

TOWN OF LOS GATOS  
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SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE  
OF THE TOWN OF LOS GATOS, **MARCH 8, 2006** HELD IN THE TOWN COUNCIL  
CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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

**ATTENDANCE**

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

Members absent: None

Staff present: Bud Lortz, Community Development Director; Randy Tsuda, Assistant Community Development Director; Suzanne Davis, Associate Planner; Debra Figone, Town Manager

**VERBAL COMMUNICATIONS**

*None*

**ITEM 1      NORTH 40 SPECIFIC PLAN**

*Debra Figone* introduced this item noting the importance of the North 40 Specific Plan. The goal tonight is to get a good idea of how the process will be undertaken. Staff's role is also important. Staff will have a technical role, and will be facilitators. Consultants can be used where needed, and recommendations will be brought forward on that at applicable times.

*Bud Lortz* said that the conversation about the North 40 goes back to about 1992. Once Route 85 was built, the discussion on land use started. A study was done around the 85 corridor and sub-areas were identified. He described the area encompassed within the North 40 and provided general information about the sub-areas. The North 40 was designated for destination retail with no residential. The interface between residential and commercial is challenging and the Council's concept was not to put residential in the North 40.

A specific plan is a separate element from the General Plan that is established for an area where a major transition in land use is anticipated. A North 40 Specific Plan was drafted in 1999. Prior to drafting the specific plan, two economic studies were done to determine what types of uses were needed. The Downtown, Los Gatos Boulevard and North 40 areas were studied. Uses that would not undermine the Downtown and other commercial areas in Town were desired.

The concept was to study and develop a plan for infrastructure as well as to develop design criteria. The Yuki family made some drainage improvements in conjunction with the construction of

Highway 85. This allows the drainage to flow under 85 rather than having to be pumped or rerouted a long distance. There are a lot of infrastructure improvements that need to be addressed in the N40SP. Design is the second issue that was addressed, excellence in architecture being the goal. The last issue that was discussed was land use, the main concern being whether to allow residential uses.

*Bud Lortz* stated that the General Plan includes a provision that allows limited residential in conjunction with commercial uses. There will be policy issues that arise as the Committee proceeds, and those will be forwarded to the Council for direction. There will be input opportunities for surrounding residents and property owners. The market study may need to be updated. Leakage of retail sales of day to day goods needed for the conduct of a households has not changed. The environmental analysis will need to be revisited. Design elements may need to be refined.

*Debra Figone* asked how many acres are included in the area. *Bud Lortz* answered that there are about 40 acres, and the area on the opposite side of the Highway 17 is not included. One concept that has been discussed is use of some of the land along Los Gatos Creek for open space and/or recreation. There could possibly be a transfer of development credit to the North 40.

*Margaret Smith* clarified that two market studies were done, one in 1991 and one in 1999. She noted that there have been significant changes since that time. She asked how much the studies cost. *Bud Lortz* said the first two cost \$30,000 each. His only concern about doing another study is that development may not occur for a number of years and the information may end up being outdated. The Town is looking at a very long visioning document.

*Jane Ogle* asked about the major landholders interest in developing. *Bud Lortz* said the Town meets with the Yuki family annually. There are other property owners involved and some are very interested in developing.

*Barry Waitte* asked if the Yuki family can participate in this process. *Bud Lortz* said the Yuki family is interested in this visioning process and will be a key component throughout the public input process.

*Debra Figone* commented that funding can come from various places including the General Plan update fund.

*Margaret Smith* asked about the budget. *Bud Lortz* noted that completion of the N40SP is an implementation of the General Plan. *Margaret Smith* asked what the largest parcel is excluding the Yuki property. *Bud Lortz* said it is about five acres.

*Tom O'Donnell* commented that developers typically come in and prompt studies like this, and asked if this is meant to be preemptive. *Bud Lortz* answered yes, but while the Town will pay up front,

subsequent developers will pay a surcharge to pay back for the study. *Tom O'Donnell* asked about timing and whether previous study costs would be folded in. *Bud Lortz* clarified that prior costs will not be included.

