

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
NOVEMBER 3, 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, Gordon Yamate, Marico Sayoc, Matthew Hudes

Advisory Committee members absent: Dan Ross, Marcia Jensen, Jim Foley, Tim Lundell, Deborah Weinstein

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 Paula Krugmeier, BAR Architects; David Janes, SGPA; Don Capobres, Whitney Sylvester, and Alan Chamorro, Grosvenor

VERBAL COMMUNICATIONS

Larry Arzie referenced a letter to the editor from the Community Alliance and a meeting between Grosvenor and the Community Alliance. Requested that the North 40 Specific Plan Market Study be available on the Town's website.

1. INTRODUCTIONS/PURPOSE OF MEETING

Members of the committee, staff, and audience were introduced.

Wendie Rooney outlined the expectations of the meeting.

2. DISCUSSION OF SPECIFIC PLAN – OPTIONAL APPROACHES

Debbie Rudd explained the elements of a specific plan and the levels of detail (high, medium, and general). Discussed the advantages and disadvantages of each level of detail.

Matthew Hudes questioned lower cost of a "general" specific plan. Questioned how the planning application process fits in with specific plans and with the different levels of a specific plan.

Barbara Cardillo questioned ranges and how one ensures that the maximums for all aspects of the specific plan are not applied for by the developer.

Gordon Yamate stated that all levels sound theoretical. Not sure committee can comment on levels. Asked what examples there were regarding the success of each of these levels.

Joe Pirzynski questioned why any jurisdiction would use the “general” level.

John Bourgeois thought the Town was going with the medium level. Questioned the purpose of this discussion.

Barbara Spector explained that Town staff had originally thought a “high” level specific plan was the direction to go.

Vote was put to the Committee as to what level the Specific Plan should be. Seven members voted for “medium” level; and one voted for in-between “medium” and “general” levels.

3. DISCUSSION OF USES (REVISED LIST OF USES AND RANGES)

Jami Williams discussed the potential types of residential uses for the specific plan (small lot single family, townhouse, multi-family, mixed use)

Joe Pirzynski brought up senior housing and that it did not fit in these categories and was concerned that it got lost in this discussion.

Wendie Rooney explained that senior housing was not lost and could be in any one of these housing types. In addition, the Town requires inclusionary housing, and would be part of the specific plan.

Joe Pirzynski questioned if every one of these uses were approved, what if the Town wanted to create a senior housing development.

Barbara Spector stated that a specific plan is a contract with the Town and could define senior housing as a possibility.

Todd Jarvis discussed phasing and questioned how senior housing could be accommodated in the phases.

Marico Sayoc questioned if the lots would follow the Town’s residential design guidelines and standard subdivision requirements.

Vote was put to the Committee regarding types of residential uses.

Vote Tally:	Small lot single family:	8 votes to include
	Townhouse:	8 votes to include
	Multi-family:	8 votes to include
	Mixed use:	7 votes to include 1 vote to not include
	Single family:	8 votes to include

Jami Williams discussed specific land use categories and requested input from the committee regarding the categories and the ranges.

Marico Sayoc questioned after net land area and open space has been calculated, how much land area is available to be developed and how this relates to the input being requested based on the land use table presented.

Todd Jarvis commented on density concerns with land availability for housing. Did not want to see 30 units per acre.

Matthew Hudes expressed concern that there is not analysis yet on potential impacts to the downtown with the destination retail proposed in the land use tables.

Jessica Von Borck discussed economic balance analysis.

Barbara Cardillo requested that when we are looking at open space, consider the maximum square footage for the district to ensure it is balanced.

Joe Pirzynski noted that the area will not be maximized with all the land uses. Questioned how destination retail would work out there and if it is to the Town's advantage. Thought the lower range was more important to focus on, not the higher range. Asked what neighborhood the Town is dealing with that will use the North 40.

Barbara Spector commented that she agreed with all comments made, but could not agree to the minimum range. Suggested starting with zero. Priority is not to compete with the downtown. Commented she does not understand all the retail categories (i.e. flagship, in-line). Commented that she likes the market hall, comfortable with hotel. Cinema with dining would compete with downtown. Does not want noise next to residential uses.

John Bourgeois commented that he also does not fully understand the full ranges of uses. Commented the main emphasis is to not compete with downtown.

Barbara Cardillo commented she would like to see significant reduction in allocation to retail. There needs to be more of a neighborhood. No destination retail, no anchors, no appliance stores.

Todd Jarvis commented we are looking for a theme. He noted an objection he has is that a destination anchor business at that site would set the tone. Commented that the main goal is not to meet the leakage needs, but to maintain the Town's character. Need a walking community. Point of attraction should be a collection of the vision.

Barbara Spector commented retail at the North 40 should meet the community's needs. Anticipate land use would be beyond neighboring service businesses. Land use table presented is challenging.

