

From: Carol Roedder [<mailto:carol.roedder@gmail.com>]

Sent: Monday, July 11, 2016 9:06 AM

To: Joel Paulson; Planning; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40 Development

Gentlepeople:

I have been a resident of Los Gatos Village for nine years.

I have read the summary of the planned development behind Starbucks and am opposed to it for many reasons. I urge you to **turn down** this poorly placed, overly developed community. We can handle neither the population nor the vehicles.

1. The traffic merging on I-85 and, to a certain extent I-17, is already beyond capacity and creating a log jam. More vehicles poses an insurmountable problem of people hurrying, sitting in on Los Gatos Boulevard or Lark Avenue, polluting, and -- God forbid -- eventually heading into road rage.
2. I-85 is already bumper-to-bumper until well past 10:00 A.M. each morning. There simply is no more room for cars. (We cannot assume these would be commuters who already use I-85.)
3. A "Santana Row" type development will permanently change the character of Los Gatos, pulling business from downtown, taking a lot of tourism with it. Do we want to see downtown go under after a few years?
4. We have a huge hospital and many medical facilities at this intersection. The off ramps are already dangerous with people in a hurry (how many of them run that No Turn on Red?), and increased congestion would make emergency traffic impossible. (We can't just assume people will take Union instead of Bascom for an exit -- Union is also overcrowded.)
5. In a fast-paced world, Los Gatos is one of the few communities that has had the gumption to use its brakes. This complex raises the height of allowable buildings in the town and changes the character of the town irreversibly.
6. Look at the businesses next to any major freeway off-ramp. Not a pretty picture: Hamilton and I-17, El Camino and I-85, Almaden and I-85, etc., encourage panhandling and trash as well as log jams.

Again, I urge you to turn down this proposal. It isn't us.

I plan to attend the Wednesday meeting.

Thank you for listening.

Carol Roedder
110 Milmar Way, Los Gatos, CA 95032
408-712-0139

From: John Shepardson [mailto:shepardsonlaw@me.com]

Sent: Monday, July 11, 2016 10:04 AM

To: Laurel Prevetti

Subject: Fwd: No. 40 & Smart Lights in LG?

Please include in N. 40 packet.

JS

Sent from my iPhone

Begin forwarded message:

From: John Shepardson <shepardsonlaw@me.com>

Date: July 11, 2016 at 9:42:31 AM PDT

To: BSpector <BSpector@losgatosca.gov>, Steven Leonardis <sleonardis@losgatosca.gov>, Rob Rennie <rrennie@losgatosca.gov>, LPrevetti@losgatosca.gov

Subject: No. 40 & Smart Lights in LG?



From: Joe Madden [<mailto:joe@mobile-experts.net>]

Sent: Monday, July 11, 2016 10:45 AM

To: Joel Paulson; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40

Hi everyone,

As a Town resident, I'd like to express my sympathy with you on a difficult choice with the North 40.

Personally I hold strong Libertarian beliefs, which means that it's not government's role to create a lot of restrictions on private use of land. However, in the case of the North 40, I believe that the project should be restricted because it would create a major infringement on the rights of existing Town residents. Specifically, street traffic is already getting crazy on the north end of town, and it would be completely gridlocked with this plan.

If you allow the planned North 40 development, you will be allowing the developers to violate existing Town requirements for "look and feel" and will absolutely not "minimize or mitigate impacts on town infrastructure".

Please vote to reject this plan, and allow the landowner to come back with a plan that is consistent with Town, not City.

Thank you,

Joe Madden

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www.mobile-experts.net

From: captsteven@aol.com [mailto:captsteven@aol.com]

Sent: Monday, July 11, 2016 11:23 AM

To: Joel Paulson; Planning; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40 proposed development

All,

My name is Steven Werner, I have lived and worked in Los Gatos for over 35 years. I am writing to express my dissatisfaction with proposed development of the North 40. Below are a few bullet points regarding my thoughts:

1. The development does not meet the towns specific plan. (In fact, it fails on many counts. Please refer to p. 1.1 and 2.2.)
2. The developer is smart. He/She is placing all of the residential in Los Gatos. The residents enjoy all our services and schools yet Los Gatos receives no commercial benefit/tax benefit. Los Gatos WILL be burdened by residential services required. Additionally, this further exacerbates our stretched public services (i.e., police, fire, streets, schools etc.) The developer places most of the commercial (money generators) in campbell and wins. Are we missing something here?
3. The residential units are placed too close to the freeway on-ramp. Studies (and your reports) state that these homes are subject to high levels of carcinogens generated from vehicles accelerating onto the freeway. There should be more green space between the units and the on-ramps. Or, the commercial should backup to the freeway.

I understand that this parcel will be developed. I understand that the current property owners and the British development firm want to make as much money as possible. What I have a difficult time understanding is we have to live with this gargantuan project after they have banked their profits. There is no "look and feel like Los Gatos" (p.1.1). I am strongly to deny this present application. I am additionally requesting that this development have more public input and the project be slowed down. Let's meet our goals of the Specific Plan and have a development we all can agree upon.

Thank you,
Steven Werner

From: Lee Quintana [<mailto:leeandpaul@earthlink.net>]
Sent: Monday, July 11, 2016 11:33 AM
To: Sally Zarnowitz
Cc: Joel Paulson; Laurel Prevetti; Robert Schultz
Subject: Desk Item North 40

Attached is a Desk Item for the North 40. I know I missed today's deadline (was trying to locate information on the amounts of open space provided by Phase 1.

I would like to request that Staff supply the Planning Commission/Town Council with a table containing the Plan's objective standard, what Phase 1 proposes, does it meet or exceed the standards

I will send you an e-mail later today regarding what may or may not be difference between open space figures provided in your memo, information I obtained from the applicants and the related condition of approval for the publicly accessible area.

For now I am going to get back to my vacation and go out for a hike.

Thanks, Lee

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To: Planning Commission and Town Council
From: Lee Quintana
Re: Responses to the "A City within a Town!" flyer

Since I am on vacation I had not planned to submit additional comments on the Phase 1 North 40 application. However, I feel it is necessary to respond to this flyer. The flyer is misleading, its conclusions appear to be based on incorrect or incomplete information, a partial understanding of the Plan itself and a lack of knowledge of the parameters within which the Planning Commission and Town Council are able to act.

THIS FLYER NEEDS SERIOUS FACT CHECKING !!!

1. The proposed development is required to "look and feel like Los Gatos"

- a. The drawings for the Phase 1 proposal show boxy, massive, industrial style, 3-5 story buildings that have nothing in common with the look and feel of Los Gatos.**

RESPONSE 1.a.

Lark District:

- No building proposed by Phase 1 exceeds 35 feet or three stories, the maximum height standard for the Lark District.
- There are two exceptions to the 35 foot maximum. Buildings located along Lark Avenue and Los Gatos Blvd. are limited to a 25 feet. And 15% of the total footprint within the Lark District is restricted to a 25 feet maximum.
- Overall, 29% of the footprints of buildings in the Lark District meets the 25 foot maximum. This exceeds the standard by almost 100%. (See March, 2016 Plan Set)

Transition District:

- The only building in Phase 1 with a four story element is the multi-use Market Hall/Parking/Affordable Senior Housing structure.
- The Market Hall is one and two story, the garage is three stories above ground levels and one below ground, and the Senior Housing portion is four stories.
- The garage was originally proposed with three levels above ground. At the request of the Staff's application was modified to include the below grade level. (This change is reflected in the revised March 2016 Plan Set)

- The garage is wrapped by the housing and commercial uses. This minimizes the visibility of the garage and avoids the boxiness typical of stand alone garages.
- The maximum height allowed in the Transition District is 35 feet. However, an exception to 45 feet is allowed for affordable housing and hotels
- A small portion of the Senior Housing exceeds the 45 feet maximum. This exception is consistent with the Town's Housing Element and with State Housing Law
- To be specific 5,005 sq ft of the structure exceeds 45 feet. This is .085% of the building's footprint, and, 0055% of the 901,195 sq ft (20.6 acres) of the area covered under the Phase 1 proposal

2. The Specific Plan says "Lower intensity residential and limited retail/office uses are envisioned...."for the Lark District (Lark/Los Gatos Blvd) (pp. 2-3) The developer has instead proposed highly intense development—including massive 6, 7, and 8-unit three-story row home complexes and commercial/residential space up to 51 ft. high. (This is taller than the Albright buildings)

RESPONSE 2.

- Statement 2 appears to incorrectly assume all of Phase 1 is located within the Lark District. The existing medical office buildings along Los Gatos Blvd. within the Lark District (approximately 60,000 sq ft) likely exceed 35 feet, however the existing buildings are not part of the Phase 1 proposal.
- The commercial/residential space referred to in Statement 2 is located in the Transition District.
- Phase 1 proposes 197 new units in the Lark District. No new commercial is proposed for the Lark District.
- Phase 1 proposes 123 new units in the Transition District along with approximately 60,000 sq ft of new commercial (Also see Other Issue 1 below)
- The statement that Phase 1's commercial/garage/residential structure is taller than all structures in the Albright/Netflix project is incorrect. All four office buildings at Albright exceed 45 feet, with two at 50 feet and two at 65 feet. In contrast, the Phase 1 commercial/garage/residential building varies in height from approximately 20' to approximately 51' (as noted above only a small area of this structure exceeds 45 feet).

- The flyer states correctly that Phase 1 proposes 6, 7 and 8 unit multi-family residential structures. This does not conflict with “the look and feel of Los Gatos” since similar multi-family structures are located throughout the Town.
- In addition the Specific Plan does not include a standard for the maximum number of units allowed in a single building.

3. The proposed development must “embrace hillside views, trees and open space (P.1.1)

- a. **The intensity and height and layout of the buildings block hillside views and provides minimal open space.**

RESPONSE 3. and 3.a

Hillside Views/View Corridors

- The North 40 Specific Plan does not require all hillside views to be preserved, Nor does the Specific Plan does identify specific or general location for the preservation of view corridors.
- From within the Plan Area there are only limited views exist of hills to the East. Most on-site views are blocked by existing development along Los Gatos Blvd. or by the existing orchard trees. These observations were made on site during a publicly noticed Planning Commission site visit.
- Some views of the hillsides are blocked looking east from Highway 17 when one is almost directly opposite the structures. This is similar to the situation along most of Los Gatos Blvd and Winchester Blvd. and in the Downtown area along Santa Cruz Avenue and Main Street. Hillside views are generally available only at street intersections or open areas such as the Town Plaza. Recent and relatively recent development or redevelopment such as Albright/Netflix, Netflix/Aventino, Safeway, Bluebird Lane, and Swanson Ford block views of the hillsides. Views are also blocked by many existing Downtown buildings.

