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Council Agency Meeting April 3, 2006
Item # 6a

TOWN OF LOS GATOS, CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
March 20, 2006/STUDY SESSION MINUTES
Los Gatos Civic Center
110 E. Main Street
Los Gatos, CA 95030

TIME	ITEM	ACTION ON ITEM
	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 5:15 PM, March 20, 2006, **in a study session session.**
5:30 PM	**ROLL CALL**	Present: Steve Glickman, Joe Pirzynski, Barbara Spector, Mike Wasserman, and Mayor/Chairman Diane McNutt. Absent: None
5:31 PM	**OPEN/CLOSED VERBAL COMMUNICATION**	None.
5:31 PM	**PRESENTATION** **AUTOMOBILE DEALERSHIP DISCUSSION**	Discuss suggested process to review redevelopment proposals for automobile dealership sites. Staff report made by **Bud Lortz.**
5:39 PM	**COUNCIL COMMENT**	• Clarification regarding used car lots in Los Gatos. • Questioned if proposed applications would have to comply with California Environmental Quality Act requirements. • Questioned advantages regarding the Planned Development process. • Clarification regarding a letter sent to the Town by representatives from Swanson Ford. • Clarification regarding the process relating to the 10-mile rule. • Would like to hear more information on variables regarding the 10-mile rule relating to potential expansion of dealerships in Town.

5:47 PM	**AUTOMOBILE DEALERSHIP DISCUSSION Continued** **OPEN PUBLIC COMMENT**	**Mr. Bruce Swanson** • Commented that there has been no interest from other dealership franchises wanting to locate in Los Gatos. • Supports alternative number one (No action) regarding redevelopment of auto dealership properties in Los Gatos. • Commented on the abundance of dealerships on Stevens Creek Boulevard. • Commented that larger parcels of land are more favorable environments for auto malls. • Commented on Swanson Ford's attempts to remodel in the past 11 years. **Council Comment** • Clarification regarding remodel attempts at Swanson Ford. • Questioned if any auto dealers have made offers to lease or purchase Swanson Ford. **Ms. Bowen** • Commented that business is changing, and asked Council to work with the property and business owners. • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos. • Commented that empty buildings will not bring revenue to the Town of Los Gatos. • Commented that most points contained in the resolution are covered under the General Plan. **Council Comments** • Questioned if sales tax revenue could be considered as part of a proposed application process. • Clarification on the "peer review" process as part of a proposed application process. • Suggested looking to the Planned Development process for all potential changes to dealerships. **Mr. Moore** • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos. • Suggested that the Town provide incentives to attract dealerships to Los Gatos.

	AUTOMOBILE DEALERSHIP DISCUSSION Continued **PUBLIC COMMENT**	**Mr. Moore (Continued)** • Commented on the decrease in sales for the last two years. • Commented that the General Plan addresses a majority of the requirements listed in the proposed resolution. • Commented on the 10-mile rule. • Suggested a fast track permit process for the dealerships. **Council Comments** • Commented on the negative impact if there where no dealerships in Town. • Commented on working as a team to attract new dealers to the community. • Clarification regarding the benefit of having many dealerships verses fewer dealerships in a community. • Clarification on the amount of property desirable for dealerships. **Mr. Robert Swanson** • Commented that no auto dealer has made an offer on his property. • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos. • Commented regarding the 10-mile rule process. **Council Comments** • Questioned if alternative number two would be a consideration to the automobile dealers. **Mr. Morici** • Commented regarding his property located on Los Gatos Boulevard, and asked Council to consider releasing his property from the overall process. **Mrs. McHugh** • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos. **Mr. Stansbury** • Commented on a retail analysis relating to potential sales tax revenue for the Swanson property. • Commented on retail proposals for the Swanson property.

	AUTOMOBILE DEALERSHIP DISCUSSION Continued **PUBLIC COMMENT**	**Council Comments** • Clarification regarding square footage and sales tax revenue. **Mr. Claxton** • Commented on encouraging retail business for Los Gatos Boulevard. • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos. • Supports fewer restrictions for redevelopment on dealership properties. **Council Comments** • Clarification regarding the process for Planned Developments on dealership properties. • Clarification on Land Use requirements relating to re-zoning of automobile dealership properties. **Mr. Hirschman** • Commented on the effects the resolution would have on his property. • Supports alternative number one regarding redevelopment of auto dealership properties in Los Gatos.
6:46 PM	**MOTION TO CONTINUE THE STUDY SESSION**	**Motion** by **Mr. Wasserman** to continue study session following the regular Council meeting. **Seconded** by **Mr. Glickman.**
6:46 PM	**MAYOR CALLED THE QUESTION**	**Carried unanimously.**
7:40 PM	**STUDY SESSION RESUMED**	
7:41 PM	**PUBLIC COMMENT Continued**	**Mr. Davis** • Commented regarding the Conditional Use Permit at the former auto dealership located on Los Gatos Boulevard.
7:44 PM	**CLOSED PUBLIC COMMENT**	
7:44 PM	**AUTOMOBILE DEALERSHIP DISCUSSION Continued** **COUNCIL DISCUSSION**	• Commented on supporting the Town's automobile dealerships. • Suggested looking into alternatives that provide similar benefits to the Town.

	AUTOMOBILE DEALERSHIP DISCUSSION Continued **COUNCIL DISCUSSION**	• Expressed support for Alternate number two. • Suggested working with the dealerships to maintain their vitality in the community. • Would like information on sales per square foot for retail. • Would like information regarding existing controls and processes for proposals that have a change in the land use of a site. • Preferred that Planned Development be required for any change in use. • Clarification relating to process if an applicant does not go through a Planned Development. • Commented that Los Gatos Boulevard is at a pivotal point relating to auto dealership businesses. • Would like to create an environment that is conducive to a healthy vibrant auto dealer business in Los Gatos. • Suggested that any application that will have short or long term impacts on the community go through the Council. • Would like information on impacts to the community. • Clarification regarding the Commercial Guidelines, relating to the option of used car lots. Suggestion would be to include input from auto dealers if this was an option. • Suggested staff come up with a package to include: a. Town would prefer to keep auto dealers in town. b. Any changes to an auto dealer property site should come through Council. c. Council is provided with complete information for proposals that have a change in the land use of a site. d. Encourage the current automobile dealers to upgrade their property to make their business as successful as possible. e. Suggested staff to come up with some incentives including financial and permit streamlining incentives.

	AUTOMOBILE DEALERSHIP DISCUSSION Continued **COUNCIL DISCUSSION**	**Mrs. Figone** clarified that a report could be brought back to Council on April 17, 2006.
7:57 PM	**MEETING ADJOURNED**	

Submitted by:

Jackie D. Rose, Deputy Clerk

ATTEST:

MarLyn Rasmussen, Clerk Administrator