



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: North 40 Advisory Committee

From: Wendie R. Rooney, Director of Community Development

Subject: Desk Item to North 40 Advisory Committee Meeting Memo dated May 31, 2012

Date: June 4, 2012

The intent of this Desk Item is to update the North 40 Advisory Committee (AC) on recent discussions and recommendations from the North 40 Organizing Committee (OC), which consists of Chair and Vice Mayor Barbara Spector, Council Member Joe Pirzynski, the Town Manager, and the Community Development Director. The OC met last week to discuss the remaining work that needs to be completed in regards to finalizing the six general land use categories discussion and the next steps in the process of establishing the foundation of the Specific Plan to allow the draft plan to be prepared.

In the "Next Steps" Section of the last three North 40 AC Meeting Memorandums, it has been noted that one of the anticipated outcomes of the AC's discussions of the general land use categories would be further refinement of the densities, size, height, controls, etc., for the North 40 Specific Plan. In discussing various ways to frame this next body of work, while reflecting on the AC's comments to-date regarding the uses and mechanisms to control certain uses, the OC felt that the best approach would be to utilize the existing Town Code standards, policies, and processes as the foundation for the Specific Plan rather than trying to create new and untested standards and processes. A table summarizing the relevant development standards and processes is contained in Attachment 7. The Table contains the relevant development standards, processes (use of CUP), and policies for the Commercial Highway (CH) Zone District.

The OC felt that this approach is supported by the Town Council's Vision Statement for the North 40, since these Town Code standards, policies, and processes have guided development throughout the Town and created the "look" and "feel" that the Vision's first Guiding Principle references. Moreover, the Town's existing standards, policies, and procedures have also helped to preserve and "enhance" the "hillside views," "trees," and "open space" referenced in the second Guiding Principle that contributes to the rich quality of the community.

Therefore, in regards to the next steps, the OC is recommending that the North 40 AC: (1) provide input on the OC's recommendation of using existing Town standards, policies and processes as the starting point for the North 40 Specific Plan, (2) complete the discussion on the remaining relevant residential and retail use topics, and (3) discuss the surrounding neighborhoods that the North 40 would serve.

Over the next month, staff and consultants will use the results of the AC's discussions on general land use categories and existing Town development standards, policies and processes to create a concept plan for the AC's review and consideration at the next North 40 meeting.

Attachments:

Previously submitted

1. General land use categories, common ideas, and items that require additional discussion
2. AC meeting flip chart comments from April 24, 2012 meeting
3. Additional information provided by staff and RRM
 - Exhibit A – Los Gatos restaurant sizes
 - Exhibit B – 2011 Nadel retail tenant list
 - Exhibit C – Photos of Rockridge Market Hall
 - Exhibit D – Photos of Summerhill (Heritage Grove)
 - Exhibit E – Office Summary
 - Exhibit F – Los Gatos Lodge site background
 - Exhibit G – Excerpt from Market Study regarding hotel needs
 - Exhibit H – Information on different hotel types
 - Exhibit I – Options for regulating retail
 - Exhibit J – Generation Y and empty nester design summary
 - Exhibit K – California School Financing
 - Exhibit L – Neighborhood characteristics summary
 - Exhibit M – Information regarding unmet demand from major employers

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4. Map showing project site and adjacent area neighborhood designations
5. Map showing a broader area for other potential neighborhood designations such as extended Los Gatos and beyond Los Gatos
6. North 40 Vision Statement

Submitted with this Memo

7. Proposed North 40 Specific Plan Development Standards

CH Zoning District	
Topic	Staff Recommendation
Development Standards	AC Direction
Property Setbacks	Current Town Code Requirements
	<p>General - 15 ft. front and side abutting a street, 0 ft. side and rear Lots abutting or across the street from a lot in a residential zone - 25 ft. front, 15 ft. side and side abutting a street, 20 ft. rear (Plus 1 ft. for each foot a building exceeds 20 ft. in height)</p>
Parking Requirements (Commercial)	<p>Retail/Personal Service/Office - 1 space/235 sq. ft. Medical Office - 1 space/250 square feet or 6 spaces/doctor Restaurant - 1 space/3 seats Hotel - 1 space/guestroom plus 1 space/employee</p>
Lot Coverage (Includes building and structured parking footprints)	50 Percent
Building Height	35 ft.
Conditional Uses	Includes, but not limited to restaurants, hotels, new office buildings, residential, and formula retail businesses over 6,000 sq. ft. require a CUP

CH Zoning District		
Topic	Staff Recommendation	AC Direction
Other Applicable Development Standards		
Private Open Space (Residential Condominiums)	Ground floor - 200 sq. ft./unit Above Ground floor - 120 sq. ft./unit	
Common Open Space (Residential Condominiums)	100 sq. ft./unit	
Common Open Space (Multi-Family Residential other than Condominiums)	200 sq. ft./unit	