



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: Greg Larson, Town Manager *To Council via Items 8/7*

From: Laurel Prevetti, Director of Community Development
Laurel Prevetti

Subject: North 40 – Planning Commission Recommendation to Town Council

Date: August 15, 2014

On August 13, 2014, the Planning Commission completed its work on the North 40 Specific Plan and Environmental Impact Report (EIR). They unanimously passed two motions (6-0-1, Burch recused):

- A. Recommend that the Town Council consider the North 40 Specific Plan in light of the specific recommendations and possible amendments the Specific Plan accordingly (see attachment for detailed recommendations), and
- B. Forward the Final Environmental Impact Report to the TC without certification for the reasons that the PC cannot make the overriding considerations and due to specific deficiencies in the EIR:
- Update the traffic analysis to include the new development capacity identified in the recently released Notice of Preparation for the Dell Avenue Area Plan.
 - Update the traffic analysis to study the effects of full interchanges at Winchester and Highway 85, and Bascom and Highway 85.
 - Analyze the reduction in traffic impacts with a reduction in the overall development capacity of the Specific Plan.
 - Address the concern that the expert traffic opinion is inconsistent with the perception and “hard facts of experience of Los Gatos traffic.”
 - Complete additional analysis on alternative circulation plans.
 - Convene a focus group to identify mechanisms (other than the CUP process) to ensure that the North 40 complements and does not compete with downtown Los Gatos.
 - Consider additional controls to protect downtown.

In addition, the Planning Commission Chair acknowledged the value of all of the public comments that the Commission received in testimony and in writing. She recognized the important work completed by the citizens and she encouraged the Council to review all public comments.

Attachment

Planning Commission detailed recommendations on the North 40 Specific Plan

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Attachment

Detailed Planning Commission Recommendations on the North 40 Specific Plan

Traffic

- Update the traffic analysis to include the new development capacity identified in the recently released Notice of Preparation for the Dell Avenue Area Plan.
- Update the traffic analysis to study the effects of full interchanges at Winchester and Highway 85, and Bascom and Highway 85.
- Analyze the reduction in traffic impacts with a reduction in the overall development capacity of the Specific Plan.

Transportation and Connectivity

- Add a policy to the Specific Plan to preserve bicycle and pedestrian connection opportunities between the North 40 and the Los Gatos Creek Trail and other places in Los Gatos, including a potential bridge over Highway 17.
- Require all bike lanes and sharrows to be painted green.
- Add a policy on page 4-1 regarding transit strategies to connect North 40 with downtown, commercial centers, and other employment centers via light rail transit, bus, bicycle paths, and trails.

Land Use

- Guarantee senior housing by adding a requirement that a certain number or percentage of the proposed housing must be senior housing.
- Increase the open space requirements, recognizing that open space may be used for a future school.
- Consider lower densities for both residential and non-residential uses.
- Retitle and modify Policy LU3 on page 2-2 as follows: “Mix and Size of Uses: Provide a mix and size of uses in the Specific Plan Area to promote the creation of a lively, walkable neighborhood that is complementary to other Los Gatos residential neighborhoods and commercial centers makes the North 40 Specific Plan Area and serves as a resource to North 40 residents, business, and adjacent neighborhoods.”
- Modify Policy LU4 on page 2-2 as follows: “Commercial development...shall be complementary to Downtown, Los Gatos Boulevard, and the four neighborhood centers...”
- Modify Policy LU7 on page 2-2 as follows: “Eating and drinking establishments...are intended to serve...and satisfy the unmet needs of the Town of Los Gatos.”

