

**MINUTES OF THE TOWN COUNCIL/PARKING AUTHORITY/REDEVELOPMENT  
AGENCY MEETING  
JANUARY 9, 2012**

The Town Council of the Town of Los Gatos conducted a Joint Town Council/Planning Commission Study Session and a Special Town Council Meeting on Monday, January 9, 2012

**TOWN OF LOS GATOS SPECIAL MEETING - JOINT TOWN COUNCIL/PLANNING  
COMMISSION STUDY SESSION**

**MEETING CALLED TO ORDER - 6:00 P.M.**

**ROLL CALL**

Present: Mayor Steve Rice, Vice Mayor Barbara Spector, Council Member Steven Leonardis, Council Member Diane McNutt, and Council Member Joe Pirzynski.  
Absent: None

**VERBAL COMMUNICATIONS (Three-minute time limit)**

**DISCUSSION TOPICS**

North Forty Specific Plan Study Session  
Debbie Rudd from RRM Design Group presented the staff report.

**Council/Commission Discussion**

- Commented that the North 40 Specific Plan lacks a unifying vision statement that will guide the development.
- Commented that the proposed Specific Plan is too dense and felt more like a self-enclosed municipality, instead of an extension of the Town.
- Commented that the development of the North 40 will impact schools and traffic, and those impacts should be closely examined.
- Commented that the development of the North 40 should be driven by Council, Planning Commission, and public input, which the staff and consultants should consider more closely when crafting their proposals.
- Commented that the proposed project should be one that will be economically feasible to build, and timing is an important consideration.

## North Forty Specific Plan Study Session – Continued

- Commented that the Scoping Meeting scheduled for Thursday, January 12, 2012 should be postponed until a vision is developed.

### Wendie Rooney, Planning Director

- Commented that with respect to the impacts of development on local schools, the school district agreed with the methodology used to create student generation rates.
- Commented that the Environmental Impact Report will provide information on many technical issues raised during the study session.

### Mr. Hudes

- Commented on the vision needed for the project.

### Mr. Capobres

- As a representative of Grosvenor, expressed concerns about the delay in the project but re-affirmed Grosvenor's commitment to the project and the community process.

Mayor Rice called for a recess at 8:27 p.m. The meeting resumed at 8:33 p.m.

### Town Manager, Greg Larson

- Recommended cancelling the Scoping Meeting scheduled for Thursday, January 12, 2012 at 6:00 p.m.; however, written comments would be received.

### Mr. Van Nada

- Expressed concerns about the number of students generated for schools and the increased traffic.

### Ms. Quintana

- Supported the need for a vision statement and background studies.

### Ms. Abadi

- As the LGUSD Superintendent, described "Imagine LGUSD 2022," a long term facilities master plan which will include a new demographic study.

### Mr. Arzie

- Commented that the central business district should be protected.

### Mr. Wu

- Commented that the Town and Grosvenor should communicate more about the development of the North 40.

North Forty Specific Plan Study Session - Continued

Mr. Larson

- Commented that a staff person would be available if any member of the public shows up to the cancelled scoping meeting, which was scheduled for January 12, 2012 at 6:00 p.m. in the Council Chambers.

**ADJOURNMENT**

The meeting adjourned at 8:52 p.m.

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The Town Council of the Town of Los Gatos conducted a Special Town Council Meeting on Monday, January 9, 2012

**MEETING CALLED TO ORDER - 8:57 P.M.**

**ROLL CALL**

**VERBAL COMMUNICATIONS**

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. Policy direction on pending updates to Conditional Use Permit requirements in the Central Business District (C-2) for nonconforming formula retailers expanding or relocating in the Central Business District (C-2 Zone).

Mr. Larson, Town Manager, presented the staff report.

**MOTION:**                   **Motion by Council Member Joe Pirzynski to approve consent item #1.  
  Seconded by Vice Mayor Barbara Spector.**

**VOTE:**                       **Motion passed unanimously.**

## OTHER BUSINESS

2. Consider election to serve as Successor Agency and Successor Housing Agency for dissolving Redevelopment Agency and adoption of a resolution authorizing the election.

### Open Public Hearing

Ms. Quintana

- Questioned how the proposed action will affect Dittos Lane.

Mr. Larson

- Clarified that without the Town being the Successor Housing Agency, the assets of Dittos Lane and any other currently owned Redevelopment Agency property, would pass to the County Housing Authority or the State Department of Housing and Community Development. This will not happen because the Town will be the Successor Housing Agency.

### Closed Public Hearing

**MOTION:**                    **Motion by Council Member Joe Pirzynski to elect to serve as Successor Agency and Successor Housing Agency for the dissolved Los Gatos Redevelopment Agency and adoption of a resolution authorizing the election.  
Seconded by Vice Mayor Barbara Spector.**

**VOTE:**                    **Motion passed unanimously.**

## ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Attest:

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/s/Mazarin A. Vakharia  
Clerk Administrator