Open Space

- The North 40 Specific Plan and Zoning set stricter open space standards than the General Plan or the Zoning Code.
- The Specific Plan is the first Town document to set standards for open space, green open space or to defines what can and cannot be counted towards open space requirements. For example, roadways and driveways are not

considered open space; landscaped areas of parking lots are included in the calculation of green space.

- The Specific Plan sets three new open space standards for the North 40. These are in addition to existing Zoning Code standards for open space in common area developments (ownership or rental), and the minimum 5% landscaping standards for parking lots. The new open space standards are listed below:
 - A minimum of 30% of the total area of the North 40 must be open space
 - A minimum of 20% of the total area of the North 40 must be green open space
 - A minimum of 20% of the 30% (1st bullet above) is required to be accessible to the general public. (note: A public access easement over these privately owned and maintained areas will be ensured by a public access easement (See Condition of Approval))

Assuming the area of the Proposed Phase 1 is 20.7 acres (901,195 sq ft) the minimum open space required for Phase 1 would be:

30% minimum open space	7.24 acres
20% minimal green space	4.14 acres
20% of 30% publicly accessible	1.49 acres

Trees – See comments under 4.a. below

4. The proposed development must “incorporate the site’s unique agricultural characteristics.” P1.1

- a. All walnut trees will be removed. The site will be planted with other trees, mostly deciduous, that will take years to grow.
- b. There is no amenity that “incorporates the site’s unique agricultural characteristics”. The developer claims the marketplace, A STORE, will fulfill this requirement.

RESPONSE TO 4.a.

- Phase 1 proposes to remove approximately 86 protected trees and to save 8–9 large protected trees (primarily native oaks). Orchard trees are generally not protected by the Town’s Tree Protection Ordinance, and no replacement trees are required when orchard trees are removed.

- The existing walnut trees are deciduous trees
- Phase 1 proposes planting approximately 500 fruit-producing deciduous orchard trees.
- As the flyer notes many of the existing walnut trees are beginning to decline. Even assuming the walnut orchard were to remain, the existing walnut trees would be replaced by new deciduous walnut trees, which would also take time to mature.
- In addition, between 1200 and 1300 trees, mostly evergreen, will be planted throughout Phase 1. All trees proposed to be planted along Highway 17 will be evergreen.
- The number of replacement trees proposed by Phase 1 far exceed the replacement trees required.

RESPONSE TO 4. AND 4.b.

- It is difficult for me to understand the basis for these conclusions .
- TO MY KNOWLEDGE THE PHASE 1 NORTH 40 APPLICATION IS THE FIRST PROJECT SUBMITTED IN LOS GATOS WITH A SUSTAINABLE AGRICULTURE PROGRAM INCORPORATED INTO ITS LANDSCAPE PLANS. I CANNOT THINK OF A BETTER WAY TO HONOR THE NORTH 40'S AGRICULTURAL HERITAGE OR TO INCORPORATE THE SITES PAST AGRICULTURAL CHARACTER.
- Phase 1 proposes the planting of +/- 500 fruit bearing orchard trees, which, while not walnuts, would reflect the agricultural heritage of the site as well as the agricultural heritage of the valley.
- Phase 1 also proposes a vineyard, a demonstration garden, a roof top garden above a potential restaurant, and community gardens.
- I think it is also safe to assume that the sustainable agriculture concept will be carried over and incorporated into the development plans for the rest of the North 40 Specific Plan Area.

OTHER ISSUES addressed in the Flyer

ISSUE 1. All housing units are included in the proposed Phase 1 plan

RESPONSE TO ISSUES 1.

- This statement is not correct.
- Phase 1 proposes 320 residential units of the possible 364 units. The 320 units include the requested State Density Bonus for the provision of the affordable

senior housing located in the Transition District. The 320 units proposed by Phase 1 are divided between the Lark District (197 units) and the Transition District (123 units). The remaining 44 units of the 364 allowed units can be carried over and built during the development of the Northern District. This distribution of the housing units is consistent with the Specific Plan.

- This distribution of uses within the plan area vary from the lower intensity uses towards the south of the Plan Area (Lark District) to the most intensive uses in the north (Northern District). This is consistent with the Specific Plan. The largest number of units proposed in the Lark District is consistent with stated primary emphasis of lower intensity uses in the Lark District. Locating the least number of units in the Northern District is consistent with that district's entertainment and commercial emphasis, (Also see the discussion of the factors affecting intensity in the Staff Report for the July 12, 2016 Planning Commission Meeting).
- The Specific Plan says "lower intensity" not "low density". Residential is usually considered a "lower intensity" use than commercial or entertainment.

ISSUE 2. The Specific Plan includes maximums for housing, height, and commercial space. The developer has chosen to use all these maximums even though at least some lower building would be appropriate.

RESPONSE ISSUE 2.

- As can be seen in the illustration at the top of the Flyer, the buildings in Phase 1 vary in both height and mass. Not all buildings reach the maximum height allowed.
- For those that do reach the maximum height allowed, the heights of the roofline varies.
- The Specific Plan does not set a standard for the distribution of housing or the distribution of commercial or the % of a structure's footprint that can be built to the maximum height. The Council chose to leave these things to the most part flexible and did not set objective standards for these things.

ISSUE 3. The proximity to Highway 17 is a potential health and safety issue for residential properties due to fumes and toxins from automobile pollution.

RESPONSE ISSUE 3.

- The potential health issues are addressed in the EIR that was prepared and certified for the North 40 Specific Plan. The EIR identified a potentially significant air quality impact. However, with the incorporation of the mitigation the EIR (See Conditions of Approval), the EIR found the would be reduced to a less

than significant level. The mitigation recommended by the EIR has been incorporated into the Phase 1 Conditions of Approval.

- The air quality impacts were also addressed in the Initial Study for Phase 1.

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To: Planning Commission and Town Council
 From: Lee Quintana
 Re: Support of Phase 1 North 40 Specific Plan
 Date: July 12, 2016

The Town has received an impressive number criticizing the adopted North 40 Specific Plan and recommending denial of the Phase 1 North 40 application. Few comments have submitted to the Town in support of the Plan or the Phase 1 application.

I would like to focus on some of the positive and unique aspects of the North 40 plan and the Phase 1 application.

FOCUS ON THE POSITIVE

- The Specific Plan is the first Town Document that sets specific open space standards by establishing minimum standards for total open space, green space and space publically accessible. These are in addition to the open space requirements for common interest developments and for parking lot landscaping that are found in the Zoning Code.
- The Specific Plan is the first town document to define what can and cannot be included in open space calculations.
- The Specific Plan is the first document that clearly excludes roadways and driveways and the paved surfaces of parking lots from being counted as open space.
- The Specific Plan is the first document that includes a minimum requirement for privately owned and maintained open space that will be accessible to the general public.
- Phase 1 is the only project that I am aware of that has provided air rights make that make the construction of low and very low affordable units financially feasible.
- Phase 1 is the first application received by the Town that incorporates sustainable agriculture in its site and landscaping plans, and it is the first project to celebrate the agriculture heritage of the Town and the Valley.
- Phase 1 is the first application received by the Town that both distributes and connects open spaces through the Phase 1 area. The human scale of the public open spaces, the amenities provided and the connections between these spaces are designed to encourage social interactions.

- Phase 1 is the first application received by the Town that provides internal pedestrian pathways and multi-modal pathway (bike ways) connect the residential uses with the commercial uses within the site as well as connects to Los Gatos Blvd and Lark Ave.
- Phase 1 is the first multi-use application received by the Town that in affectively integrates the different uses (recreation/open space, retail, and residential) instead of developing the uses as essential seperate functions.
- Phase 1 applicants have worked cooperatively with staff to incorporate staff's suggestions and requests even if not required, as well as to incoreate additional modifications on their own. All have been incorporated into the (onditions of approval)
- The applicants have:
 - Actively tried to engage residents in discussion to identify issues has modified plans based on response from residents. For example, discussion with the residents in the Highlands neighborhood resulted in changes to the proposed street circulation that will help prevent cut thru traffic in that neighborhood.
 - Worked with the bike colalition, Caltrans, and the Town to provide a bike lane on Lark across the Freeway bridge to connect with the Creek Trail
 - Worked with and reached an agreement with the LGUSD that address impacts on schools beyond the limits imposed on the Town by State Law. (This agreement is unprecedented)
 - Provided replacement trees far in access of the numbers required.
- The Phase 1 application meets the (technical) objective standards of the Specific Plan.

I could continue but I am running out of time to make the Desk Item deadline.

CONCLUSION:

The Phase 1 application meets the objective requirements of the Specific Plan, is consistent with the General Plan, including the General Plan Housing Element, and is consistent with State Law I ask the Planning Commission to consider a possitive recommendation to the Council on Phase 1 of the Specific Plan. In addition it contains many unique and positive elements.

I ask you to consider a recommendation to Council of Approval

Thank you,
Lee Quintana

From: Diane Dreher [<mailto:ddreher@scu.edu>]

Sent: Monday, July 11, 2016 1:57 PM

To: ppaulson@losgatos.gov; Planning; Sally Zarnowitz

Cc: BSpector; Marico Sayoc; Rob Rennie; sleonardis@losgatosca.gov; Mjensen@lostgatosca.gov

Subject: North 40 DevelopmentPlan

Dear Friends and Neighbors,

I strongly recommend denial of the current North 40 plan.

Los Gatos is a historic town, not a commercial industrialized complex

I find the developer's plan dishonest and disrespectful:

Dishonest because it repeatedly violates the town's Specific Plan:

- Substituting high intense development instead of the required "lower intensity residential and limited retail/office uses"
- And among other proposed abuses, removing all walnut trees and substituting a store instead of honoring and incorporating "the site's unique agricultural characteristics."

I seriously wonder if we can trust these developers who repeatedly violate our town's governance, tradition, and Specific Plan.

The developer's plan is disrespectful because it proposes a dense set of industrial-style buildings instead of respecting the unique character of our town with a harmonious plan that would "look and feel like Los Gatos."

Please reject this proposed commercial industrialized complex at Lark Avenue and Los Gatos Boulevard because it would drastically increase traffic and industrialized sprawl, impede vital access to Good Samaritan Hospital, and undermine the safety of our children, the character of our schools, and the quality of our lives.

Sincerely,

Diane Dreher

--

Diane Dreher
Professor of English
President, Faculty Senate
<https://www.scu.edu/faculty-senate/>
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Check out my blogs:

<http://www.psychologytoday.com/blog/your-personal-renaissance>

<https://blogs.scu.edu/writeherewritenow/>

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead

From: Cathleen Bannon [mailto:cathleenbannon@gmail.com]

Sent: Monday, July 11, 2016 3:15 PM

To: Joel Paulson; Planning; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40 development

Hello all - I am continuing to share our family's perspective on the proposed North 40 development and hope the following will be taken in serious consideration during this week's discussions.

