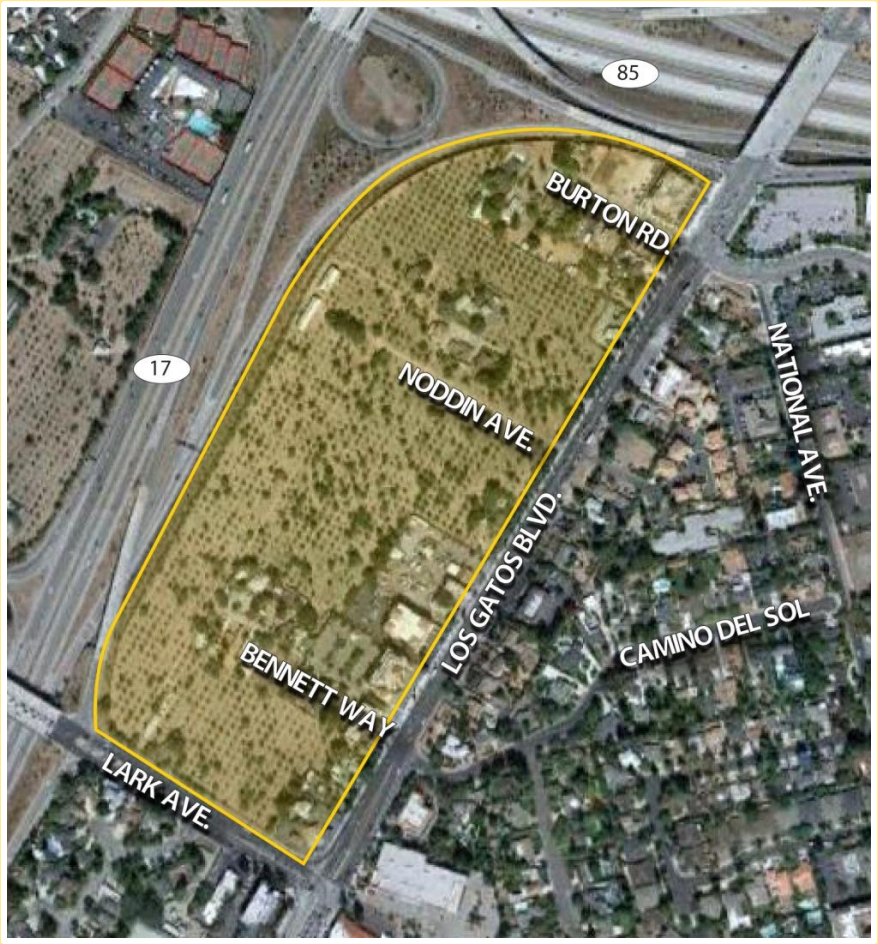
NORTH 40 SPECIFIC PLAN



Town Council Meeting September 2, 2014

Small Town Service ~ Community Stewardship ~ Future Focus

Presentation Overview

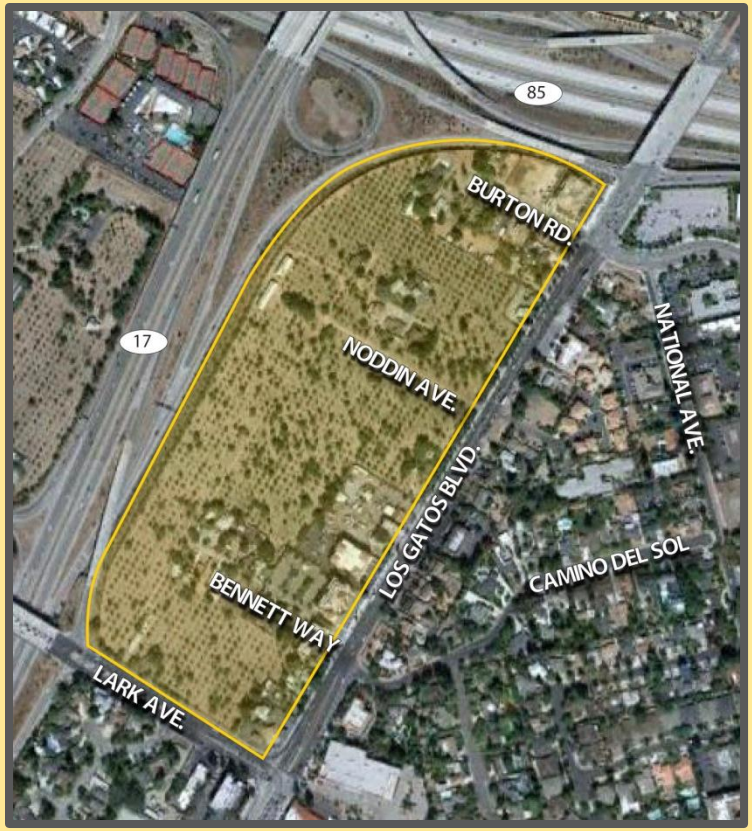
- What is a Specific Plan?
- North 40 Specific Plan Process
- Town Council Vision Statement
- Specific Plan Contents
- Future Development Applications
- Environmental Impact Report
- Policy Issues for Consideration

