

**REVISED**  
**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 SEPTEMBER  
24, 2013, FOR ITEM 2 ON THE AGENDA: COMMERCIAL.

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**ATTENDANCE**

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

Absent: Charles Erektion and John Bourgeois

Town Staff: Sandy Baily, Community Development Director; Joel Paulson, Planning Manager; Maziar Bozorginia, Associate Civil Engineer

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

Committee revisited the commercial section of the Draft Specific Plan.

*Tim Lundell*

- Discussed the mix, size, and nature of businesses and how they would relate to individual applications.

*Matthew Hudes*

- Requested parameters of what's in the urban decay analysis.

*Barbara Spector*

- Questioned what the parameters are.

*Jim Foley*

- Wants to go back and use Table 2-7.

*Todd Jarvis*

- Suggested square footage caps on certain categories and some structure for mix which could be represented by words or tables. Wanted to leave flexibility to have a good project.

*Deborah Weinstein*

- Commented she wants to incorporate Table 2-7 back in the Plan.

*Bob Beyer*

- Wants to leave table out. Stated that maybe 400,000 square feet should be reduced if that's the Committee's concern.

*Jim Foley*

- Agreed with Beyer regarding the reduction of 400,000 square feet.

*Joe Pirzynski*

- Stated that the purpose is to have a mid-range plan with flexibility and controls. Concerned that it is getting too specific. The Committee has parameters built in. Doesn't see how percentages could be set.

*Matthew Hudes*

- Being more general is okay if you can see the impact analysis.

*Tim Lundell*

- Concerned that long-term build-out will twist the plan and will impact their work.
- Not in favor of putting a tight limit on what can be built.

*Gordon Yamate*

- Questioned if Planning Commission and Town Council could deny projects.

*Barbara Cardillo*

- Suggested that if the plan meets the Committee's intent leave the rest to the Planning Commission and Town Council to work with. Need to let it go.

*Dan Ross*

- Have we done enough to make Planning Commission's job easier?
- Too open for interpretation.
- Doesn't answer questions about square footage for commercial spaces.
- Need to know what proportions look like.

*Jim Foley*

- Can more language be added?

*Bob Beyer* moved to accept recommendations in staff report and to not include Table 2-7. Reflect in the Planning Commission report that it is not a unanimous vote. Motion seconded by *Joe Pirzynski*.

Ayes: Barbara Cardillo, Barbara Spector, Bob Beyer, Gordon Yamate, Joe Pirzynski, Marico Sayoc, Tim Lundell

Noes: Matthew Hudes, Todd Jarvis, Deborah Weinstein, Jim Foley, Dan Ross

Absent: John Bourgeois, Charles Erekson

*Matthew Hudes*

- Could not support motion in that the economic impact analysis is critical for adjacent businesses on the boulevard and in downtown. A thorough analysis needs to be done. Need to consider impacts.

*Todd Jarvis*

- Has every faith in Planning Commission and Town Council, but is concerned that the document doesn't set rights where a developer can point to the Plan.

*Jim Foley*

- Agrees with Hudes' statement. Wants to place incentives on the unmet needs.

*Dan Ross*

- Agrees with Hudes. Needs more information to make a decision.

*Marico Sayoc*

- Supported motion to be able to review this plan and will review as a Planning Commission member along with EIR.