

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE
OF THE TOWN OF LOS GATOS, **April 26, 2006** HELD IN THE TOWN COUNCIL
CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 p.m. by *Chair Jane Ogle*.

ATTENDANCE

Members present: Jane Ogle, Joe Pirzynski, Barbara Spector, John Bourgeois, Tom O'Donnell, Phil Micciche, Barry Waitte,

Members absent: Marcia Jensen & Margaret Smith

Staff present: Randy Tsuda, Assistant Community Development Director; Vu-Bang Nguyen, Assistant Planner

VERBAL COMMUNICATIONS

None

ITEM 1 NORTH 40 SPECIFIC PLAN

Randy Tsuda introduced the item noting that the North 40 is area the area is bounded by Lark Avenue, Los Gatos Blvd, Hwy. 17 and Hwy. 85. It does not include the areas across the freeway, although some of those parcels are owned by the Yuki family. There is the possibility of transfer of development rights to increase intensity on the North 40 in exchange for open space dedications on Yuki lands across from Highway 17. He noted that the infrastructure maps have not been finalized and will be finalized in a month.

Joe Pirzynski said the number of parcels not owned by the Yuki family are less than he realized previously.

Barbara Spector commented that it is too early to settle on a process for public input. The GPC needs to get a better idea of its direction on the North 40 Specific Plan project before defining the public input process. In general, she favors developing a reasonable plan or alternatives before obtaining public input.

Joe Pirzynski stated that a charette had been held to prepare the Los Gatos Boulevard Plan. The Plan established a long-range vision for the entire Boulevard.

Tom O'Donnell had a concern about how a reasonable project proposal from a builder wanting to use individual Yuki properties would be handled by the Town. He asked what are the motivations for starting the North 40 Specific Plan process again.

Randy Tsuda stated that the Council asked staff and GPC to specifically evaluate three areas in the Draft Plan—land use, design, and infrastructure.

Joe Pirzynski said the Town Council wants the General Plan Committee to take the existing plan and finish it, not to reinvent the plan over again. The Draft should be the starting point. The Committee should look at revising sections on land use and update infrastructure and design.

Randy Tsuda commented on the hierarchy of Town plans including the General Plan, Specific Plan, and Zoning Ordinance. He also noted that the General Plan calls for a Specific Plan on this site as an implementation measure.

Joe Pirzynski said the North 40 Specific Plan has no mention of residential although the General Plan indicates that residential will not be excluded. The Committee will investigate potential residential and recreational uses.

Tom O'Donnell asked if the market is the main driver for development in North 40. There is a difference between what the Town wants versus what the Town thinks will be feasible.

The Committee had an extended discussion over the extent of potential changes to the land use section of the Draft Plan. GPC also discussed how detailed the plan needs to be. The use of an overlay zone was also discussed. The Committee's consensus is that the discussion of public input should be postponed until a better idea of the project's scope is developed. The next step is to review land use sections of the draft North 40 Specific Plan at the next meeting. At a future meeting, the GPC could also discuss land use tools for implementing a plan for the North 40.

Public Comment:

Milt Mintz expressed concerns over the narrow Yuki lot. He believes the streets need to be oriented first. He said the ETPH lands are owned by four children, and noted that there is an existing storm drain from the North 40 to Los Gatos Creek (including easement through the Oka Road property).

ITEM 2 APPROVAL OF MINUTES

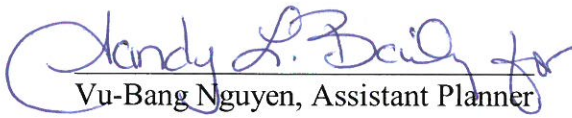
Previous minutes to be revised.

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ITEM 3 ADJOURNMENT

The meeting was adjourned at 6:45 p.m. by *Jane Ogle*. The next meeting of the General Plan Committee is tentatively scheduled for May 12, 2006.

Prepared By:


Vu-Bang Nguyen, Assistant Planner