

DRAFT

**TOWN OF LOS GATOS
CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
MARCH 21, 2005/MINUTES
Los Gatos Civic Center
110 E. Main Street
Los Gatos, CA 95030**

**Council/Agency Meeting
Date: 04/04/2005**

Item# 9

TIME	ITEM	ACTION ON ITEM
6:00 PM	INTERVIEWS	General Plan <ul style="list-style-type: none">• Barbara Cardillo• Libby Lane• Mark Sgarlato Transportation and Parking <ul style="list-style-type: none">• Bruce Entin – Did not appear. <p>Mayor announced appointments to the Commissions will be made at the Town Council Meeting of April 4, 2005.</p>
7:00 PM	TOWN COUNCIL	The Town Council/Parking Authority/Redevelopment Agency of the Town of Los Gatos met in the Council Chambers of the Town of Hall, 110 East Main Street, at 7:00 PM, March 21, 2005, in a joint regular session.
7:00 PM	ROLL CALL	Present: Steve Glickman, Diane McNutt, Joe Pirzynski, Barbara Spector, and Mayor/Chairman Mike Wasserman Absent: None
7:01 PM	PLEDGE OF ALLEGIANCE	The audience was invited to participate in the Pledge of Allegiance.
7:02 PM	CLOSED SESSION	No report.
7:03 pm	COMMENDATION/ ANNOUNCEMENTS	<ul style="list-style-type: none">• Mary Joanne Zientek, Community Services Commissioner.• Keep Los Gatos Beautiful Month in Memory of Shirley Henderson.• Noted the passing of Graham Burrows, an avid volunteer in planting trees in the Town and the Volunteer Policing Program.

7:04 PM

**CONSENT ITEMS
#1-11**

TOWN COUNCIL

1. Accept Schedule of Public Hearings. (1-28)
2. Accept staff recommendations on County Referrals (2-37)
 - a. Projects outside Urban Service Area: 40 Fairview Court
 - b. Projects inside Urban Service Area: 15675 Cherry Blossom Lane
 - c. Status of previous applications: None
3. Ratify Payroll for the period of February 13 – February 26, 2005 paid on March 4, 2005. (3-V)
4. Ratify accounts payable for March, 2005. (4-V)
5. Project 400-0550 Blossom Hill Park Roof Replacement. (5-33)
 - a. Adopt resolution approving revised project scope and authorizing staff to conduct informal bid process.
RESOLUTION 2005- 015
 - b. Authorize budget adjustment increasing appropriations of \$5,000 from General Fund Appropriated Reserves Program 400, bringing the total appropriations for the Blossom Hill Roof Project 400-0550 from \$10,000 to \$15,000.
6. Project 05-31 Neighborhood Center Fresh Air Exchange. (6-24)
Adopt a resolution approving plans and specifications and authorizing staff to advertise the project for bids.
RESOLUTION 2005-016
8. Project 04-70 – Fuel System Upgrade Construction Contract and Equipment Purchase. (8-26)
 - a. Adopt resolution declaring Fahy Construction, Incorporated to be the lowest responsible bidder on the project and awarding a construction contract in the amount of \$22,570.00. **RESOLUTION 2005-018**
 - b. Authorize staff to issue change order to the construction contract up to an amount of \$5, 000.00.
 - c. Adopt resolution authorizing Town Manager to execute an agreement with Shields and Harper and Company for the purchase of the fuel system in the amount of \$29,827.66 from account No. 6690-77060. **RESOLUTION 2005-022**

REDEVELOPMENT AGENCY

9. Ratify accounts payable for March, 2005. (9-V)

	<p>CONSENT ITEMS #1-11 Continued</p>	<p>11. <u>Project 04-65 – Alley Improvements.</u> (11-24)</p> <p>a. Adopt resolution approving plans and specifications for the Alley Improvement Project and authorizing staff to advertise the project for bids. RESOLUTION 2005-019, 2005-2RD</p> <p>b. Authorize budget adjustment increasing appropriations of \$215,000 from Storm Drain Fees #1-Fund 461 and reallocating \$157,000 from Project 930-0217 (RDA Street Reconstruction) bringing the total appropriations for project 930-0344 (RDA Improvements) from \$156,503 to \$528,503.</p> <p>Motion by Mr. Pirzynski to approve Consent Items #1-6, 8, 9, 11. Seconded by Mr. Glickman.</p>
<p>7:06 PM</p>	<p>MAYOR CALLED THE QUESTION</p>	<p>Carried unanimously.</p>
<p>7:07 PM</p>	<p>CONSENT ITEMS #1-11 Continued</p> <p>PULLED ITEM# 10</p>	<p><u>TOWN COUNCIL/REDEVELOPMENT AGENCY</u></p> <p>10. Approve Council/Agency minutes of March 7, 2005</p> <p>Mr. Davis</p> <ul style="list-style-type: none"> • Commented on Action only minutes, and stated that he would like to see archiving of transcribed minutes.
<p>7:10 PM</p>	<p>COUNCIL DISCUSSION</p>	<p>Motion by Mr. Pirzynski to approve Consent Item #10. Seconded by Mr. Glickman.</p>
<p>7:11 PM</p>	<p>MAYOR CALLED THE QUESTION</p>	<p>Carried unanimously.</p>
<p>7:12 PM</p>	<p>CONSENT ITEMS #1-11 Continued</p> <p>PULLED ITEM# 7</p>	<p>7. Adopt a resolution in support of the Santa Clara County Traffic Relief Legislation for the Vehicle Registration Surcharge Senate Bill (SB 680) sponsored by the Silicon Valley Manufacturing Group (SVMG). RESOLUTION 2005-017 (7-41)</p> <p>Mrs. Spector</p> <ul style="list-style-type: none"> • Asked for clarification of the benefits to Los Gatos of the Vehicle Surcharge Fee. <p>Mr. Guardino, CEO, Silicon Valley Leadership Group</p> <ul style="list-style-type: none"> • Commented on the amount the Surcharge would generate and benefits to the Town over the eight year life of the bill.

