the south end.

Todd Jarvis expressed concern about the density of the residential.

John Bourgeois stated that the multi-story apartments at the corner of Lark Avenue and Los Gatos Boulevard was a concern.

Deborah Weinstein expressed concern with access through the residential to the office and other commercial uses.

Marico Sayoc expressed concern with the residential on the south side of the site, the multi-story apartments on the corner of Lark Avenue and Los Gatos Boulevard, and traffic hot spots for the entertainment, restaurant and other uses.

USES:

Debbie Rudd presented a list of uses with square footage ranges for discussion.

COMMENTS:

Joe Pirzynski asked which uses agree with the Market Study.

Jim Foley stated that the square footage for office seems low and that a conference center may be dead weight.

Barbara Spector stated that the office square footage seems low and that a conference center should be part of a hotel use and should accommodate 200-250 people.

Marico Sayoc asked if we were prioritizing uses and what synergy for the Innovation Center is best.

Marcia Jensen asked if the Specific Plan can prioritize uses.

Joe Pirzynski stated that an overlay of the economic information would help prioritize uses.

Barbara Spector stated concern with the low end, smaller square footage, of the in-line retail.

Todd Jarvis expressed concern with the category that has a 125,000 square foot cap and the traffic impacts from 750 residential units.

Barbara Spector stated that she was okay with a 40,000 square foot cap.

Marcia Jensen stated that the destination anchor retail category should be eliminated.

Joe Pirzynski stated that the category should not be eliminated, but the square footage cap needs to be reduced.

HEIGHT:

Debbie Rudd presented a building height diagram and photos for discussion.

COMMENTS:

Marcia Jensen asked if the height limits in the Zoning Code have to be followed.

Todd Jarvis asked what the height of the first floor retail was.

Deborah Weinstein stated that the trees need to be accurately depicted on the plans.

Marico Sayoc stated that to maintain the orchard feel the building heights should be lower and that the orchard feel would be destroyed with large buildings.

Barbara Spector stated that height is a concern but that a taller boutique hotel may be okay. The height on Lark Avenue and at the corner of Lark Avenue and Los Gatos Boulevard is a concern.

Barbara Cardillo stated that 55' is too tall except for the hotel. The multi-family height is a concern and the multi-family should be no more than three stories, but not 55'.

Jim Foley stated that he is okay with the heights except for the multi-family on Lark Avenue and Los Gatos Boulevard. He asked if the multi-family and townhomes could be flipped. He stated that a setback exhibit would be helpful and the 2-3 story zone should be wrapped to include the Lark Avenue frontage.

John Bourgeois stated that the zone along Lark Avenue was too high, an internal area of 3-4 stories may be appropriate but not the mixed use panhandle area that extends to the Highway 17 frontage. He stated that views from Highway 17 will need to be addressed.

Joe Pirzynski asked why is four stories necessary, does the hotel have to be that tall or could the floor plate be larger so the height can be reduced, should multi-family be along Lark at all. He stated that he agreed with *John Bourgeois's* comment on the panhandle,

that maybe three stories is not appropriate along Lark Avenue, justification will need to be provided for anything over three stories, mixed use building could be lowered if underground parking of 2 levels was proposed, and that internal views are also important.

Barbara Spector stated that height is more important to her than the number of stories.

Dan Ross asked what the height and square footage of Santana Row was.

Jim Foley commented that he was okay with the height for the hotel and office and that additional renderings should be provided.

Marcia Jensen commented that the viewshed from Highway 17 and internally will need to be reviewed.

Joe Pirzynski stated that a viewshed analysis needs to be prepared from Highway 17 and internally and suggested north and south views from the two retail buildings near the mixed-use building. He also suggested relocating the office and hotel.

Marico Sayoc stated that none of the residential buildings should be four stories.

Jim Foley stated that four stories was okay for the hotel, office, and mixed use buildings and that all other residential should be 2-3 stories.

Marcia Jensen stated that four stories for the office and hotel may potentially be acceptable but not for any of the other buildings.

Barbara Cardillo stated that nothing should be over three stories.

Barbara Spector commented that she may consider four stories for the hotel and Innovation Center, but that nothing else should be over three stories.

John Bourgeois stated that he would consider 4-5 stories for hotel, the 1-2 story band should continue along Lark Avenue, 2-3 stories for all residential, 4 stories for the office and mixed use, and 2-3 stories on the Highway 17 frontage.

Deborah Weinstein stated that she would consider four stories for the office and hotel, agreed with *John Bourgeois'* comment on the Lark Avenue band, no multi-family residential over three stories, and three stories for the mixed use building.

Marico Sayoc stated that the maximum height along Lark Avenue and Los Gatos Boulevard should be 35' and that she may consider four stories for the hotel and office if they are in the interior of the site.

Todd Jarvis stated that the maximum height along Lark Avenue and Los Gatos Boulevard should be 35', that he may consider four stories for the hotel and office, and the residential should not be 55'.

Joe Pirzynski stated that he agreed with *John Bourgeois'* comment on the Lark Avenue band, there should not be three or four stories on Lark Avenue, he may consider more than three stories depending on the architecture, three stories is okay for the residential but there should also be some two story residential, and four story buildings would require an exception and justification will need to be provided.

Matthew Hudes stated that the maximum height for residential should be two stories, the mixed use could be up to four stories, the hotel could be 4-5 stories, and the office could be up to four stories.

Gordon Yamate stated that he agreed with *John Bourgeois'* comments.

Dan Ross stated that he agreed with *John Bourgeois'* comments, *Joe Pirzynski's* comment regarding articulation, and that he would consider a hotel that is 4-5 stories with an imaginative and unique design.

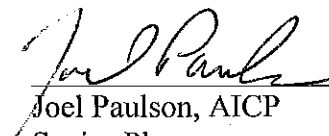
Tim Lundell stated that he agreed with *John Bourgeois'* comments.

PUBLIC COMMENT:

Lee Quintana commented that it seems like we are working backwards without any analysis, that discussions on height are too early because we need to have the viewshed analysis done, where is the parking for the residential, the largest segment of open space is facing the freeway, the conceptual site plan doesn't draw you into the site, the hotel should be moved, the site plan is constrained, will the layout of the building shapes work, the parking garage is too big, the hotel deduction with residential, and there needs to be a minimum square footage of certain goods.

The meeting was adjourned at 9:35 pm. The next Advisory Committee meeting has not been scheduled.

Prepared by:



Joel Paulson, AICP
Senior Planner