



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: North 40 Advisory Committee

From: Sandy L. Baily, Director of Community Development *SP*

Subject: Transmittal of Materials for the North 40 Advisory Committee Meeting of October 15, 2013

Date: October 9, 2013

Attached are three exhibits for your review for the October 15, 2013, North 40 Advisory Committee meeting. Staff requests that all typo's and general editing comments for the revised Draft North 40 Specific Plan be forwarded to Joel Paulson (jpaulson@losgatosca.gov) separately to expedite the Committee's review of the document.

The AC Screencheck Draft Specific Plan has been edited to include the AC comments and direction. The edits have been made in red for ease of reviewing. There were a few editorial, clarification, and consistency items that have been cleaned up as well. More guidelines were also added under the sustainability sections and excerpts from the Los Gatos Sustainability Plan were added to the Appendix.

Once the Committee has concluded their review of the Draft North 40 Specific Plan, the Committee will be asked to forward the Draft Specific Plan to the environmental consultants for preparation of the Draft Environmental Impact Report (DEIR) and related documents required to present the Draft Specific Plan to the Planning Commission and then to Town Council for their consideration. The Draft Specific Plan will be presented to the Planning Commission once the Final EIR has been completed. When the Committee forwards the Draft Specific Plan for preparation of the DEIR, the Committee may also make any collective or individual comments for the record that they also want to forward to the Planning Commission and Town Council for consideration when reviewing the Draft Specific Plan. These actions will conclude the work of the Advisory Committee.

Please feel free to contact Joel Paulson or me if you have any questions.

Exhibits:

1. Notes from the meeting of September 24, 2013 regarding "commercial"
2. Urban Decay Analysis Draft Table of Contents
3. Revised Draft North 40 Specific Plan

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NOTES FROM THE **NORTH 40 ADVISORY COMMITTEE** MEETING OF SEPTEMBER
24, 2013, FOR ITEM 2 ON THE AGENDA: COMMERCIAL.

ATTENDANCE

Present: Joe Pirzynski, Barbara Spector, Barbara Cardillo, Todd Jarvis, Gordon Yamate, Matthew Hudes, Tim Lundell, Dan Ross, Marico Sayoc, Jim Foley, Deborah Weinstein, John Bourgeois

Absent: Charles Ereksen and John Bourgeois

Town Staff: Sandy Baily, Community Development Director; Joel Paulson, Planning Manager; Maziar Bozorginia, Associate Civil Engineer

Town Consultants: Debbie Rudd and Jami Williams, RRM Design Group

Committee revisited the commercial section of the Draft Specific Plan.

Tim Lundell

- Discussed the mix, size, and nature of businesses and how they would relate to individual applications.

Matthew Hudes

- Requested parameters of what's in the urban decay analysis.

Barbara Spector

- Questioned what the parameters are.

Jim Foley

- Wants to go back and use Table 2-7.

Todd Jarvis

- Suggested square footage caps on certain categories and some structure for mix which could be represented by words or tables. Wanted to leave flexibility to have a good project.

Deborah Weinstein

- Commented she wants to incorporate Table 2-7 back in the Plan.

Bob Beyer

- Wants to leave table out. Stated that maybe 400,000 square feet should be reduced if that's the Committee's concern.

Jim Foley

- Agreed with Beyer regarding the reduction of 400,000 square feet.

Joe Pirzynski

- Stated that the purpose is to have a mid-range plan with flexibility and controls. Concerned that it is getting too specific. The Committee has parameters built in. Doesn't see how percentages could be set.

Matthew Hudes

- Being more general is okay if you can see the impact analysis.

Tim Lundell

- Concerned that long-term build-out will twist the plan and will impact their work.
- Not in favor of putting a tight limit on what can be built.

Gordon Yamate

- Questioned if Planning Commission and Town Council could deny projects.

Barbara Cardillo

- Suggested that if the plan meets the Committee's intent leave the rest to the Planning Commission and Town Council to work with. Need to let it go.

Dan Ross

- Have we done enough to make Planning Commission's job easier?
- Too open for interpretation.
- Doesn't answer questions about square footage for commercial spaces.
- Need to know what proportions look like.

Jim Foley

- Can more language be added?

Bob Beyer moved to accept recommendations in staff report and to not include Table 2-7. Reflect in the Planning Commission report that it is not a unanimous vote. Motion seconded by *Joe Pirzynski*.

Ayes: Barbara Cardillo, Barbara Spector, Bob Beyer, Gordon Yamate, Joe Pirzynski, Marico Sayoc, Tim Lundell

Noes: Matthew Hudes, Todd Jarvis, Deborah Weinstein, Jim Foley, Dan Ross

Absent: John Bourgeois, Charles Erikson

Matthew Hudes

- Could not support motion in that the economic impact analysis is critical for adjacent businesses on the boulevard and in downtown. A thorough analysis needs to be done. Need to consider impacts.

Todd Jarvis

- Has every faith in Planning Commission and Town Council, but is concerned that the document doesn't set rights where a developer can point to the Plan.

Jim Foley

- Agrees with Hudes' statement. Wants to place incentives on the unmet needs.

Dan Ross

- Agrees with Hudes. Needs more information to make a decision.

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