We are a family living on lower Kennedy Road with two children attending Van Meter elementary going into grades 2 and 4. We walk our kids daily to and from school, belong to LG Swim & Raquet and frequently attend businesses both downtown and north to Lark.

With this daily perspective on both town infrastructure and school system, we are extremely against the current proposal for North 40. The EIC is out dated and does not take into consideration the increase in traffic issues that are dramatically negatively impacting our town over the last 2 years. Current LG residents can no longer "pop out" to the store, quickly run over to the school, or get across town in a timely manner. From Kennedy to Lark it can take upwards of 20+ minutes and from Lark to Kennedy regularly take much longer. The proposed widening of LG Blvd by Lark will NOT even help what we are currently dealing with much less the impact of bringing in upwards to 400+ more cars. Currently VM school and BH schools are already impacted, in fact VM will be increasing to 5 first grade classes this next year - this is without the impact of a new development. There is NO need for all the housing to be put in phase I - that is ONLY a benefit to the developer that can advertise LGUSD boundary. The town must demand that only a percentage of home be in Phase I as to spread out the educational impact. Also the town must require that the new development be part of the Lexington Elementary school which is the ONLY school that is under enrolled and actively looking for more students.

The proposed development does not align with the look & feel of Los Gatos... it instead is trying to bring an urban living development of high rise living to our small town. Yes, there is a need of housing for the young and old... however, neither of these demographics are going to be able to afford the units.

With open retail in downtown, LG does not need more big box stores... they will just run out more of the locally owned stores through pricing and will create more traffic jams of people from out of area coming to shop.

In summary, the N40 development is really the entire open space NOT just phase I. All that is proposed for just Phase I should be spread out between all Phases as to spread out the impact. This is, of course, NOT what the developer will want as they ONLY own Phase I, but the town MUST take the lead on what is best for the town.... DO NOT approve the current proposal, you can still meet requirements by spreading out the development to all phases - this will take the strain off of LGUSD and our roads.

Please listen to your residents, we do not want this level of intense development that our town's infrastructure can not handle.

Thank you for all the consideration going into this proposal

Cathleen Bannon
415.819.1239

From: Clare and Marilyn Keeney <claremarilyn@sbcglobal.net>
Sent: Monday, July 11, 2016 3:15 PM
To: Marni Moseley
Subject: North 40

I picked up your card at the display of the North 40 at the Los Gatos library and hope to be able to convince you to do your utmost to see that this terrible piece of development does not come to pass. I have lived in this town since 1962, and I have loved it. One of the most attractive features of it was the insistence on keeping it a town, not a city. This development is in complete opposition to that goal. In fact, it is in complete opposition to all the standards the town has embraced for years.

This development is opposed by almost everyone in town. Why is the town bent on doing something that offends nearly all of its citizens?

I am not sure I can make it to tomorrow night's meeting, but I will be there in thought and spirit. I urge you to veto this whole plan. It is all wrong for Los Gatos.

Thank you.

Marilyn Keeney
16601 Ferris Avenue
Los Gatos CA 95032

-----Original Message-----

From: Clare and Marilyn Keeney [<mailto:claremarilyn@sbcglobal.net>]

Sent: Monday, July 11, 2016 3:23 PM

To: Mike Weisz

Subject: North 40

I picked up your card at the Los Gatos library, at the display for the proposed North 40 development. What a frightening prospect that is! Please, please, do all you can to see that this development does not happen!

I have lived in Los Gatos since 1962 and have loved being here. The emphasis on being a small town, not a city, is one of the most attractive features here. This development is completely at odds with that perspective. Nearly everyone in town objects to this development. Why would the town want to pursue something that offends nearly all of its citizens?

I am not sure I will be able to be at tomorrow night's meeting, but I do want to let my thoughts be known.

This plan is all wrong. Do the right thing. Do your utmost to veto it.

Thank you.

Marilyn Keeney
16601 Ferris Avenue
Los Gatos CA 95032

From: Janette Judd
Sent: Monday, July 11, 2016 4:04 PM
To: ristows@comcast.net
Cc: Joel Paulson; Sally Zarnowitz
Subject: FW: North 40 Phase One application comments

cc: Town Council
Town Manager
CDD Director J. Paulson
Planning Manager S. Zarnowitz

Good afternoon,

Thank you for your e-mail, received by the Mayor, Town Council and Town Manager. We note that your message was also directed to Community Development Department (CDD) staff.

Staff will include your comments in the North 40 project files and in future Town Council meeting materials when Council convenes again in August. Should you have additional questions or comments, Planning Manager Sally Zarnowitz can be reached by phone at (408) 354-6873 or e-mail, SZarnowitz@LosGatosCA.gov.

Thank you once again for contacting the Town of Los Gatos and voicing your comments.

Best regards,

Janette Judd
Executive Assistant
Town Council and Town Manager's Office
(408) 354-6832

From: Maria Ristow [<mailto:ristows@comcast.net>]
Sent: Friday, July 08, 2016 7:03 PM
To: Council; Planning; Laurel Prevetti; Joel Paulson
Subject: North 40 Phase One application comments

Mayor Spector, Vice Mayor Sayoc, and Council Members Jensen, Rennie and Leonardis,

I am sending you an article I have written for LGCA, in response to a flier opposing the North 40 Phase 1 application. While reasonable people may disagree over facts, this flier, distributed widely through Next Door, Facebook, email lists and in paper form, contains a large number of inaccuracies.

LGCA strives to ask questions, search out facts and look for solutions. This flier appears to embrace none of that.

Thank you for reading yet another email about the North 40 Phase One application.

SOME INCONVENIENT TRUTHS

A flier as published on FB, Next Door and distributed in emails. LGCA finds this document full of inaccuracies.

Comments and corrections below in *italics*.

FINDINGS FOR DENIAL: THE PROPOSAL DOES NOT FULFILL THESE REQUIREMENTS, WHICH THE TOWN HAS MANDATED THROUGH ITS SPECIFIC PLAN

The proposed development is required to “look and feel like Los Gatos.” P 1.1
The drawings for the Phase 1 proposal show boxy, massive, industrial style 3 -5 story buildings that have nothing in common with the look and feel of Los Gatos

Whaaaaat????? There is NOTHING 5 stories in the Phase 1 proposal (I looked again). The housing is permitted to only be 25 feet high in some parts of the Lark District and up to 35 feet in parts of Lark District and elsewhere, up to 2-3 stories. The affordable senior housing is located on the Market Hall and parking structure (in the Transition, not Lark District), and it is ONE BUILDING in total, at 4 stories. If people don't like the architectural style, that can be discussed in A&S, but the "3-5 stories" is a ludicrous and incorrect statement.

The Specific Plan says “Lower intensity residential and limited retail/office uses are envisioned...” for the Lark District (Lark/Los Gatos Blvd.) (pp.2-3) The developer has instead proposed highly intense development—including massive 6-, 7-, and 8-unit 3-story rowhome complexes and commercial/residential space up to 51 ft. high. (This is taller than the Albright buildings.)

While everything proposed in the Lark district is a max of 25 feet tall along Lark and Los Gatos Boulevard and 35 feet tall toward the center, only the affordable senior housing located on top of the Market Hall and parking structure (in the Transition District) is permitted to go to 45 feet, and I believe the elevator shaft goes to 51 feet. For all who forgot, the Albright Buildings are SOLID RECTANGLES with two at 50 feet tall and two at 65 feet tall (exclusive of mechanical equipment). So how does one feature on one 45-foot tall building make the housing “taller than the Albright buildings” which also may be taller than their nominally stated heights?????

Seriously, I'm blown away by the 72% of this Town that voted for the Albright buildings and now can't remember what they supported. The North 40 Phase One application is not as tall, or intense, or traffic-generating as Albright.

The proposed development must "embrace hillside views, trees, and open space." P. 1.1

The intensity and height and layout of the buildings block hillside views and provides minimal open space.

The Phase One application meets the 30% required open space requirement. How is this possibly MINIMAL? Compared to what? No Planned Development of even HALF the density of the North 40 has one-fourth the open space. At least one of the public open areas proposed on Phase 1 is as large as the Plaza downtown, plus there are several more slightly smaller spaces. For reference, Santana Row has 1-2% open space!

All solid buildings block hillside views. So do trees. Walk anywhere in town and look around. Unless you are on top of a mountain, something will block your view at some point. Clumping residential units together and stacking them provides MORE open space, and the present application has more open space than any other development in Los Gatos.

I attended the Planning Commission Special Meeting maybe two years ago where commissioners and members of the public were allowed to walk through much of the North 40. Ask anyone who was there-- through all the trees, one could NOT see the hillsides in the present state. We are certainly NOT going to deny trees for this, are we?

Relocating some of the residential in the Lark District to the North would alleviate some of the loss of views as would reducing the height and create more open space.

As to the distribution of housing among the districts, Phase 1 proposes 193 units in the Lark District, and 127 units in the Transition District, which leaves 44 to carry over to the Northern District. (270 units + bonus units = 364). When taken together with the location of the retail/garage/senior housing structure towards the north end of the Transition District, the Phase I proposal is consistent with the Specific Plan, which calls for a lower intensity of use (height, mass, traffic etc). Within the Lark District there would be a primary emphasis on residential, in the Transition District

new development (residential and commercial), moving to greater intensity commercial development in the Northern District. The reduced number of housing left for the Northern District is consistent with the Specific Plan requirement that commercial uses be located where they will have the least impact on residential uses. Others may disagree, but at least understand how the Specific Plan calls out the various types of uses and where it allows or encourages them.

Further, relocating some of the residential could then put more commercial in the Transition district. That brings more traffic. How does this reduce intensity??? Residential is the least intensive from a traffic point of view. How does height get reduced? Height restrictions are the tightest in the Lark District. And the housing Element has zoned the N40 for 13.5 acres at 20 dwelling units/acre, so this is the density the Town has set. Between the density the Town set and the max height limit of 35 feet (except for affordable or hotel), the cluster cottages (the only detached housing permitted in the Spec Plan) likely impossible to build, as the density would need to be increased further in other residences.

The proposed development must “incorporate the site’s unique agricultural characteristics.” P. 1.1

All the walnut trees will be removed. The site will be planted with other trees, mostly deciduous, that will take years to grow.

Please read the Phase 1 proposal for the trees. Drought tolerant plantings are required in most places, and the periphery and inner areas will have orchard trees. The application is proposing a variety of fruit trees, to reflect the agricultural roots of the valley. Fruit trees can be planted closer together than walnut trees and ground-covering natives like mustard and lavender can be planted beneath, but if the TC prefers walnuts, then that will be the tree. Walnuts need to be spaced further and undergrowth is not viable. But that is up to the Town and TC. If the fruit trees are planted, the fruit will be gleaned and sold at the Market Hall, plus be available to those in the senior affordable housing. This was covered at the CDAC hearing.