Matthew Hudes commented he did not feel prepared to address this matter at this time. Need to know the pluses and minuses of having retail here.

Gordon Yamate asked if the Town is trying to capture all freeway traffic since the site is conveniently located along the freeways.

Barbara Cardillo wanted follow-up regarding the incubator office center in San Jose that failed that was noted in the paper.

Jessica Von Borck responded to San Jose's issues.

Matthew Hudes discussed differences between innovations and incubator centers.

Barbara Spector commented that it would be challenging to use the land use chart presented to prepare the technical studies needed for the EIR in that it may not be accurate.

Joe Pirzynski noted that the minimum range number is probably what works for the developer, is viable; and the maximum range number is the ceiling that could go there. Minimum range number should drop off.

Jami Williams discussed the thresholds of a single use retailer review options. Requested input regarding the thresholds for triggering review.

Barbara Spector commented she was looking at using conditional use permits (CUP) to control development uses to reduce impacts to the downtown. Questioned the threshold range of the square footages proposed. Not prepared to buy into a 50,000 square foot pad.

Joe Pirzynski commented if the intent of using a CUP is to control uses to protect downtown, why have square footage ranges. Suggested staff relook at this and bring the matter back.

4. DISCUSSION OF SPECIFIC PLAN BUILDING HEIGHTS

Debbie Rudd summarized previous meetings regarding height, and presented slides on perspective views and height diagrams.

Marico Sayoc questioned why the Los Gatos Boulevard heights were not carried around to Lark Avenue. Concerned there will be a diagonal wall along Lark Avenue.

Barbara Cardillo commented there is too much mass. There needs to be a significant and compelling reason to deviate from Town height standards.

Joe Pirzynski noted he understood how architects feel about designing buildings and the height issues; however, the character of the Town is what matters. If certain uses require heights that do not meet the Town's character, then maybe those uses should not be part of the North 40.

Barbara Spector commented the two-story component shown for the Lark Avenue corner looks good, but the heights proposed are a concern.

Marico Sayoc commented heights proposed along Los Gatos Boulevard should extend along Lark Avenue. Perimeter zone should not have a minimum height; range should be one to three stories, not two to three stories. Needs reasons for the ceiling heights proposed. The word "allowed" should be eliminated. Commented she was not convinced that all residential should be on the south end.

Barbara Spector commented that she agrees with comment on placement of residential on the south end.

Joe Pirzynski commented it depends on vendors to determine heights for boutique hotels. Commented he did not want to focus on "allowed" heights for hotels and offices. Wants heights in character with the environment, more of a human scale since the site is highly visible. Need to prove we need to go beyond three stories/55 feet. Needs to be an exception. Can go with a maximum of 55 feet. If a higher height is proposed an "exception" level of review should be required.

Todd Jarvis commented that maybe 45 feet should be the maximum, not 55 feet, since that is the highest height permitted by Town code.

Barbara Cardillo commented it needs to be the maximum permitted by Town code. Cannot assume we need subterranean parking. With less square footage, less parking would be required.

Joe Pirzynski commented we could use the height limit in the downtown which is 45 feet, and that higher heights may be permitted with justification as an exception.

Don Capobres commented on reasons for heights and requested options to allow heights needed. A 45-foot height would not work for multi-family developments.

Joe Pirzynski reiterated that if the heights do not work for certain uses, then maybe those uses should not be in the North 40. Height exception reviews can still be an option to justify exceptions.

Barbara Spector commented that it sounds like the consensus of the group is that the maximum height is 45 feet and that a discretionary review is required to go higher. Questioned heights for various land uses.

Matthew Hudes was concerned that 45-foot height limits would impact allowing multi-family developments. An alternate may be to show where multi-family is proposed and note a higher height just for that area which should be in the interior. Commented that he could not commit at this time what the height should be.

Vote was put to the Committee regarding heights. Five members voted for a maximum height of 45 feet with discretionary review to exceed that height. Two members thought a limit above 45 feet may be appropriate.

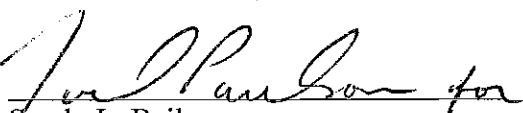
Joe Pirzynski commented the slide that showed a sliver of hills within the development did not give him a comfort level in the height. More analysis is needed to determine if there is an area where taller buildings may be permitted.

5. NEXT STEPS

Debbie Rudd discussed that the next steps would be to study the parameters. A Town Council and Planning Commission joint study session is scheduled for January 9, 2012, and the committee is invited to attend.

Meeting adjourned at 9:20 p.m.

Prepared by:


Sandy L. Baily
Planning Manager