

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

NOTES FROM THE **NORTH 40 ADVISORY COMMITTEE** MEETING OF JUNE 5, 2012,
HELD IN THE TOWN COUNCIL CHAMBERS, 110 E. MAIN STREET, LOS GATOS,
CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Barbara Spector.

ATTENDANCE

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

Absent: None

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, Grosvenor

1. WELCOME/PURPOSE OF MEETING/OVERVIEW OF THE PROCESS

Barbara Spector outlined the expectations of the meeting.

2. DISCUSSION OF USES AND IDEAS WITHIN THE TWO REMAINING GENERAL LAND USE CATEGORIES THAT REQUIRE FURTHER DIRECTION (RESIDENTIAL AND RETAIL)

Residential

Marcia Jensen

- Commented that she agrees with column A if you assume there is going to be residential.

Marico Sayoc

- Commented that residential is not an unmet need.
- Commented that if residential is included then issues relating to location, traffic, schools, and air quality will need to be addressed

Marcia Jensen

- Commented that residential is not an unmet need and the original Draft Specific Plan did not include residential.
- Commented that there should not be any single-family residential because it is not an unmet need.
- Commented that if residential is provided it should be geared towards younger people who cannot afford a single-family residence.

Matthew Hudes

- Commented that unmet need is a circular argument.
- Commented that the primary issues are school and traffic, and that we need to assess the impacts and work with the school districts on capacity issues.
- Commented that any residential will have some impact on schools.

John Bourgeois

- Commented that there is an unmet need for affordable housing types such as entry level housing.

Gordon Yamate

- Commented that integrating residential has positive impact on overall site safety and that residential builds community.

Marico Sayoc

- Agrees with *John Bourgeois* regarding entry level housing and stated that we need true entry level affordable housing.
- Commented that we need to set parameters to ensure affordable housing types.

Jim Foley

- Agrees with *John Bourgeois*, *Gordon Yamate*, and *Matthew Hudes*.
- Commented that there needs to be a residential component, but quantity and density are the biggest concerns.
- Commented that some limited single-family residential may be okay.

Dan Ross

- Commented that home prices are high because supply is low and there is high demand.

Barbara Cardillo

- Commented that she is unsure about housing, but stated that community is important.
- Commented that truly affordable housing by type is important.
- Commented that apartments may be okay.
- Commented that type and size should be used to restrict price.
- Asked how much more growth do we want and how big do we want to get.
- Commented that infrastructure was important.

John Bourgeois

- Commented that cost can be dictated by size and product type.
- Commented that residential should not be taken off the table because it is an unmet need.

Joe Pirzynski

- Asked if North 40 needs residential to work.
- Commented that entry level and empty nester housing is needed.
- Commented that type and size can be used as controls.
- Asked how you define neighborhood commercial if there is no residential.

Barbara Spector

- Commented that she is struggling with residential.
- Commented that she agrees with everyone's comments.
- Commented that there is a need for entry level, senior, empty nester, and Gen Y housing.
- Commented that she is concerned that the housing will not really be entry level.
- Commented that size and product type should be used as controls.

Matthew Hudes

- Commented that school impacts need to be addressed.

Marcia Jensen

- Asked what is designing for affordability.
- Commented that lock and leave housing could be considered.

Todd Jarvis

- Commented that amenities can be used to attract certain types of people and drive who wants to live there.

Barbara Cardillo

- Commented that residential should be a small portion, not more than 20%.

Tim Lundell

- Commented that there needs to be residential.
- Agrees with *Gordon Yamate* and *Joe Pirzynski* that there needs to be a community to serve.

Deborah Weinstein

- Commented that there should not be any residential.

Marcia Jensen

- Agrees with *Deborah Weinstein*.

Marico Sayoc

- Agrees with *Deborah Weinstein*.

Todd Jarvis

- Commented that senior residential should be near the retail and that other residential should be farther out.

Dan Ross

- Commented that he would like to see different options for locating residential and get information on trends now and going forward.

John Bourgeois

- Commented that density and location are important issues and that the priorities should be walkability, limiting impacts on traffic, limiting the number of kids, and air quality.

Jim Foley

- Asked how the Specific Plan will be laid out.

Barbara Spector

- Commented that we should not define location; we should just have priorities.

Todd Jarvis

- Commented that traffic impacts on Lark Avenue may be unavoidable.

Joe Pirzynski

- Agrees with *John Bourgeois*.
- Commented that logistics and adjacencies are important.
- Commented that the developer will have to justify how they are meeting the Specific Plan.
- Commented that there should be heterogeneous integration of housing types and seamless integration of product types.

Deborah Weinstein

- Commented that orchard feel and open space feel are important.
- Asked about the parameters for open space and said there should be a minimum of 20% open space.
- Commented that four blocks was the maximum for walkability.
- Commented that adjacencies are important.

Barbara Spector

- Commented that residential should not be specifically sited, but that *John Bourgeois*' priorities should be considered when locating housing.