If you want to check anything, please see the EIR, Specific Plan, Housing Element, Phase One application, and the Q&A from the Study Session. Don’t just believe what ANY one person publishes! (Including me. I can make mistakes.) I see no point in creating hysteria with half-truths and lies. I can accept that those armed with facts may still dislike the proposal, but it helps if we all start from the same point.

The Specific Plan, as Council Member Marcia Jensen pointed out at least once, was

created to be a bit non-specific to give the Town Council room for discretion. Aspects of the Proposal can be discussed and reviewed. But starting from a point where the public is getting outright misinformation is not fruitful to this process.

There is no amenity that “incorporates the site’s unique agricultural characteristics.” The developer claims the marketplace, A STORE, will fulfill this requirement.

The entire application is set into a functioning agricultural setting, and there are proposed community gardens for residents and demonstration gardens for commercial users. The orchard trees are not just there as eye candy.

The Specific Plan states the development should “address the Town’s unmet needs.” P 1.1

Move-down housing for the Town’s seniors and millennial housing is not provided.

As mentioned by at least one Council member, who says seniors can’t move into any of the proposed housing? And of course the affordable housing is for seniors.

Only 49 very low income senior apartments are provided. No other affordable housing will be built.

This is more affordable housing at the lowest level of affordability than has been built in Los Gatos. And certainly a 1200-sf townhouse will be more affordable than the 4000-and up-sf homes going up else where in this town. By zoning 13.5 acres of the North 40 at 20 units/per acre, the Town planned for affordable housing, and that is what we are required to do. Los Gatos does NOT build housing and can not mandate exactly how the affordability levels will be distributed. I learned a lot about this sitting on the Housing Element Advisory Board.

The retail as proposed duplicates that provided elsewhere and competes with rather than complements the downtown commercial space. P2.2

What does the Market Hall duplicate? Why can't there be a neighborhood restaurant? Do we expect to build all this housing and then force the residents into CARS for food and services?

The proposed development doesn’t “minimize or mitigate impacts on town infrastructure, schools, and other community services.” P 1.1

Schools, street, and other services will be adversely affected

Yet there is an unprecedented agreement with the developers and school district,

above and beyond SB50 to address school impacts. The schools will get more than \$6,000,000 with this agreement if the living units go into Phase 1 as requested by the school district. If you put more students in the Northern District, Los Gatos tax payers will likely pick up the cost of their education, and the other school districts will get the state funds. Sound like a Catch 22? It is!

Mitigation measures are based on dated studies and do not sufficiently address adjacent pending and incomplete developments.

The EIR (if you actually read it) covered all the recent and planned developments.

The Specific Plan states the intent is “to provide a comprehensive framework in which development can occur in a planned, logical fashion rather than a piecemeal approach.” P 1-1

Phase I includes only a portion of the 44 acres. The current application is just part of a piecemeal approach since no information is provided about Phase II.

The entire point of a Specific Plan is to lay the ground rules so any number of applications can come in and comply. The assumption of a Specific Plan is that there are multiple owners and phases, so one set of guidelines is set for the entire property.

OTHER ISSUES

The Specific Plan calls for residential development throughout the North 40, not just in this Phase. However, the developer includes all 320 units in the first 20 of the 44 acres. All these homes would be within the Los Gatos School District.

The Los Gatos school district covers about 2/3 of the North 40.

The Specific Plan includes maximums for housing, height, and commercial space. The developer has chosen to use all of these maximums even though at least some lower buildings would be appropriate.

Most applications start at the max and ask for exceptions. This proposal complies.

The proximity to Highway 17 is a potential health and safety issue for residential properties due to fumes and toxins from automobile pollution.

The EIR addressed this and requires mitigations.

A final comment:

The flier starts with the assertion that as proposed, the development will destroy

our Town's small-town character forever.

Really??? We KNOW more housing and 60k ft of commercial will DESTROY our small-town character? Seriously? There are people north of Blossom Hill Road BEGGING for something they can walk to, other than the burrito/coffee/burger trio that keep showing up at the strip malls. Possibly offering a Market Hall and another sit-down restaurant (as Viva is the only one in Town north of Blossom Hill) might actually allow more people a nice place to access by bike or foot. Talk to people on Oka or Highland Oaks. And those moving into the new residences in the North 40 will have something desirable nearby. How is planning a real neighborhood DESTROYING OUR Town's small-town character forever? Those who can't walk to downtown now, get in their cars and go to downtown Campbell, Santana Row, Valley Fair, Pruneyard, Westgate, Oakridge, or Saratoga now. How is getting more residents to leave their cars and stay in Los Gatos DESTROYING our town????

Thank you,

--

Maria Ristow

Los Gatos Community Alliance

-----Original Message-----

From: Lynn and George Rossmann [<mailto:rossmann1@earthlink.net>]

Sent: Monday, July 11, 2016 4:05 PM

To: BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen; Joel Paulson; Planning

Subject: The North 40

I am unable to attend the July 12th and 13th meetings. In my judgment, the current application for development reflects an appropriate set of compromises and merits your approval. The obstructionists objections are weak and insufficient to justify denial.

George Rossmann

219 Rosalie Court, Los Gatos, CA 95032

From: Eileen Werner <ewerner4@gmail.com>
Sent: Monday, July 11, 2016 4:42 PM
To: Joel Paulson; Planning; szarnovitz@losgatosca.gov; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen
Subject: N. 40 Application

7.11.16

Att: Los Gatos Planning Commission Members
Los Gatos Town Council

Re: N. 40 Application

Dear Planning Commission Members and the Town Council,

I am writing to ask that the current application for the N. 40 be denied at your July 12, 2016 meeting.

The existing application in no way, shape or form, exemplifies the character of Los Gatos. The story poles on site and the planned little city presently on display at the Los Gatos Library shows a creation that fails the goals and objectives set forth in the Specific Plan:

a) The Specific Plan states "**Lower intensity residential and limited retail/office uses are envisioned.**" (p.2-3 of SP). However, the residential is too, too intense: I see housing squeezed into high density AND heights that obscure any sense of "**required to look and feel like Los Gatos.**" (p. 1.1 of SP). Additionally, the Specific Plan states residential development should be built throughout the N. 40; the 20 acres should not have 320 homes/units built on it. (*The logic behind the developer is coherent: by placing the myriad of homes on the first 20 acres, the developer receives the benefit from the Los Gatos School District vs the distribution and placement of homes throughout the 40 acres and, within the Campbell School District. This is not a development to wholly satisfy the developer at the total expense of a Town, its character and its citizens.*)

b) The Specific Plan states development doesn't "**minimize or mitigate impacts on town infrastructure, schools, and other community services.**" Presently, there is NO adequate infrastructure to support this behemoth of a project. *There is no transit plan. Mitigating by widening a portion of a road is no substitute for a true transit plan.* As the Commission and Council are aware, we now have a "new" normal in Los Gatos on our roads. Gridlock. Los Gatos Blvd gridlock. Winchester gridlock. Lark Ave. gridlock. *This is not seasonal gridlock but a daily occurrence.* How can we place this size of a development in the N. 40 without implementing the obvious need for improved infrastructure? Additionally, there is no true linking of transit to move people. No rapid buses (read: not VTA as we know it). No rapid connections to light rail in Campbell. No plan. There is also no true linking of bicycle paths to move people throughout Town or through Town and into Campbell, San Jose, Saratoga, etc.,. Where is the community benefit involved in the gridlock projected for the future? We can no longer rely on studies done prior to 2016. Will community services be drained and forced to patrol an untenable traffic pattern simply to move vehicles to and from gridlock?

The various iterations of the N. 40 over the years, including what is presented today, are obsolete in terms of meeting the required definition of the N. 40 Specific Plan.

To date, I have not met one individual in Los Gatos that favors this scope of a development. I keep waiting to hear a changing tune but it has not come. Please listen to your constituents: if your constituents do not value a project of such magnitude, isn't it time to take reasonable action and deny the application?

I understand the Planning Commission and Council could quite easily have N. 40 fatigue. Please do not let this discourage you from working or "throwing in the towel" so to speak because your stacks of N. 40 documents feels sky high. Work for that vision and the vision of our changing future in Los Gatos. Think (and remember if you've visited) about Gaudi building the Sagrada Familia church in Barcelona, Spain, and your burden will be eased.

Thank you.

Very Truly Yours,

Eileen Werner
Resident of Los Gatos

From: Andrew Burnham [<mailto:andrew@manresabread.com>]

Sent: Monday, July 11, 2016 5:51 PM

To: Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40 letter

Dear Planning Commission and Town Council:

We supported the North 40 Specific Plan when it was approved last summer. We remain supportive of the application that is currently before you, which we believe is consistent with the Specific Plan. While we are working with Grosvenor to help identify opportunities and plan for the market hall component, our support is not due to that relationship. That said, our look into the project gives us a unique position to comment.

Los Gatos is a wonderful place. Clearly we believe in Los Gatos, as evidenced by our growing presence in the Town. It is, however, part of the larger Silicon Valley. It is important that we look forward while remembering what has made the Town strong. This includes recognizing that the region is growing and changing and in response adapting policies and encouraging projects that can help us grow in a managed way while keeping competitive.

The retail program on the North 40 will at a minimum complement what Los Gatos already has to offer and likely enhance it. It will serve residents in the North 40, surrounding neighborhoods, and the rest of town on a regular basis with goods and services not yet found in Town. This includes access to the region's best produce, protein, and dairy... As discussed at length over the years, the size and design of retail spaces provide opportunity for restaurants and retailers who might not find the needed space downtown.

For these reasons we support the project and request that you do as well.

Regards,

Andrew Burnham

From: Joanne Justis [<mailto:joannejustis@usa.net>]

Sent: Monday, July 11, 2016 6:24 PM

To: Joel Paulson; Planning; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40 Project Will Destroy Los Gatos

Importance: High

Greetings,

I am a resident of Los Gatos, living on La Rinconada Drive. It takes me 35 minutes NOW TO DRIVE from my home into town on Winchester Blvd. What has become a major problem is the speed limit of 30 MPH and then it drops down to 25 MPH close to Daves Avenue School.

Daily I encounter cars riding my bumper because those two speed limits are too slow for most people. People are running red lights...It's down right dangerous and now you want to burden the town with the North 40 project that will add more restrictions all around and for what reason? **No doubt for GREED!** I can just imagine how many people are getting **PAID** to push this project through.

My father purchased our house in 1956, so I've been a long-time resident. As it is, we can hear the freeway traffic noise from our backyard. More traffic, no parking in town, and what happens when our schools cannot handle the overflow attendance? Are you planning on busing our kids wherever **YOU CHOOSE** and overriding the parents decision for what school they want their children to attend???

