



# MEMORANDUM

## COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** North 40 Specific Plan Advisory Committee

**From:** Wendie R. Rooney, Director of Community Development

**Subject:** North 40 Related 2020 General Plan Goals, Policies, Actions and Citations

**Date:** June 23, 2011

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One of the topics for the June 29, 2011, North 40 Advisory Committee will be a discussion of General Plan Goals, Policies and Actions as well as other General Plan or General Plan Environmental Impact Report (EIR) citations that are relevant to the North 40 Specific Plan. These provide both the vision and guidance for the development of the Specific Plan. Staff requests that Committee Members review this material in preparation for a discussion at the Advisory Committee meeting.

### **General Plan Land Use Element Overlay Designations**

The North 40 Specific Plan Overlay is applied to the approximately 40-acre property bounded by Los Gatos Boulevard to the east, Highway 17 to the west, Lark Avenue to the south, and Highway 85 to the North. This Overlay requires the preparation and adoption of a specific plan that will determine the mix of uses, dimensional standards, architectural standards, phasing, and infrastructure to support the development of the property prior to approval of any entitlements. Drawing on the draft North 40 Specific Plan prepared in 1999, the General Plan Overlay designation is intended to help guide the future development of this property. The 2020 General Plan Environmental Impact Report assumed a maximum capacity of 750 mixed residential units and 580,000 square feet of retail and offices uses for the purposes of assessing environmental impacts associated with the development of the property. While this is the maximum development capacity under this General Plan, the specific plan may be approved with lower densities and square footage of residential and commercial uses, respectively. The North 40 Specific Pan will be based on the following general guidelines:

- ◆ Include a mixture of uses that will complement the Downtown and the rest of the community.
- ◆ Be based on sustainable and “smart” development practices.
- ◆ Include public gathering spaces such as a plaza and park.
- ◆ Provide for a variety of residential housing types, both rental- and owner occupied.
- ◆ A minimum of 20 percent of the units shall be affordable to households at the moderate income level or below.
- ◆ Include high-quality architecture and design that reflects the rural and agricultural history of the site.
- ◆ Provide pedestrian-oriented buildings along the Los Gatos Boulevard frontage, with minimal parking oriented to the street.
- ◆ Take advantage of the grade change across the site.

- ◆ Continue the “boulevard treatment” along Los Gatos Boulevard, with interconnections from one parcel’s drive aisle to the next.
- ◆ Include connections to existing intersections along Los Gatos Boulevard and Lark Avenue.
- ◆ Develop gateway or landmark features at Los Gatos Boulevard and Lark Avenue and at Los Gatos Boulevard and the Highway 85 off-ramp.
- ◆ Provide an easily accessible, fully connected street network that encourages walking.
- ◆ Provide a vegetative buffer and screening along Highways 17 and 85.
- ◆ Preserve Town character and views.

**Relevant General Plan Goals, Policies, Actions, and Citations (Goals are bolded and the associated Policies and Actions follow each goal)**

**Goal LU-4:** To provide for well-planned, careful growth that reflects the Town’s existing character and infrastructure.

Policy LU-4.1: Integrate planning for the North 40 area, Los Gatos Boulevard, Vasona Light Rail area, and Downtown so that development in each area takes into consideration the Town as a whole.

**Goal LU-11:** To plan for development of a variety of uses in the North 40 area in a coordinated and comprehensive way.

Policy LU-11.1: Zoning shall be changed as part of development applications to provide consistency with the Vasona Light Rail Element and other elements of this General Plan and with any future specific plan prepared for this area.

Policy LU-11.2: The Town shall encourage uses that serve Town residents. These include, but are not limited to, open space, playfields, office, retail, and other commercial uses. Residential uses may be permitted as part of mixed-use development and only with acceptable mitigation of adverse noise, air quality, and other environmental hazards.

Policy LU-11.3: Provide coordinated infrastructure in the North 40 area.

Policy LU-11.4: Include a variety of regional destination and local-serving commercial uses in the North 40 area, following a logical land use pattern that takes advantage of the site opportunities while protecting adjacent uses.

Policy LU-11.5: Avoid negative effects on the long-term development potential of the area surrounding the North 40 area.

Policy LU-11.6: Incorporate multi-modal links from the North 40 area to the Vasona Light Rail station into the North 40 Specific Plan.

Action LU-11.1: Prepare and adopt a specific plan for the North 40 area prior to development of the site.

**Goal VLR-3: To encourage mixed-use developments that coordinate housing in proximity to either neighborhood commercial uses or employment centers.**

Policy VLR-3.4: Encourage mixed-use development of commercial, office, and medium-high density residential uses in the North 40 area and along East Los Gatos Boulevard, north of Lark Avenue.

**Goal VLR-9: To reduce traffic impacts of residential development within the Vasona Light Rail area by taking advantage of mass transit opportunities.**

Policy VLR-9.5: Promote the development of mass transit links between Los Gatos Boulevard, particularly any development on the North 40 site, and the planned Vasona Light Rail station.

### **2020 General Plan Environmental Impact Report (EIR) North 40 Overlay Citations**

In the proposed Draft 2020 General Plan, the North 40 Specific Plan Area Overlay is designated with the existing Mixed-Use Commercial land use designation, as well as with a tailored “Specific Plan Area Overlay” designation. The North 40 Specific Plan will be developed under a separate planning process. The North 40 Specific Plan will determine the mix of uses that will occur on the approximately 44-acre site within the limits identified in the proposed Draft 2020 General Plan. This Specific Plan will limit development to not more than 750 dwelling units of mixed residential types. Non-residential uses for this Specific Plan are limited to a total of 580,000 square feet of retail and office development. The Specific Plan may also specify a hotel on the site.

The North 40 area contains the largest remaining contiguous parcels in Los Gatos with the potential for significant new development. The North 40 Specific Plan Area Overlay applies to the group of parcels that will be developed in a cohesive manner that is consistent with the goals of the proposed Draft 2020 General Plan. This Overlay designation requires that a Specific Plan be developed and approved by the Town prior to any significant large-scale development in this area. A Specific Plan is defined in the California Government Code (Section 65450 et seq) as a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A Specific Plan includes detailed regulations, conditions, programs and/or proposed legislation that are needed to implement General Plan designations and policies on a particular site. The intent of the North 40 Specific Plan Area Overlay is to provide a planning framework for future development of the area. Without a comprehensive plan to guide future development, individual parcels may not develop consistently with the broader community goals of:

- ◆ Providing coordinated infrastructure,
- ◆ Including a variety of regional destination and local-serving commercial uses, following a logical land use pattern that takes advantage of the site opportunities while protecting adjacent uses, and
- ◆ Avoiding negative effects on the long-term development potential of the larger area.