Wendie Rooney

- Stated that the Specific Plan will include language regarding adjacencies.

Barbara Spector

- Commented that she does not want to isolate housing or have affordable housing stand out and that there should be a mix of housing types.

Marcia Jensen

- Asked how priorities are different from what we will already do.

John Bourgeois

- Commented that you can use priorities to minimize impacts.

Retail

Marcia Jensen

- Asked if the existing policies are the starting point then we come back to them.

Jim Foley

- Asked if surface parking was counted as coverage.

John Bourgeois

- Commented that we need to include the results from the meeting where we talked about Conditional Use Permits (CUP).

Barbara Spector

- Commented that she was comfortable bringing the existing standards forward as a starting point.

Tim Lundell

- Commented that there was a benefit to using this as a template.

Jim Foley

- Commented that mapping residential is problematic and that we should just bring back ranges.

Joe Pirzynski

- Asked how we can minimize hardscape portions of streets and parking areas.
- Commented that we need to see statistics for each coverage type.
- Commented that we do not need a map but maybe a bubble diagram and pictures.

Gordon Yamate

- Asked if we were envisioning three stories.

Marico Sayoc

- Commented that the previous CUP discussion will be taken into account.

Barbara Spector

- Asked how retail we be addressed in the concept plan.

Barbara Cardillo

- Asked if we are going to discuss retail and define what ancillary retail is.

Everyone, except *Gordon Yamate*, agreed to use current development standards as a starting point.

3. DISCUSS PROCESS/NEXT STEPS FOR JUNE 20, 2012, NORTH 40 ADVISORY COMMITTEE MEETING

Barbara Spector

- Asked if the next meeting should include a concept plan.

Matthew Hudes

- Commented that we need to review a table with ranges of uses and square footage.

Jim Foley

- Commented that he would like to see a table with ranges and three diagrams.

John Bourgeois

- Commented that we should not have the second meeting in June and push that out until August.
- Commented that he wants to see the land use section first.

Marcia Jensen

- Agrees with *John Bourgeois*.
- Commented that she is not a fan of bubble diagrams.
- Commented that she would like to see some ranges of land uses based on the CH zoning district standards.

Barbara Cardillo

- Commented that she would like to see overall principles, land use ranges, and conceptual plan.
- Commented that she would like to see the whole plan at once.
- Commented that she would like to see an outline of the Specific Plan.

Marico Sayoc

- Commented that she would like to see an outline prior to the full document.
- Commented that we need to have time for the public to review the draft document.

Todd Jarvis

- Commented that complete thoughts would be good.

Joe Pirzynski

- Commented that the Advisory Committee should review the percentages and range of uses.
- Commented that summary statements of each component of the Specific Plan should be provided so they can see the context of the Specific Plan.

Barbara Spector

- Commented that this should be pushed out until August.

Wendie Rooney

- Commented that staff will bring back an outline of the plan, vision statement, summary of each section, land use tables with ranges, supporting policies for controlling land use and size, and results of the layering exercise based on current standards.

Barbara Spector

- Commented that she would like to see coverage percentages delineated among various elements and examples of potential housing types.

VERBAL COMMUNICATIONS

Dale Miller

- Commented that school capacity needs to be addressed.
- Asked what is considered senior housing.
- Asked what is considered low cost housing.
- Commented that traffic impacts on the Highway 17 on-ramps need to be addressed.
- Commented that control guidelines need to be included and that there should not be any exceptions to them.

George Havelka

- Commented that you may need to modify criteria and allow flexibility so a creative solution can be used on the North 40.
- Commented that there should be small 4-500 square foot units and that we should consider creative housing types.

Don Capobres

- Commented that he is concerned about not getting feedback until August.
- Commented that requiring a CUP for retail is challenging.
- Commented that when you are working with multiple tenants you need some flexibility.
- Commented that requiring a CUP for retail above 6,000 square feet is problematic.

Jak VanNada

- Commented that traffic, students, open space, pollution, cumulative traffic impacts, and creating another Downtown are concerns.
- Commented that medium and big box may be okay.

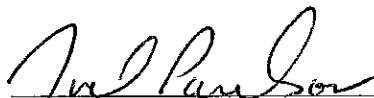
- Commented that apartments and affordable housing have traffic and Town service impacts.
- Commented that infrastructure improvements should be done prior to and during construction.
- Commented that the orchard site on Oka Road will also be developed in the future.

Lee Quintana

- Commented that there needs to be residential and commercial standards.
- Commented that surface parking should be included as lot coverage.
- Commented that constraints need to be reviewed to show where uses should and should not go.
- Commented that noise is an issue.
- Commented that a circulation system needs to be done.
- Commented that residential units should be small.
- Commented that lofts and live/work units should be considered.
- Commented that we should merge housing types.
- Commented that a Specific Plan should be more specific.

Meeting adjourned at 8:15 p.m.

Prepared by:



Joel Paulson
Senior Planner