This project is not progress...I guess the builder figures if they add 49 low-income houses to the total houses built, they are really doing our community a big favor. Originally, I heard that the North 40 was for low-income housing but huge profits are at stake here. What is being proposed is outrageous. What about the potential health and safety issues - fumes, toxins and auto pollution? And, what would this project due to property values with an overcrowded town?

I don't know what it takes to squash this project but what you are proposing is not right! As a resident, I am really upset over how you can even consider destroying Los Gatos, so others can profit!

Joanne Justis

From: Tom Krulevitch <krulevitch@verizon.net>
Sent: Monday, July 11, 2016 9:17 PM
To: Planning
Subject: North 40 Proposal

I am a long time resident of Los Gatos and am writing to ask you to deny the current application for development of the North 40.

I understand that the town has come a long way through development and there will continue to be select development.

However, the current proposal for the North 40 is too severe and will change the character of our town

Specific concerns are listed below

Regards,
Tom Krulevitch
Los Gatos Resident

1. The proposed development doesn't fulfill the requirement that the North 40 will "look and feel like Los Gatos." P 1.1
 - a. The drawings for the Phase 1 proposal show boxy, massive, industrial style 3 -5 story buildings that have nothing in common with the look and feel of Los Gatos
2. The Specific Plan states that for the Lark District (Lark/Los Gatos Blvd.) "Lower intensity residential & limited retail/office uses are envisioned..." p.2-3 The developer has instead proposed all residential be located in this District with highly intense development.
3. The proposed development doesn't fulfill the requirement that "The North 40 will embrace hillside views, trees and open space." P. 1.1
 - a. The intensity and height and layout of the buildings block hillside views and provides minimal open space.
 - b. Relocating some of the residential in the Lark District to the North would alleviate some of the loss of views as would reducing the height and create more open space.
4. The proposed development doesn't fulfill the requirement that the North 40 will "incorporate the site's unique agricultural characteristics." P. 1.1
 - a. All the Walnut trees will be removed, planted with other trees that will take years to grow
 - b. There is no amenity that "celebrates the site's agricultural heritage" despite the developer stating the large marketplace would be the focal point and a celebration.
5. The Specific Plan approved by the Town of Los Gatos states that it will "address the Town's unmet needs." P 1.1
 - a. Move down housing for the Town's seniors and millennial housing are not provided.
 - b. Affordable housing is not provided; except 49 very low income senior apartments.
 - c. The retail as proposed duplicates that provided elsewhere and competes with rather than compliments the downtown commercial space. P2.2
6. The proposed development doesn't fulfill the requirement that "The North 40 will minimize or mitigate impacts on town infrastructure, schools & other community services." P 1.1
 - a. Schools, streets & other services will be adversely affected

- b. Mitigation measures are based on dated studies and do not sufficiently address adjacent pending & incomplete developments or the Town's recent growth.
- 7. The Specific Plan states the intent is "to provide a comprehensive framework in which development can occur in a planned, logical fashion rather than a piecemeal approach." P 1-1
 - a. As Phase I includes only a portion of the 44 acres the current application promotes a piecemeal approach with Phase II.
- 8. The Specific Plan includes maximums for housing, height and commercial space, however these are maximums; not minimums. The current application fails to follow the Plan which states "lower intensity residential and limited retail/office" in the Lark District. P 2-3
- 9. The proximity to Highway 17 is a potential health and safety issue due to fumes and toxins from automobile pollution.
 - a.

Begin forwarded message:

From: Becky Yoder <becky_55@yahoo.com>

Date: July 11, 2016 at 9:53:57 PM PDT

To: "jpaulson@losgatosca.gov" <jpaulson@losgatosca.gov>

Subject: North 40

Reply-To: Becky Yoder <becky_55@yahoo.com>

You cannot possibly still think it will be okay to ok this horrible plan for the North 40 property. Los Gatos will lose any charm, character and desirable livability and people will be flocking OUT of this town - living OR visiting. I can't even imagine what will happen to our property values if this monstrosity is allowed to be built.

Becky Yoder

Los Gatos, CA

From: Grams, Paul R. (ARC-T) [<mailto:paul.r.grams@nasa.gov>]
Sent: Monday, July 11, 2016 10:31 PM
To: Joel Paulson; Planning; Sally Zarnowitz
Subject: North 40

July 10, 2016

Planning Commission
110 E. Main Street
Los Gatos, CA 95030

SUBJECT: THE NORTH 40 DEVELOPMENT CONCERNS

Dear Members of the Planning Commission:

You already know of the many concerns about Phase 1 of the North 40 development. We realize urbanization is inevitable but the developer who will profit by tens of millions must reduce substantial community impact that will last for decades.

Many of the mitigations below will need county and state involvement but the developer must implement changes now that will reduce development community impact.

Please require developer to do modifications to proposed development listed below and set aside land and assist with funding to:

- Increase Lark- Highway 17 on ramp going north to 3 lanes; developer provides 12 ft of land

- Increase Lark an additional 1 or 2 lanes from Los Gatos Blvd. to 17; developer provides 12 to 24 feet of land and assists with funding to purchaser 12 ft from 76 gas station

- Increase Los Gatos Blvd from 4 lanes to 6 lanes from Lark to Samaritan Drive, developer assists with funding to purchase 25 ft of land from 11 remaining lots not already set back

- Assist with funding to increase Lark-17 overpass an additional 1 or 2 lanes

Thank you,

Paul Grams

From: Joseph Gemignani [<mailto:josephtheweatherman@gmail.com>]
Sent: Monday, July 11, 2016 11:39 PM
To: Jocelyn Puga
Cc: Azhar Khan
Subject: North 40 survey in 2011

Hi, I have attached an article about a survey the Town of Los Gatos conducted in 2011 asking for various public input on the North 40 project.

There were 33 questions and Suzanne Davis (senior planner at the time) reported that everybody wants a mix of Architectural styles. More specifically they want traditional or mission style buildings.

I brought this up at the last Planning Commission meeting and posed the question "what ever happened to the public input on the survey?".

The project has primarily only one style versus a mixture. Furthermore, it is not traditional or mission looking.'

Why hand out a survey and ignore the results from the public?

Joseph

Survey is asking Los Gatos residents 33 questions about plans for North 40

By Judy Peterson jpeterson@community-newspapers.com (mailto:jpeterson@community-newspapers.com)

POSTED: 06/20/2011 07:34:22 PM PDT | UPDATED: 5 YEARS AGO

↑
June 2011

View Los Gatos' 'North 40' ([http://maps.google.com/maps/ms?msa=0&hl=en&ie=UTF8&t=h&msid=207397488458627702253.0004a63c707946a58a22f&ll=37.250417,-121.952105&spn=0.020496,0.025663&z=14&source=in a larger map](http://maps.google.com/maps/ms?msa=0&hl=en&ie=UTF8&t=h&msid=207397488458627702253.0004a63c707946a58a22f&ll=37.250417,-121.952105&spn=0.020496,0.025663&z=14&source=in%20a%20larger%20map))

The town has come up with a new way to get input from residents on what should happen at the North 40 when it's developed--with an online visual preference survey that people can take in just a few minutes. The 33-question survey is at www.losgatosca.gov (<http://www.losgatosca.gov>) (click on "New!").***

The North 40 is the last piece of undeveloped land in Los Gatos. The roughly 40 acres are bounded by Los Gatos Boulevard, Lark Avenue and highways 85 and 101. Today, much of the land is a walnut orchard, but in four or five years it's expected to be built into a mixed-use retail, commercial and residential development. The Yuki family is the primary landowner and has hired Grosvenor Americas of San Francisco to help steer the development plan.

The survey is designed to give residents a chance to voice their opinions on the development. It includes pictures of different types of open spaces that could be in the North 40, as well as photos of buildings and townhomes that reflect a variety of architectural styles.

"I think everybody wants a mix of architectural styles," Los Gatos senior planner Suzanne Davis said, "and we keep hearing people don't want it to look like Santa Row."

But at community meetings and North 40 advisory group meetings, differing opinions of what the buildings should look like have emerged. "The community gravitates toward more traditional or mission-style buildings," Davis said. "The advisory committee liked agrarian and some modern styles."

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Survey-takers can vote for their likes and dislikes by clicking that the style they believe is appropriate, may be appropriate, is neutral, may not be appropriate or is not appropriate.

"If the majority of people don't like a particular style, that tells the design team 'don't design that.' So it gives them information for town staff and the design team to have," Davis said.

In addition to being posted online, the survey was emailed to residents who have attended the North 40 community meetings.

"We wanted a wider group of people," Davis said about the online posting. "We also made it anonymous because we didn't want to discourage people from taking it." By early last week, 77 people had taken the survey.

Survey questions that deal with open spaces also offer a variety of views for people to choose from. For example, there's a plaza with an interactive fountain that children can play in, similar to the fountain at Town Plaza Park.

There are plazas with entertainment areas, park-like settings, sidewalk dining photos and active pedestrian spaces.

Davis expects there will be more online surveys for people to take as development of the North 40 proceeds. The current survey will remain online until 1.

From: Robin Matlock [rmatlock@vmware.com]
Sent: Monday, July 11, 2016 7:50 PM
To: BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen
Cc: Eric Koch
Subject: ZERO support for North 40

Town Council,

I'm no activist. I barely have time to cook a meal for my family once in awhile, let alone write a serious letter to the LG Town Council. I'm not one to get involved. I have other things in life to focus on. You've never heard from me before. You don't know me. I'm just a stranger.

AND YET...I have to get involved, because like all of my friends and neighbors, I am sick to my stomach over what is about to happen to our town.

The current North 40 plan does not meet requirements that the town has mandated.

#1 the proposed development does not look & feel like Los Gatos

#2 instead of lower intensity residential and limited retail and office use, we're getting HIGHLY intense development, including tall, massive 6-, 7- and 8-unit, 3 story rowhome complexes and commercial/residential space

#3 hillside views, trees and open space is destroyed, as the intensity, height and layout of the buildings block hillside views and gobble up open space

#4 there is nothing in the design that incorporates the site's unique agricultural characteristics, as outlined in your requirements

#5 not seeing how this development addresses the Town's unmet needs. What we need is to keep downtown a healthy and vibrant commerce center, not create a new competitor to our downtown businesses.

#6 NOTHING about this plan "minimizes or mitigates impacts on town infrastructure, schools and other community services." Quite the contrary. This is going to burden our town infrastructure, schools and community services. Come on folks, really?

#7 We don't know what we don't know!! Only phase 1 of the plan has been provided. What else is in store?

Be responsible. Do what is right. Do your part to, at a minimum, improve this plan so it doesn't ruin our community.