What is a Specific Plan?

- Regulates future development
- Identifies the amount and location of land uses
- Contains goals, policies, standards, and design guidelines
- Provides transportation circulation and streetscape
- Plans for infrastructure and other facilities
- Contains an implementation framework

The North 40 Specific Plan Area

- 44 Acres
- Various Owners
- Town of Los Gatos is the Applicant for the Specific Plan



Specific Plan Process

- General Plan Update (adopted in 2010)
- North 40 Advisory Committee
  - 17 meetings over a 2 year period
- Online survey
- Two Community Workshops
- Three Town Council/Planning Commission Study Sessions

Town Council Vision Statement

The North 40 reflects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

Guiding Principles to Achieve Vision

- *The North 40 will look and feel like Los Gatos.*
- *The North 40 will embrace hillside views, trees, and open space.*
- *The North 40 will address the Town's residential and/or commercial unmet needs.*
- *The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.*

Specific Plan - Contents

- Overall Development Capacity:
  - Up to 364 housing units
  - Up to 580,000 sq. ft. commercial uses
    - Up to 250,000 sq. ft. office/hotel
    - Up to 400,000 sq. ft. other commercial (retail, restaurant, specialty market, health clubs, personal service, and entertainment)
  - At least 30% open space (13.2 acres)

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Specific Plan – Contents

- Land Use and Development Standards
- Design Guidelines
- Circulation and Streetscape
- Infrastructure and Public Facilities
- Plan Implementation, Phasing, and Administration
- Appendices
  - Market Study and Business Opportunities
  - Tree List
  - Young Adult, Senior, and Empty Nester Design Summary
  - Los Gatos Sustainability Plan
  - Discretionary Approval Table

Future Development Applications

- Before any development can be acted on by the Town, an adopted Specific Plan is required.
- The Specific Plan contains the land use and zoning regulations for future development.
- Architecture and Site Applications are evaluated against the adopted Specific Plan.
- Applications are proposed to be considered by the Planning Commission.
- Any financing arrangements will be determined at the time of development.

Environmental Impact Report

- Mitigation Measures Needed:
  - Aesthetics
  - Air Quality
  - Biology
  - Cultural Resources
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Noise
  - Transportation/Traffic
  - Utilities
- Mitigation Monitoring and Reporting Program
- Significant, Unavoidable Impacts:
  - Transportation and Traffic
  - Cultural Resources
- Statement of Overriding Considerations

Policy Issues Emerging from the Planning Commission's Recommendations

- Traffic
- Development Capacity and Density
- Building Heights
- Conditional Use Permits and Economic Vitality

Council Actions Based on its Deliberations

- Certify Environmental Impact Report
- Adopt Specific Plan
- Adopt General Plan Amendments
- Adopt Zoning Code Amendments

Policy Issues for Discussion and Direction

- Traffic
- Development Capacity and Density
- Building Heights
- Conditional Use Permits and Economic Vitality
- Phasing
- Others