

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

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NOTES FROM THE **NORTH 40 ADVISORY COMMITTEE** MEETING OF APRIL 24, 2012, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E. MAIN STREET, LOS GATOS, CALIFORNIA.

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

**ATTENDANCE**

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

Absent: Jim Foley

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: Don Capobres and Alan Chamorro, Grosvenor

**VERBAL COMMUNICATIONS**

*Lee Quintana*

- Asked that verbal communications be at the end of the meeting.

*Donna Wycowsky*

- Commented she would like the plan to incorporate preservation of part of the orchard.

*Len Pacheco*

- Commented he wants to see the historic buildings preserved and reviewed by the Historic Preservation Committee (HPC).

*Jak VanNada*

- Commented that Larry Arzie wants larger retail that will not compete with Downtown.
- Commented he is okay with medium and small box retail.
- Commented hometown stores would compete with Downtown.
- Commented he was okay with townhomes and senior housing.
- Asked if SB50 applied to senior and/or affordable housing.
- Asked if senior housing affects property taxes.
- Commented he likes hotel use, office use, and entertainment and recreation uses.

*Ed Rathman*

- Asked if the uses are dealing with unmet needs.
- Asked if the square footage totals will be discussed tonight. Commented he is okay with 10,000 square feet, but not 100-300,000 square feet.

*Willie Niedam*

- Commented he wants to preserve the historic context of the site.
- Mentioned a questionnaire that was sent around when the draft North Forty Plan was being developed.
- Commented he does not want to see any housing. If there is housing, he does not want it to be a small-lot single-family development like what has been built recently in town.

*Marico Sayoc*

- Asked if the Historic Studies will be reviewed by the HPC.

*John Bourgeois*

- Commented that there have been many unmet needs discussions in previous meetings and that the historic agriculture character is important.

*Marcia Jensen*

- Commented that there are pre-1941 structures out there and asked when they would be reviewed by HPC.

**1. INTRODUCTIONS/PURPOSE OF MEETING**

*Barbara Spector* outlined the expectations of the meeting.

**2. DISCUSSION OF SIX PRINCIPAL LAND USE CATEGORIES**

**Restaurants**

*John Bourgeois*

- Commented that he is okay with the restaurant uses.

*Joe Pirzynski*

- Commented that this is an unmet need in the immediate area.
- Commented he is okay with everything in 2a and 2b of the Land Use Questions document dated April 24, 2012, with a focus on meeting the needs of the people on the site followed by the immediate area, but he does not want a regional draw restaurant.

*Deborah Weinstein*

- Commented that the location of restaurants is important and that the orchard feel should be used to enhance outdoor dining opportunities.

*Marcia Jensen*

- Agreed with *John Bourgeois* and *Deborah Weinstein* and said that the uses should be synergistic.
- Commented she does not want a regional draw restaurant.

*Todd Jarvis*

- Asked what the theme was and said the restaurants should take advantage of the orchard feel for outdoor dining.

*Tim Lundell*

- Asked what controls will be used and asked if we can control the theme.

*Deborah Weinstein*

- Commented the barn on the site could be used for a restaurant similar to a restaurant in Healdsburg.

*Barbara Spector*

- Commented we need restaurants but the focus should be for the residents on the site and the immediate area.
- Commented existing trees and historic structures should be used as the motif.
- Commented a hotel with a restaurant is okay.
- Commented outdoor dining is okay.

*Barbara Cardillo*

- Commented she wants neighborhood-serving restaurants.
- Commented diners from Good Samaritan Hospital need quick meal options.
- Commented the barn on the Stanford campus has restaurants.

*Joe Pirzynski*

- Commented that Good Samaritan Hospital is part of the neighborhood.
- Asked what controls we can use.
- Commented he does not want to draw away from the Downtown.
- Commented he would like to know the square footage range for restaurants Downtown to compare to what types we can expect on the North 40.

*Todd Jarvis*

- Commented that Good Samaritan Hospital is a lunch crowd, not a dinner need.

*Wendie Rooney*

- Asked about 2d and 2e of the Land Use Questions.

*John Bourgeois*

- Commented he would consider 2d.

*Marcia Jensen*

- Agreed with *John Bourgeois*, but with the new alcohol policy being applied.

*Barbara Spector*

- Commented she would discourage both based on the existing alcohol policy.

### **Recreation and Entertainment**

*Tim Lundell*

- Commented a multi-purpose, live concert-theater-outdoor music venue is needed.

*John Bourgeois*

- Commented live music may be okay if it doesn't conflict with residential, and it should not compete with Jazz on the Plaz and Music in the Park.