Is this really the stamp you want to leave on Los Gatos? *Will it be your legacy?*

Thank you for listening,
Robin

408-356-2540 home
16678 Topping Way
Lost Gatos, CA 95032

Robin L. Matlock
Chief Marketing Officer
rmatlock@vmware.com
3401 Hillview Avenue, Palo Alto, CA 94304
650.427.1667 Office
408.718.4438 Mobile

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From: Erin Kasenchak [<mailto:ekasenchak@yahoo.com>]

Sent: Monday, July 11, 2016 11:45 PM

To: Joel Paulson; Planning; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: Fwd: North 40 concern

I am reiterating my concern for this project. Seeing the model in the library has made it hit home even more! This does not feel like our town! It's sad that not enough residents were aware and informed of this last year before our council approved the project but I hope the tremendous dissatisfaction by residents that has been voiced over the past 6 months will influence the planning commission to scale this project back. My concerns as noted below have not changed and it scares me to think what phase II will contain.

Erin Kasenchak

Begin forwarded message:

From: Erin Kasenchak <ekasenchak@yahoo.com>

Date: March 29, 2016 at 11:15:43 PM PDT

To: "MMoseley@losgatosca.gov" <MMoseley@losgatosca.gov>

Subject: North 40 concern

Reply-To: Erin Kasenchak <ekasenchak@yahoo.com>

Dear Ms. Mosley,

I'm writing to voice my extreme concern and dissatisfaction over the North 40 project. I am unable to attend tomorrow's meeting due to travel, but I feel it's important that all residents express their thoughts about this project for our town. I expressed my reservations and dissatisfaction with this project before it was approved and feel that I need to reiterate my concerns, as I was deeply disappointed that the council approved the plan last June.

Now that the story poles have gone up, the true impact has become visual and is even worse than I feared. And this is just phase 1? The height of the project is something that will change the landscape of our small, wonderful town. Additionally the scope will greatly impact traffic in this already very congested area. I don't see how, according to the Vision statement, the North 40 will minimize or mitigate the impact to our infrastructure. I know that the North 40 plans to address traffic, but I adding another light onto LG Blvd and an extra turn lane on Lark and LG will not make much difference. Lark and LG Blvd already need extra lanes with our current traffic so adding an additional lane with the extra cars and traffic this project is likely to bring does not feel sufficient. The traffic around 85, Good Samaritan and LG Blvd is also quite impacted. Again, this project will just add to it. Additionally, how long will these traffic improvements take from completion to end? I can't imagine what the situation will be like while the construction will be taking place.

The Vision statement for North 40 states it will celebrate hillside views and our small town character, but over 300 residential units and potentially 501,000 foot of commercial/retail space does not align with "small town character". Additionally, the story poles showing the impact actually will block hillside views and not celebrate them. I suppose those living at North 40 will like their hillside views, but the rest of Los Gatos residents will lose views to buildings. I don't believe we have unmet residential needs that this project needs to address.

My husband and I were born and raised in the Bay Area and moved specifically to Los Gatos over 20 years ago because of the charm and unique aspect this town had compared the hustle and bustle of the

rest of Silicon Valley. We knew this would be a wonderful place to raise our family in an amazing small town feel with a great community. I'm very, very concerned that the size and scope of this project will forever change the feel of Los Gatos from the wonderful small town and community to just another Santana Row or big city feel.

I firmly believe that what this town needs is open space, parks and sports fields for our youth and families, not additional housing. I understand that those do not generate revenue for a town but it's what we need.

I urge you and all members of our town council to revise this design and lessen the proposed intensity/scope of the project. If you've read Town not City's facebook page, you'll see the overwhelming comments and concerns from fellow citizens about this project. Please I urge you to keep our town just that, a small town.

A very concerned citizen –
Erin Kasenchak

Erin Kasenchak
ekasenchak@yahoo.com

From: Lori Moore [<mailto:lori.moore@me.com>]

Sent: Tuesday, July 12, 2016 12:10 AM

To: BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen; Joel Paulson; Planning; Sally Zarnowitz

Subject: North 40 plans

Dear Town Council, Planning Commission and related staff,

I am a Los Gatos resident and home owner. I have lived in this beautiful town for 18 years. I feel tremendously fortunate to call Los Gatos home. It is more than just the town I live it—Los Gatos is in my heart. Considering the roles you all have, I would imagine you feel the same.

I currently live off of Lark Avenue and have fully accepted that the North 40 has been sold and will be developed. I have reviewed the plans and have a major concern. We have been told all along that the North 40 development would have a look and feel like Los Gatos. Our town is eclectic and full of character. I see it as preserved Victorian style mixed with Spanish architecture:



When the retail center at Blossom Hill and LG Blvd. went in, I thought it looked great because it fit in with Los Gatos:



The plans for the North 40 have me scratching my head. I see nothing that looks like Los Gatos here. Where is the commonality with our existing Victorian and/or Spanish architecture? Additionally, there is no charm or character. This is just too generic and blah to be

acceptable for Los Gatos. Please consider having the architects try again. Please don't let this happen to Los Gatos:



Thank you for your consideration.

Sincerely,
Lori Moore
115 Almond Hill Court
Los Gatos

-----Original Message-----

From: Patricia Hogan-Le Gear [<mailto:hogalegear@yahoo.com>]

Sent: Tuesday, July 12, 2016 7:15 AM

To: Laurel Prevetti

Subject: North 40

Please deny this application. Traffic in LG will become unbearable. Thank you. Patricia Hogan.

-----Original Message-----

From: Wendy Holmes [<mailto:wendyrn2@gmail.com>]

Sent: Tuesday, July 12, 2016 7:35 AM

To: Joel Paulson

Subject: North 40

I am a nurse working on Samaritan Drive. Getting to and from work with current traffic conditions is a challenge now, even at non peak hours. With the plans for the development, it will be a complete mess. The impact will be irreversible.

Please minimize the size of this plan.

Adding ANY more traffic surrounding the north 40 is a terrible plan.

Wendy Holmes RN

From: Donna Teresi [mailto:djteresi@ix.netcom.com]
Sent: Tuesday, July 12, 2016 7:40 AM
To: Council; Town Manager
Subject: North 40 Development

I have been a resident of Los Gatos for 45 years. And yes, I know that change is inevitable. That being said, I have watched the quality of life in our town diminish over the years. You are proposing to add 320 housing units and a mall to the North 40 property. This means, as you probably already know:

1. An influx of about 600 new residential cars to an area that is already congested. The access to Highway 85 is already a morning and afternoon commute nightmare. This will dramatically increase the current hour long morning commute to the Los Altos/Palo Alto area. It will also dramatically increase the Highway 17 commute to San Jose, etc.
2. In addition those residential cars and the additional cars brought in by the mall will also increasingly congest the Los Gatos Blvd traffic – which is already heavily trafficked.
3. It seems like the only access to the housing portion of the plan is on Lark Avenue. The distance between LG Blvd and Highway 17 is very short and already very congested most of the time. It seems that the addition of another 600 cars going in and out of that road will create a nightmarish backup for everyone involved.

I am sure that the above is nothing that you haven't heard before, but I feel it bears repeating. If you would consider single family homes, the density and the resulting traffic nightmares would diminish considerably. If I were the builder/owner, I would want the highest density possible. **But you, as the governing body of the Town of Los Gatos, have been elected/appointed to serve in the best interests of the current residents of the Town.** It seems that you are trying to force a high density project into an area that is not even remotely equipped to handle it no matter how you look at it. **This existing North40 plan will definitely negatively impact the quality of life in Los Gatos especially for the residents that live on the east side of town.**

Thank you. Donna Teresi

PS – I wonder if you should not let the current taxpayers/voters decide on this high density solution. It seems you listened to the residents re the LG Blvd/Kennedy road parcel.

From: Robin Matlock [<mailto:rmatlock@vmware.com>]
Sent: Monday, July 11, 2016 7:55 PM
To: Joel Paulson; Planning; Sally Zarnowitz
Cc: Eric Koch
Subject: North 40 - Fails to Meet Town Requirements

Planning Commission,

I'm no activist. I barely have time to cook a meal for my family once in awhile, let alone write a serious letter to the LG Planning Commission. I'm not one to get involved. I have other things in life on which to focus. You don't know me. I'm just a stranger.

AND YET...I have to get involved, because like all of my friends and neighbors, I am sick to my stomach over what is about to happen to our town.

The current North 40 plan does not meet requirements that the town has mandated.

- #1 the proposed development does not look & feel like Los Gatos
- #2 instead of lower intensity residential and limited retail and office use, we're getting HIGHLY intense development, including tall, massive 6-, 7- and 8-unit, 3 story rowhome complexes and commercial/residential space
- #3 hillside views, trees and open space is destroyed, as the intensity, height and layout of the buildings block hillside views and gobbles up open space
- #4 there is nothing in the design that incorporates the site's unique agricultural characteristics, as outlined in your requirements
- #5 not seeing how this development addresses the Town's unmet needs. What we need is to keep downtown a healthy and vibrant commerce center, not create a new competitor to our down town businesses.
- #6 NOTHING about this plan "minimizes or mitigates impacts on town infrastructure, schools and other community services." Quite the contrary. This is going to burden our town infrastructure, schools and community services. Come on folks, really?
- #7 We don't know what we don't know!! Only phase 1 of the plan has been provided. What else is in store?

Be responsible. Do what is right. Do your part, at a minimum, to improve this plan so it doesn't ruin our community.

Is this really the stamp you want to leave on Los Gatos? ***Will it be your legacy?***

I can't join your meeting on the 12th, but I am passionately against this development.

Thank you for listening,
Robin

408-356-2540 home
16678 Topping Way
Lost Gatos, CA 95032

Robin L. Matlock
Chief Marketing Officer rmatlock@vmware.com 3401 Hillview Avenue, Palo Alto, CA 94304
650.427.1667 Office 408.718.4438 Mobile

From: Wendy Holmes <wendyrn2@gmail.com>
Sent: Tuesday, July 12, 2016 8:04 AM
To: Planning
Cc: Laurel Prevetti
Subject: North 40

I am a nurse working on Samaritan Drive. Getting to and from work with current traffic conditions is a challenge now, even at non peak hours. With the plans for the development, it will be a complete mess. The impact will be irreversible.

Please minimize the size of this plan.

Adding ANY more traffic surrounding the north 40 is a terrible plan.

Wendy Holmes RN

Wendy

Wendy

From: jvannada@gmail.com [mailto:jvannada@gmail.com]
Sent: Tuesday, July 12, 2016 8:40 AM
To: Town Manager
Subject: Planning Commission Desk Item for 7-12-16 meeting

Please see the attached.