	<p>CONSENT ITEMS #1-11 Continued</p> <p>PULLED ITEM# 7</p>	<ul style="list-style-type: none"> • Spoke on the categories associated with the bill, including the Valley Transportation Authority (VTA) projects, landscape improvements, Tier 1A which includes the expressway systems, and local roadways. • Spoke on benefits versus burden regarding traffic and the condition of the roads in Santa Clara County.
7:15 PM	<p>COUNCIL DISCUSSION</p>	<p>Motion by Mr. Pirzynski to approve Consent Item #7. Seconded by Mr. Glickman.</p>
7:16 PM	<p>MAYOR CALLED THE QUESTION</p>	<p>Carried unanimously.</p>
7:17 PM	<p>VERBAL COMMUNICATION</p>	<p>Mr. Davis</p> <ul style="list-style-type: none"> • Commented on the appreciation of the yellow ribbons on cars which say "Support our Troops." • Spoke regarding the Highway 9 safety and clean-up measures which have been in progress over the past year. <p>Marian Cosgrove</p> <ul style="list-style-type: none"> • Submitted a letter and spoke on the responsibilities of the Elected Clerk position.
7:25 PM	<p>CLOSED VERBAL COMMUNICATION</p>	
7:26 PM	<p>PUBLIC HEARING</p> <p>ITEM #12</p> <p>CONSIDER A REQUEST TO CHANGE GENERAL PLAN DESIGNATION 15350 WINCHESTER BOULEVARD</p>	<p>ITEM #12 (12-15) Consider a request to change General Plan designation from Low Density Residential and Neighborhood Commercial to Medium Density Residential and to change the zone from R-1:8PD to demolish the motel and restaurant and to construct 33 residential units. No significant environmental impacts have been identified and a mitigated Negative Declaration is recommended. Property location: 15350 Winchester Boulevard. Property Owner: Donald Bersano. Applicant: Santa Clara Development Company. RESOLUTION 2005-020</p> <p>Staff Report made by Bud Lortz.</p>

7:40 PM	<p>ITEM #12 Continued</p> <p>COUNCIL COMMENT</p>	<ul style="list-style-type: none"> • Clarification regarding intensity of the development on the north and south borders of the property. • Questioned the portions of the General Plan relating to the proposed use and Los Gatos new construction needs for 2002-2007. • Clarification relating to the meaning of a medium density project. • Questioned usable yard space. • Clarification regarding the gate to the adjacent property. • Questioned change to the FAR. • Questioned the parking areas located throughout the project. • Questioned the open space area relating to the project.
7:45 PM		<p>Motion by Mr. Pirzynski to accept the meeting minutes from the Planning Commission regarding the Planned Development at 15350 Winchester Boulevard (Attachment 5). Seconded by Mrs. Spector.</p>
7:46 PM	<p>MAYOR CALLED THE QUESTION</p>	<p>Carried unanimously.</p>
7:47 PM	<p>APPLICANTS PRESENTATION</p>	<p>Mark Robson, Santa Clara Development, presented on overview of the project.</p>
7:56 PM	<p>COUNCIL COMMENT</p>	<ul style="list-style-type: none"> • Questioned the removal, health, and replacement of the Monterey pines. • Clarification regarding the BMP Units blending in with the project. • Questioned other parking options available. • Clarification regarding pedestrian movement and the availability of integrating with surrounding neighborhoods. • Questioned if the reductions of density and intensity had been addressed. • Questioned the square footage and height of the homes. • Clarification of the visibility of the homes on the bluff. • Questioned the use of cellars to reduce mass as an alternative to the single story style elements of the homes. • Questioned if the street would be wide enough to accommodate on-street parking.

8:17 PM

ITEM #12
Continued

OPEN PUBLIC
COMMENT

Mr. Davis

- Commented that he would like to see guest parking at both ends of the project.
- Commented on the Planning Commission attending Council Meetings to represent position.
- Commented regarding traffic issues along Winchester Boulevard.

Mr. Casey

- Commented in support of the project.

Ms. Granstad

- Commented in support of the project.

Mr. Alpern, Board Member, Vasona Terrace Townhouse Association

- Commented that the development has addressed all issues with the neighbors, and is in support of the project.
- Commented on the benefit of the Monterey Pines coming down and being replaced by new trees.
- Would like to see a wall verses a gate on the North side of the property.