*Joe Pirzynski*

- Agreed with *John Bourgeois* and *Tim Lundell*, but it should be a small venue to serve the immediate area and said a multi-use facility is a good idea.

*Marcia Jensen*

- Commented 3c of the Land Use Questions is not okay if it is like Downtown, but may be okay if it is in a barn like Oxbow in Napa.

*Barbara Cardillo*

- Commented that a performing arts center is a good idea.
- Commented she does not want a movie theater.
- Commented that a performing arts center might double as meeting space.

*Matthew Hudes*

- Commented there is an unmet need for a theater.
- Commented he does not want a farmers market.

*Gordon Yamate*

- Asked if it should be a public or private performing arts facility.

*Marico Sayoc*

- Commented she was not in favor of a farmers market, but was in favor of a market hall.

*Joe Pirzynski*

- Commented he does not like ferry building concept because it will compete with Downtown.
- Commented he wants something more like a European market without restaurants.

*Marcia Jensen*

- Commented that a multi-purpose performance venue would be good; maybe the hotel can include this.
- Commented she was not in favor of a farmers market.
- Commented she wants a market hall that incorporates historic feel.
- Commented she was not in favor of a movie theater, but outdoor entertainment on a limited basis may be okay.

*Tim Lundell*

- Asked if there is any opportunity for a community meeting space.

*Dan Ross*

- Commented the Yoshi's model may be appropriate with the hotel.

*Joe Pirzynski*

- Commented conference/community meeting space is an unmet need.

*Deborah Weinstein*

- Commented that an indoor climbing gym or other sports venue is an unmet need.

*John Bourgeois*

- Commented he wants as much open space as possible.

*Todd Jarvis*

- Commented a meeting hall for Thomas Kinkadee or a tribute to him would be nice.

**Office**

*Marcia Jensen*

- Commented she supports office, but infrastructure impacts are important.
- Commented there is much demand for office. Incubator or start-up space is a good idea.

*Matthew Hudes*

- Commented we should build on Los Gatos's heritage of start-ups, bio-lab space, and innovative space.
- Commented hotel and conference is a good fit with office.

*Dan Ross*

- Asked if amount of office was being discussed tonight.
- Commented office could reduce vehicle miles traveled for those who currently travel north for work.

*Joe Pirzynski*

- Commented office should not be the primary use; there is a need for office space.
- Agrees with 2a of the Land Use Questions, but proportion is important.
- Commented every unmet need on the site cannot be provided.

*Barbara Cardillo*

- Commented she supports an innovation center because it is an unmet need.
- Commented flexible office space is important.

*Barbara Spector*

- Commented there should be office.

**Hotel**

*Marico Sayoc*

- Commented a hotel with meeting space is important and an unmet need.
- Commented she wants more information on the different types and their height and square footage needs.

*Marcia Jensen*

- Commented a hotel should complement the office space because start-ups need meeting space.

*Dan Ross*

- Asked for the current occupancy rates of existing hotels and said the Los Gatos Lodge site may be redeveloped to something other than a hotel.

*Barbara Cardillo*

- Commented she likes the idea of a hotel, but not a boutique hotel because that is better suited for Downtown. More of a business type hotel would be good, but not too big.

*John Bourgeois*

- Commented a hotel needs conference space to support the office.

*Joe Pirzynski*

- Commented that Good Samaritan Hospital families and doctors could use a hotel on the North 40.
- Commented he doesn't see a boutique hotel there; wants a business type hotel.

*Marcia Jensen*

- Commented that something like a Marriot Extended Stay type hotel would be good to serve the business community.

*Todd Jarvis*

- Commented that price point is important.

*Tim Lundell*

- Commented he likes the idea of a Residence Inn type extended stay hotel.

*Barbara Spector*

- Commented she needs more information on what the various types of hotels look like. She supports a hotel with conference/meeting space for various events for 250 people.

**Retail**

*Matthew Hudes*

- Commented restaurant and retail could have substantial negative impacts.
- Asked what the potential negative consequences are, and said he wants this studied because he can't make decisions without this information.
- Commented his priorities for goods and services would be the following:
  - Should be for the people on the North 40 and in the immediate area.
  - Items that can't be offered in the Downtown.
  - Might duplicate, but offer additional choices.

*Barbara Cardillo*

- Commented appliances, medium box establishments are okay; maybe a Best Buy or Smart and Final.

*Barbara Spector*

- Commented retail is problematic because of the competition with Downtown.
- Commented 20-25k spaces could meet an unmet need, but not compete with Downtown.
- Commented the retail should serve people on or near the North 40; specificity of size or a Conditional Use Permit (CUP) may be necessary.