- Modify Policy LU8 on page 2-2 as follows: “A hotel facility development within the North 40 Specific Plan Area is intended to serve an unmet need of the Town and should include ...”
- Modify Policy LU10 on page 2-2 as follows: “Provide and integrate a mix of residential product types to serve the unmet housing needs within the Town of Los Gatos and to minimize impact on schools, while complying with Senate Bill 50, Schools Facilities Act.”
- Modify Policy LU11 on page 2-2 as follows: “Proposed uses should complement the existing balance...in downtown Los Gatos and in the four neighborhood centers.”
- Modify the residential categories in sections 2.4 and 2.7.1, table 2.1, and table 2.2 so they are consistent.
- Table 2-1 Permitted Uses on page 2-7: To provide more flexibility, delete the note saying “Residential only allowed in Northern District when located above commercial.”
- Table 2-2 Maximum Development Capacity on page 2-10: Clarify that the 580,000 square feet of non-residential uses include day care, places of worship, etc. but not schools.

Building Heights and View Corridors

- Consider a process to rescind a height exception after a Conditional Use Permit (CUP) has been granted.
- Ensure a 35-foot building height limit as the “rule” by making it very difficult to obtain an exception with discretion by the Town Council.
- Increase the amount of additional open space required beyond 5% proportional to the requested height increase.
- Measure building height from finished grade.
- Modify the height requirements in section 2.6.6 Height (Non-Residential/Mixed Use) & 2.7.4 Height (Residential) as follows:

Lark District

- Residential
 - Maximum of 35 feet
 - 15% of overall development limited to two stories and 25 feet
- Non-residential or mixed-use residential
 - Maximum of 35 feet

Transition District

- Residential
 - Maximum of 35 feet

- Up to 45 feet with additional open space or affordable housing development
- Non-residential or mixed use residential
 - Maximum of 35 feet
 - Up to 45 feet with additional open space or affordable housing development

Northern District

- Non-residential or mixed use residential
 - Maximum of 35 feet
 - Hotel: 45 feet
 - Up to 45 feet with additional open space or affordable housing development
 - Up to 55 feet with CUP
- Establish the locations of view corridors.
- Explain “framed views” and specify a specific amount of ridgelines or hillsides to be protected for building heights above 35 feet.

Design Considerations

- Encourage mechanical equipment and ducting to be placed in a mechanical room or between floors instead of on the building roof.
- Add the agrarian architectural style to the palette for the North 40.
- Add visuals to the Specific Plan that reflect the agrarian elements of the Vision.
- Remove the monument signs at Noddin and the Neighborhood Street.

Economic Vitality

- Convene a focus group to identify mechanisms (other than the CUP process) to ensure that the North 40 complements and does not compete with downtown Los Gatos.
- Consider additional controls to protect downtown.
- Tighten the CUP provisions of the Specific Plan to protect downtown and its vibrancy.
- Consider equity and fairness with downtown when comparing the CUP requirements of downtown and the North 40.
- Revisit the use of CUPs in the Specific Plan to include a clear standard or set of criteria as to why a CUP is required.
- Limit tenant spaces of 3,000 square feet or less to no more than ten percent of the total commercial square footage.

Historic Preservation

- Include the recommendation of the Historic Preservation Committee as a policy in the Specific Plan.
- Require the set aside of acreage for an orchard.

Schools

- Add a policy to the Specific Plan regarding schools to encourage developers to collaborate with school districts to address school needs.
- Add a policy to the Specific Plan in the Infrastructure and Public Facilities chapter to effect: *“Developers shall work closely with school districts to project enrollment growth and address overcrowding by assisting with identifying strategies for providing needed school facilities and associated sources of funding.”*
- Create an opportunity for a school site through an incentive that required open space could be satisfied with school playgrounds.
- Indicate the square footage needed for an elementary school building.

Trees

- Remove the Chinese Pistachio, London Plane, and Japanese Privet from the tree list.
- Ask the Town Arborist to review and recommend the appropriate use of Monterey Pine and Redwood.

Sustainability

- Modify Sustainability Guidelines on page 3-18, as follows:
 - “a. ~~Promote~~ Require use of native...”
 - “d. Non-structural Best Management Practices...should be documented and structural BMP’s implemented and verified by the Town.”
 - “i. Include bicycle parking facilities...in major non-residential development projects defined as ...”
 - “l. ~~Encourage the integration of~~ Integrate community gardens...”