7-12-16

A group of us started the Los Gatos Community Alliance about 4 to 5 years ago as we were watching the town develop well past what we thought were sustainable development levels. The schools were going to become overcrowded and the roads would become parking lots. It was the first time most of us began to understand land use development.

We came to understand that there are property rights of land owners. Many of us exercise our property rights when we remodel our homes, and we can remodel them as long as they fit within our zoning restrictions of our neighborhood. We knew that the North 40 could be developed, so we have sat in on North 40 development meetings for at least the last 4 years, and some attended meetings well before that.

My major concerns were traffic, overcrowding of schools and over-densification. I came to understand that Los Gatos, like about 90% of the urbanized cities in the bay area, use the D level of service as acceptable. Though the LOS measurement is no longer to be used, that was what was use when this developments study was conducted. A "D" level can mean waits at a signal light of 35-55 seconds is acceptable. My theory is that we used to have a couple of those intersections at a D or even an E level, but now we have many more D's, E's and even an F or two. The number of jobs and people driving cars have compounded the problem. We need to make a major cultural shift from being car centric to mass transportation, or even better, to a bicycle centric town.

The North 40 traffic is required to be mitigated such that it is not worse than before the development is built. According to the studies, the developer is making improvements that will take traffic back to the levels of 2012. The developer is contributing about \$10MM-\$12MM of their money to improve the traffic flow. They are not required to do this, but it makes good business sense as .

Though some of us would like to see the levels go back to the year 2000, to do that with the jobs in Silicon Valley, we would need to car pool or use the bus. Not many of us are ready to make that compromise, so 2012 levels is about as good as we're going to get.

My other concern was schools. The developer recognized that as a hot button with our community. In my mind, as well as the school boards mind, have done an excellent job of

mitigating the issue. They are only required to pay \$976,000 by state law. Instead, this developer is not only paying the state mandated amount, but they are also giving the school an additional \$6,368,500 or two acres of contiguous land if that can be found.

Those of you who want the housing spread around the 44 acres should first read and understand the costs of doing this – not to the developer, but to us and to the school district. It's substantial and you can read about it on our web site at <http://lg-ca.com/tough-decisions-put-all-housing-in-the-los-gatos-school-district-or-spread-the-housing-to-the-north-section-of-the-development-too-there-are-consequences/>

Something that was a third concern was the density and intensity of the development. The Specific Plan calls for 30% of the land to be open space (about 7.25 acres), and over 4 acres must be "green" open space. 1.5 acres must be open to the public. No other development has that percentage of space required.

As a wrap up, after 4 plus years of working with the town and the developer - and now reading the misinformed, misleading flyers put out by a certain group of people, and a web site with intentionally misleading pictures of how the site would look, I would trust the developer long before I would these so-called citizens. That's a sad state.

They are like Donald Trump in that they cast dispersions on a developer who has put forth more effort than any other developer we've seen or worked with in the past five years. It's unfortunate, but we're living in a society of Trumpsters who will say anything to get their point across, regardless, and in spite of the truth.

Jak Van Nada

Los Gatos Community Alliance

From: Amir Mashkoori [<mailto:amashkoori@kovio.com>]

Sent: Tuesday, July 12, 2016 8:46 AM

To: Clerk

Cc: Council; Joel Paulson

Subject: North 40 Project

To whom it may concern,

Please distribute attached letter to Council Members and members of the Planning Commission responsible for the North 40 project.

Thank you and best regards,

Amir Mashkoori

July 11, 2016

To: Los Gatos Planning Commission

CC: City Council Members

Dear Members of the Planning Commission,

We wrote to the planning commission in 2014 in support of the North 40 project, and are delighted to see the project reach another milestone in becoming a reality. As we previously outlined, we are active members of our community and our family has volunteered and supported many activities that make our town truly special. We've coached Los Gatos sports teams; volunteered in class and in important programs such as Read Naturally; Chaired fund raisers such as the Blossom Hill School Jog-a-thon; supported Los Gatos Youth Theater; and have been involved in several High School and teen related projects including Community Against Substance Abuse (CASA), Under 21 Club, Safe Rides, CASA Fashion show and Los Gatos High School Grad Night.

As the old saying goes, it takes a village and we've experienced that firsthand in ours. We're particularly proud of the community that we live in and the commitment made by the families who live here to watch out for each other, keep our kids close to home and make education a priority.

That is why we're excited about what the North 40 project can mean for our town.

We understand that the Planning Commission and Council are considering the developer's application at their upcoming meetings and would like to re-iterate our support for the proposal:

- We understand that the developers are proposing a project that satisfies all of the requirements and restrictions of the plan that was approved in 2015
- The plan reflects the values of Los Gatos that are so important to us for a project of its kind, including significant open space
- The proposal is well designed to minimize impact on our schools, maximize revenue to our town and serve unmet housing and retail needs
- The project addresses our Town's practical and mandatory requirements for affordable housing
- Traffic mitigation in the plan addresses existing as well as issues anticipated by the new development

Thank you for your diligence on this. We look forward seeing the North 40 become a reality.

Sincerely,

Amir and Danette Mashkoori

130 Wooded View Drive, Los Gatos, CA 95032

From: Terri Oppelt (T.O.) Preising <preising@stanford.edu>
Sent: Tuesday, July 12, 2016 8:56 AM
To: Joel Paulson; Planning; Laurel Prevetti
Subject: Please put the brakes on the North 40

This proposed development is just too much. The impact on traffic and on our schools will be tremendous and irreversible, and I urge you to demand that this project be pared down to preserve our town's neighborhood, small town feel.

Best,
TO

Terri Oppelt ("TO") Preising, MaEd, JD
Assistant Director, Operations
Stanford Prevention Research Center Education Program (H4A and CHPR) and
Stanford Women & Sex Differences in Medicine Center (WSDM)

Medical School Office Building (MSOB), 1265 Welch Rd., X3C30, Stanford, CA 94305, MC
5411 Directions: <http://goo.gl/9sv6nX>

From: Susan M. Landry <environmental.architect@yahoo.com>
Sent: Tuesday, July 12, 2016 10:16 AM
To: Planning
Subject: N40 - Public Comments for Planning Commission
Attachments: N40-SML-LTR-Site-Layout-Problems-12Jul16.pdf; N40-SML-Attachments-12Jul16.pdf

Attached are my public comments on this project.

Unfortunately, I will not be able to attend the Planning Commission Mtg tonight,
Please give my letter to the Commissioners.

Susan M. Landry
Environmental Architect

Designing Spaces Between the Natural and Built Environment™

Trees were not consumed in the transmission of this email. Please try this on your end too.

To: Planning Commission
Town of Los Gatos, CA

Date: 12th Jul '16
Sent: email

RE: North Forty Property & Specific Plan
Subj: Comments on the Pending Permit Application (March 2016)

Dear Joel,

I have been reviewing the North 40 Specific Plan and the Draft EIR documents. The following comments are being provided during the Public Review Period.

Overall Comments

- The various Plans: landscape plan, utility plan, storm drainage plan, etc. and the technical cross sections lack coordination and have numerous discrepancies.
- Because the plans have numerous discrepancies, the technical data and numbers regarding percentages of open space, landscape areas and storm drainage cannot be correct.
- If the technical data and percentages are not correct, the projects conclusions presented to the Planning Commission for discussion and approval should be scrutinized in more detail.
- Prior to any additional approvals by the Town of Los Gatos, the Plans, Sections, Technical Data and Project Conclusions need to be consistently represented so the true and complete project components can be evaluated by both the Community and the City prior to making their own conclusions on the Proposed North 40 Project and Permit Application.

Projects Inconsistency's

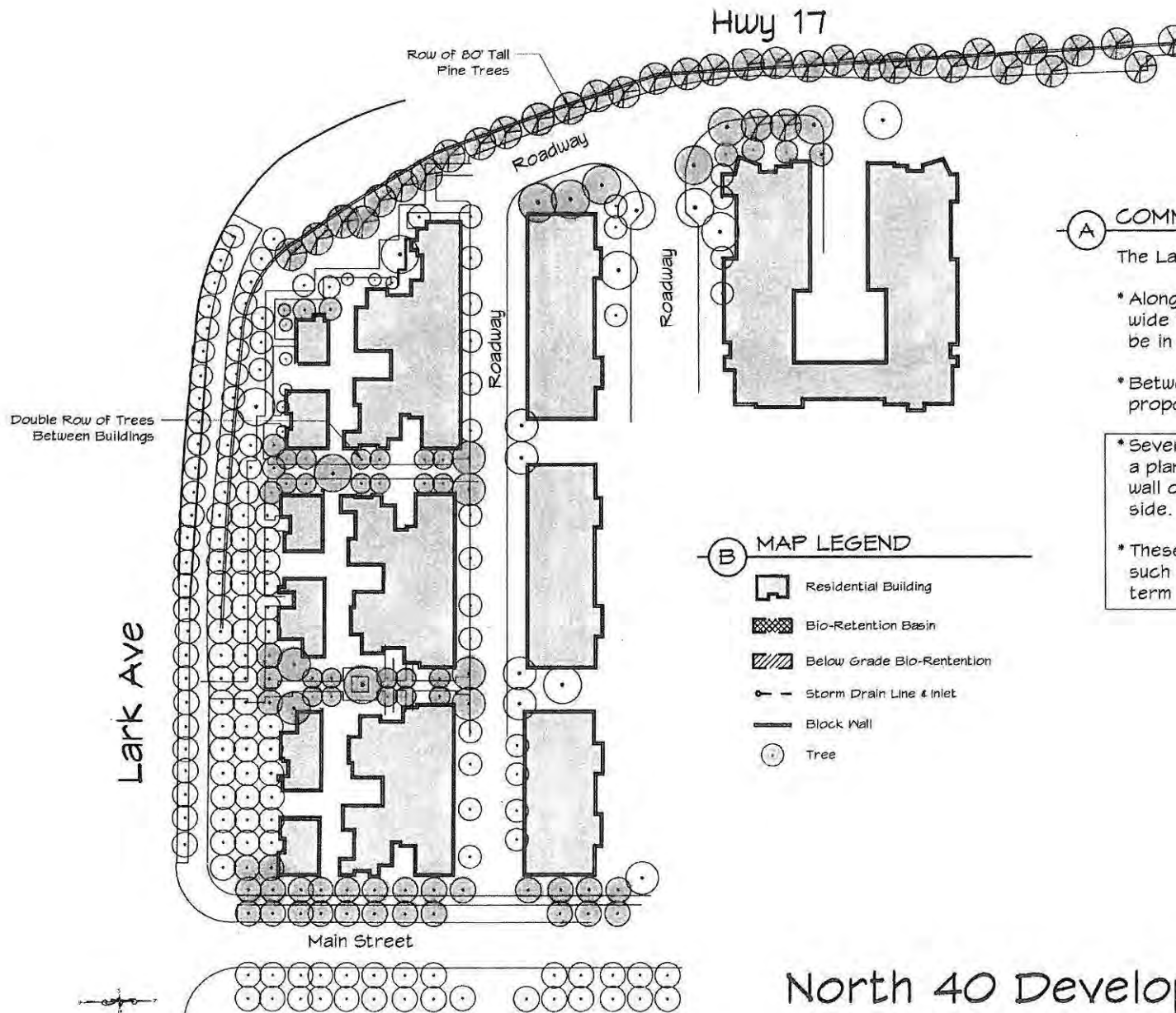
The following graphics are excerpts from the North 40's Permit Application dated March 2016 that is online at the Town of Los Gatos' website. I have made notations on the graphics to highlight the inconsistencies. I have focused on the portion of the project along Hwy 17 and Lark Ave. Because of the inconsistencies in this area, the remaining plans for the other areas need to be critically evaluated to determine if there are problems are project wide.