Ms. Kabbaz

- Spoke on preserving the Villa Felice Motel and Restaurant.

Mr. Gus-Key, Director, Vasona Terrace Townhouse Association

- Commented in support of the project.

Mr. Roberts, President, Vasona Terrace Townhouse Association

- Commented in support of the project.
- Commented on Santa Clara Development's immediate response to the neighbors concerns.

Ms. Linden

- Commented on the culture of Los Gatos and would like to see the trees that are in fair health be treated and saved.

Ms. Bagatelos

- Commented in support of the project.
- Commented on the density and intensity of the project, and is concerned about having enough room for the growth of the trees.
- Commented on the time restrictions that will apply when construction commences.

Mr. Vargo

- Commented in support of the project.

8:49 PM	<p>ITEM #12 Continued</p> <p>CLOSE PUBLIC COMMENT</p>	
8:55 PM	<p>COUNCIL DISCUSSION</p>	<ul style="list-style-type: none"> • Commented on the intensity of the homes verses the size of the lots. • Questioned the average distance between homes and square footage of personal yards. • Clarification on changes after the Planning Commission Meeting regarding the heights of homes, addition of trees and adjustment to ridgeline. • Stated that the design of the BMP Units should be indistinguishable from the other homes within the project. • Questioned if visibility of homes on the ridgeline could be decreased without compromising their view. • Suggested that during the Architectural and Site review staff address the issues of smaller homes and bigger yards. • Commented that the Commercial Zone was not good for the neighborhood and Residential was more consistent. <p>Mayor asked for consensus regarding Alternative A, with enhancement to the Planned Development, as the proposed project.</p> <ul style="list-style-type: none"> • Through Architectural and Site process, explore the possibility of gate connections from the North and South property lines, with input from the neighbors. • Explore additional guest parking spaces. • Continue to explore through the Architectural and Site process the reduction of density, intensity and separation of homes. <p>Motion by Mr. Pirzynski to make the Negative Declaration. (Exhibit L of Attachment 7) Seconded by Mr. Glickman.</p>
9:21 PM	<p>MAYOR CALLED THE QUESTION</p>	4/1 Mrs. Spector voting no.
9:23 PM	<p>COUNCIL DISCUSSION</p>	<p>Motion by Mr. Pirzynski to make the required findings (Attachment 1). Seconded by Mr. Glickman.</p>

9:24 PM	ITEM # 12 Continued MAYOR CALLED THE QUESTION	4/1 Mrs. Spector voting no.
9:25 PM		Motion by Mr. Pirzynski to adopt resolution approving the General Plan Amendment (Attachment 2). Seconded by Mrs. McNutt.
9:26 PM	MAYOR CALLED THE QUESTION	Carried unanimously.
9:27 PM		Motion by Mr. Pirzynski to adopt the Mitigation Monitoring Plan (attachment 4). Seconded by Mr. Glickman.
9:28 PM	MAYOR CALLED THE QUESTION	4/1 Mrs. Spector voting no.
9:29 PM		Motion by Mr. Pirzynski to waive the reading of the Planned Development Ordinance (Attachment 3). Seconded by Mr. Glickman.
9:31 PM	MAYOR CALLED THE QUESTION	4/1 Mrs. Spector voting no.
9:32 PM		Mayor directed Clerk Administrator to read the title.
9:33 PM		Motion by Mr. Pirzynski to introduce the Ordinance to effectuate Planned Development Application PD-04-5, the zone change (Attachment 3), Desk Item with changes to include direction given by majority consensus. Incorporate the revised plans (Attachment 9) with changes in the Planned Development. Seconded by Mr. Glickman.
9:58 PM	MAYOR CALLED THE QUESTION	4/1 Mrs. Spector voting no.

9:59 PM	OTHER BUSINESS ITEM #13 PROJECT 04-13 SANTA CRUZ AVENUE RESURFACING.	ITEM #13 (13-41) Adopt a resolution approving plans and specifications for Santa Cruz Avenue Resurfacing and authorizing staff to advertise Project 04-13 for bids. RESOLUTION 2005-021 Staff report made by John Curtis .
10:03 PM	COUNCIL COMMENT	<ul style="list-style-type: none"> Clarification and update on "Summer in Los Gatos" which is part of the Marketing Campaign.
10:05 PM	OPEN/CLOSE PUBLIC COMMENT	
10:06 PM	COUNCIL DISCUSSION	Motion by Mr. Pirzynski to adopt resolution and authorize staff to advertise project for bids. Seconded by Mrs. Spector .
10:07 PM	MAYOR CALLED THE QUESTION	Carried unanimously.
10:08 PM	ITEM #14 COUNCIL MATTERS	ITEM #14 (14-28) None.
10:09 PM	ITEM #15 MANAGER MATTERS	ITEM #15 (15-28) None.
10:10 PM	MEETING ADJOURNED	

Submitted by:

Attest:

Jackie D. Rose, Deputy Clerk

MarLyn J. Rasmussen, Clerk Administrator
Secretary to the Redevelopment Agency