*Jane Ogle* noted that there is some new development along Los Gatos Blvd. and asked if the N40SP was considered. *Bud Lortz* said yes, the possibility of a future widening or allee were considered. However, the Town is quickly reaching the point where decisions need to be made and an infrastructure plan developed.

*Marcia Jensen* asked if there were any studies related to the Sobrato development that could be used here. *Bud Lortz* said yes, traffic studies and other studies could be used.

*Joe Pirzynski* said that if you read the draft plan, 85% of it is fine. Where the issues come up is around land uses. The Council does not want to reinvent the wheel and feels the document is close. His issue is regarding use of consultants and whether to do a new economic study. He doesn't see the need for a new economic study. The Yuki family is in the same place they were 10 years ago. The main concern is piecemeal development. The Town needs to have a plan so we can talk to those who want to develop their properties in a cohesive way. He would like to see what the community wants and to determine what the needs of the Town are. Previously there was an economic driver and that needs to be discussed. This is an opportunity to develop something unique and to provide services and products that aren't available now. The infrastructure is obviously very important. He has met most of the property owners and most of them are absentee and are not in a hurry to develop.

*Tom O'Donnell* commented on the relativity of land use to appropriate design. Some perception of what is needed is important. His concern is arriving at a decision that will not work if the economy changes in the future.

*Barbara Spector* said when the Council last discussed this in April 2005, the conclusion was that the Committee should look at infrastructure and land use. She suggested separating the Yuki property from other properties. She has a real problem with fiscalization of land use as she sees it could impact the character of the Town. Good land use planning creates fiscal stability.

*Phil Micciche* asked how the assessment of what the community needs will be done. *Debra Figone* said that surveys or other outreach can be done.

*Joe Pirzynski* said that the Campbell/Hwy. 17 area in Campbell is a "success" but the traffic impacts are a big impact and that is not acceptable for the Town. He wants to create something that is unique and individual.

*Jane Ogle* would like to have an understanding of what is Yuki property and what isn't. Staff will develop a map for the Committee.

*John Bourgeois* agreed with *Joe Pirzynski's* comments. If we really want to be forward thinking, there is a lot more that can be done for sustainability. He has seen instances where removal of an orchard would be considered a significant cultural impact.

*Margaret Smith* asked if we want this to be as enduring as Downtown and that's where the philosophical question comes in. Do we want to have something that we will be attached to?

Public Comment:

*Ray Davis* said he is blown away with *Mr. Pizynski's* comment about going to the community. He has previously seen decisions made that were determined by the dollar bill. He suggested putting soccer fields at the top of the list. Forty acres of orchard, undeveloped, is a wonderful opportunity to provide for the children of the community. He said he wanted to put the Committee on notice that things are going to change around here. He will presume that the people will be happy with what comes out of this.

*Bud Lortz* said the next steps will be to provide a map of the area. He passed out some applicable General Plan excerpts. At the next meeting the Committee will work on some of the next steps, and a feedback loop for the Council will need to be worked out.

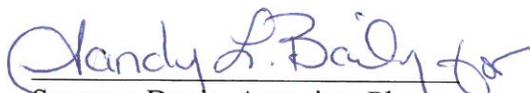
**ITEM 2 APPROVAL OF MINUTES**

*Barry Waitte* moved to approve the minutes of January 25, 2006 with one correction, that *John Bourgeois* abstained on the vote of approval of minutes. The motion was seconded by *Barbara Spector* and passed unanimously.

**ITEM 3 ADJOURNMENT**

The meeting was adjourned at 6:45 p.m. by *Jane Ogle*. The March 22 meeting has been cancelled and the next meeting of the General Plan Committee is tentatively scheduled for April 12, 2006.

Prepared By:

  
Suzanne Davis, Associate Planner