Susan M. Landry, Environmental Architect

Designing Spaces Between The Natural & Built Environment tm

Attachments:

N40-Public-Comments-12-Jul16 – (2) pages



This Diagram is ONLY intended to convey issues associated with the currently proposed plans submitted to the Town of Los Gatos by the Developer. The information shown in these diagrams was taken from the March 2016 plans that are available on the Town of Los Gatos's website. Diagrams prepared by: Susan M. Landry, Environmental Architect

A COMMENTS

The Landscape Plan includes:

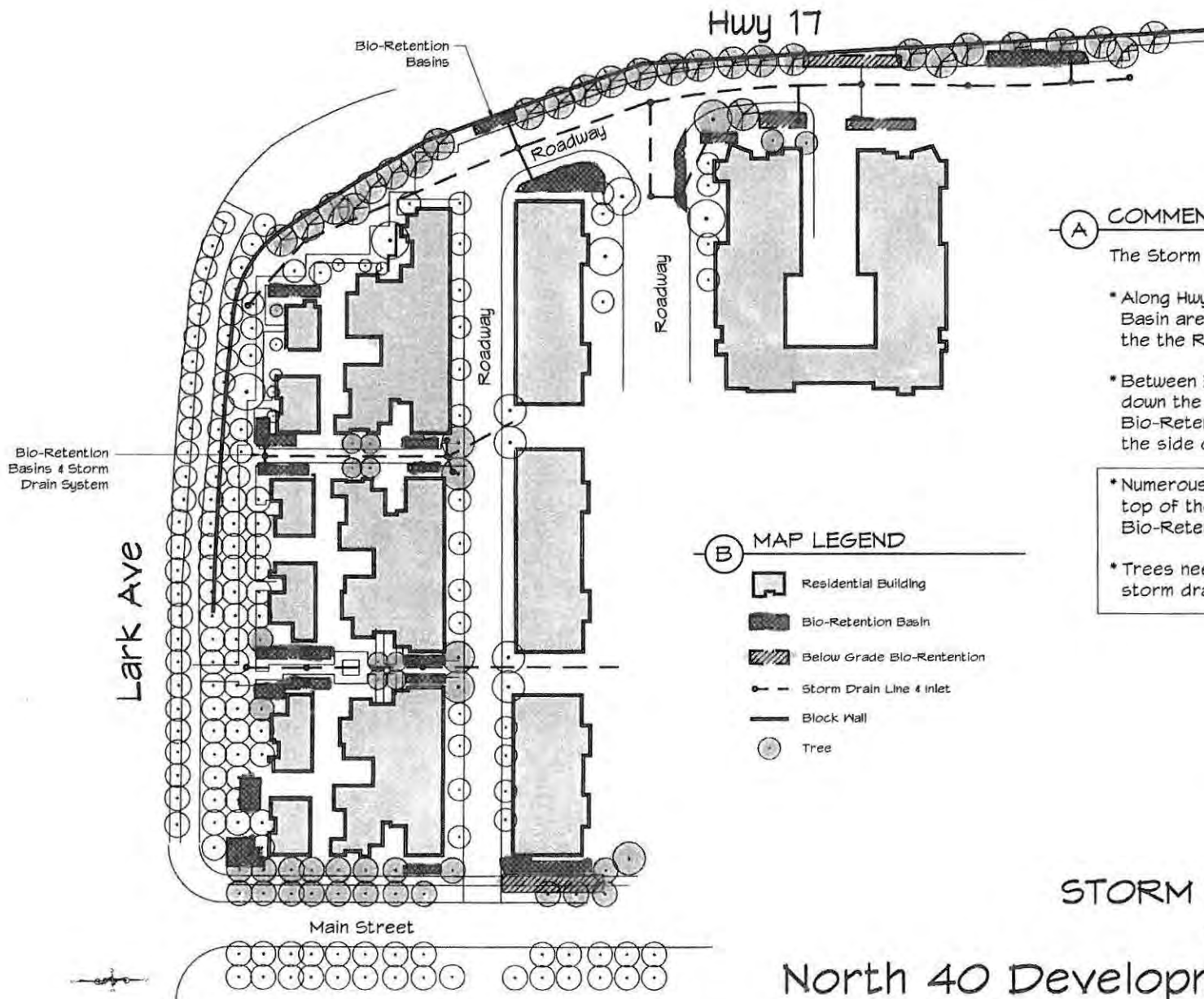
- * Along Hwy 17 - A continuous row of 80' tall x 35' wide tall Pine Tree are proposed. The Trees will be in a 48" box when planted.

- * Between Buildings - Double rows of trees are proposed.

- * Several of the 80' tall Pine Trees are located in a planting strip that is only 5' wide with a 14' high wall on one side & a Fire Lane lane on the other side.

- * These narrow locations are less than ideal for such large trees, which can effect their long term health.

TREE LAYOUT PARTIAL SITE PLAN North 40 Development, Los Gatos



This Diagram is ONLY intended to convey issues associated with the currently proposed plans submitted to the Town of Los Gatos by the Developer. The information shown in these diagrams was taken from the March 2016 plans that are available on the Town of Los Gatos's website. Diagrams prepared by: Susan M. Landry, Environmental Architect

A COMMENTS

The Storm Drainage System & Tree Layout:

- * Along Hwy 17 - Several Bio-Retention Basin are located between the roadway the the Retaining Wall
- * Between Buildings - Storm Drain lines run down the middle of the corridor & Bio-Retention Basins are located along the side of the walkway
- * Numerous Proposed Trees are located on top of the storm drain lines or in the Bio-Retention Basin
- * Trees need to be removed to accomodate storm drainage & bio-retention basins

B MAP LEGEND

- Residential Building
- Bio-Retention Basin
- Below Grade Bio-Retention
- Storm Drain Line & Inlet
- Block Wall
- Tree

STORM DRAINAGE & TREES PARTIAL SITE PLAN North 40 Development, Los Gatos

From: Jessica Richter [mailto:jessbricht@gmail.com]
Sent: Tuesday, July 12, 2016 10:02 AM
Subject: Opposed to overcrowded overbuilt North 40 Plan

Dear Planning Commission and Town Council Members,

I am writing to express my opposition to and concern about the current North 40 plan proposed by Grosevnor Development. The plan should benefit the town and residents of Los Gatos first, the owners of the land second, and the developer third. While the North 40 Development will go forward in some form, this is not the correct or appropriate development for the North 40.

I also want to add my disappointment that you would hold this important meeting during July when many families with children in Los Gatos schools (who are committed to living in this town for years to come) are out of town.

That said, I want to register my opposition and express my concerns:

1. The Grosvenor plan does not adhere to the spirit or specifics of the criteria set forth by the town. Why have a set of criteria if only to throw it out the window to benefit developers? This has already happened in the Laurel Mews housing etc. We are sick of this and elected slower growth officials because of this!

- * Buildings are too tall, too boxy, and too massive (not look and feel of Los Gatos)

- * Inadequate open space, parks and agricultural "feel." Open space, parks, and trees provide this feel, not a store. Some orchard should be kept within the development.

- * Blocks views of hills

- * Inadequate senior housing and lower market housing provided which is where real needs are

2. North 40 over-development of commercial retail and restaurant space will compete with downtown Los Gatos. This is made worse by the towns restrictive, short-sighted, limiting parking rules for restaurants which has kept restaurants like Creperie, Pain Quotidian, and other healthy family friendly restaurants out of Los Gatos. We appreciate Willow Street but it's the only restaurant like it in Los Gatos! That's crazy!

3. All of the required residential housing is included in the first half being developed, which means it is within the LG school district. While there may be agreements between the school district and this developer, the current plan is NOT the correct approach to getting resources for a new school. Some of the required housing should be in the neighboring school district.

4. What is the traffic plan? The North 40 development without a **CalTrans sign on HWY 17** that indicates that LG is not open as a cut through for beach traffic is a recipe for disaster. the developer should have to pay for a CalTrans Sign!

Please do not proceed with approval of this plan. Send the developers back to the drawing board with a firm message to follow the town's criteria for the North 40.

Regards,
Jessica Richter
101 Hilow Court
Los Gatos, CA 95032
408-858-3740

From: Niles Parate [<mailto:nparate@hotmail.com>]

Sent: Tuesday, July 12, 2016 10:41 AM

To: Joel Paulson; Laurel Prevetti; Planning; Joycie at GMAIL Parate; nparate@hotmail.com

Subject: about North 40: please preserve the unique charm of Los Gatos!

To the Town Officials

Town of Los Gatos

We have been a resident of Los Gatos since 2003.

We are convinced that the monstrous North 40 development will alter the character of the town

There will be significant traffic impact, safety impact to school children and gridlock on Blossom Hill road (regardless of what the developer's "traffic study" concludes).

The tall buildings will alter the mountain views and the loss of the Orchard will diminish the gateway into the town.

This North 40 development change the character of this peaceful little oasis we have in Silicon Valley.

We love this town and we are sure you all do too.

Please, as guardians of this City, do the right thing and do not allow this North 40 proposal to proceed the way it is.

-Niles Parate & Joycie Bahl

16570 Shady View Lane

Los Gatos, CA 95032

From: Judy Dutil [mailto:seagirldrive@yahoo.com]

Sent: Tuesday, July 12, 2016 10:43 AM

To: Joel Paulson; Planning; Laurel Prevetti; Marico Sayoc; BSpector; Marcia Jensen; Steven Leonardis; Rob Rennie

Subject: Please stop the North 40 development.

The Los Gatos mountain citizens are already threaten by loss of access to emergency, city grocery stores and other necessities due to

over traffic population of our throughfares.

This has become more and more dangerous and visible with the need by Los Gatos to close off its on and off ramps during peak summer, holiday and maybe other times.

Saturation of our town and roadways has been reach!! Stop the insanity, please

Judy Dutil
Miller Hill Road
Los Gatos, CA