*Marcia Jensen*

- Commented a CUP is important.

*John Bourgeois*

- Commented proportion and square footage is important.
- Commented retail should not be the predominant use, it should complement the other uses.

*Joe Pirzynski*

- Commented this location should not be predominantly a destination for retail, it needs to serve the other uses on the site and those in the immediate area. We cannot capture all the leakage, and we need to consider impacts to the Boulevard too.

*John Bourgeois*

- Commented formula retail may compete less with Downtown.

*Barbara Cardillo*

- Commented it should be predominantly neighborhood-serving retail.

*Gordon Yamate*

- Commented it is disingenuous to limit the types of stores.
- Commented he does not want big box retail. Retail should expand what we need.

*Barbara Spector*

- Commented we need to address concerns, which may include limiting the size of pads, or require a CUP, which allows discretion on the Town's part.

**Residential**

*Marico Sayoc*

- Commented residential is not needed on the North 40; but if there is residential, it should not all be in the southern portion of the site.
- Commented need to work with the school districts.
- Commented affordable housing should be considered.

*Marcia Jensen*

- Commented there should not be any single-family residences.
- Commented senior units may be okay, small units and townhomes are okay.
- Commented units should be designed to reduce the number of kids.
- Commented school and traffic impacts are important.

*John Bourgeois*

- Commented less expensive housing and entry level workforce housing are needed; there should not be any single-family residences.

*Matthew Hudes*

- Asked if the project could create resources for the schools.
- Commented resource impacts need to be addressed in the Specific Plan.
- Commented need to work with the schools.

*Barbara Spector*

- Commented residential is not an unmet need.
- Commented school and traffic impacts are important.
- Commented senior housing and entry level housing are unmet needs if properly targeted.



*Joe Pirzynski*

- Commented residential is an unmet need.
- Commented we have an aging population that is active and wants to stay in town.
- Commented move-down units and units for young generations, such as Gen Y, are unmet needs.
- Commented need neighborhood adjacent to the commercial; excluding residential changes the dynamic. Square footage and type of housing can limit the number of kids.

*Barbara Cardillo*

- Commented she does not want a lot of residential because of traffic and school impacts.
- Commented residential should be a small portion of the North 40.
- Commented she does not want single-family residences or apartments; townhomes and condos for senior and first-time buyer populations.
- Commented the area used for residential should not be 50/50, 60/40, or 70/30.

*Deborah Weinstein*

- Commented she does not want the residential dumped all on one side.

*Gordon Yamate*

- Agreed with *Joe Pirzynski*, integrate residential into the commercial, no single-family residences.

### 3. NEXT STEPS

*Wendie Rooney* stated that another AC meeting will be scheduled in May to discuss land uses further.

### VERBAL COMMUNICATIONS

*Lee Quintana*

- Asked if the proposed meeting dates conflict with school board meetings.
- Commented that the HPC should review the historic resources prior to the Specific Plan being adopted.
- Asked what the definitions are for the sizes of boxes.
- Commented uses should serve the immediate area and the North 40.
- Commented there are unmet retail needs.
- Asked what size the offices would be and asked for office definitions.
- Asked what down-sizing was for residential and that there needs to be size restrictions for residential units.

*Len Pacheco*

- Asked that adaptive re-use of the historic structures be done.
- Asked that existing farmers markets in the area be studied.

- Commented tributes to people should not be done.
- Commented the buildings need to meet the Vision.
- Commented there should not be any sleek buildings.
- Commented there should not be a theater.
- Commented we need to address the Ikea generation.
- Commented the residential should be compact and useful.

*Larry Arzie*

- Commented restaurants and other uses should not be a regional draw.
- Commented he wants more of the same for the site.
- Commented we have been approving bars with food, but we need to be approving restaurants that may serve alcohol.
- Asked if we need a hotel with meeting space or meeting space with a hotel.
- Commented retail will impact the Boulevard.
- Commented he did not want a movie theater.

*Ginger Rowe*

- Commented there should be an outdoor recreation area and parks or a sports complex, either indoor or outdoor.
- Asked what about a bowling alley.
- Commented space where kids can have birthday parties, larger banquet facilities are needed. Asked what if unmet needs use doesn't make it, then what happens to the space.
- Commented retail should be for the residential.
- Commented do not lump all the residential on one side.
- Commented consider building a school.

*Rob Renning*

- Commented retail and residential are a concern.
- Commented we need to limit the uses.
- Commented medium box retail scares him.
- Commented should lump the residential together unless other uses fit together.

Meeting adjourned at 8:20 p.m.

Prepared by:



Joel Paulson  
Senior Planner