

Town Council Suggestions for Potential Amendments to the Adopted North 40 Specific Plan with Annotations of Relevant Specific Plan Sections (*in italics*)

Residential

1. In the Lark perimeter area we should set a maximum density of eight units per acre.
This could be added to section 2.5.7 on page 2-15 to address this suggestion.
2. Housing units should be spread across all three districts.
A minimum or maximum percentage or number of units could be added to section 2.5.1 on page 2-10 to address this suggestion.
3. Make sure that you somehow have a vision of how you're spreading these units to make it fit with the other uses and fit in the neighborhood idea.
4. Require smaller, more affordable units.
Language could be added to section 2.7.3 on page 2-25 and 2-26 to address this suggestion. Additionally, the table on page 6-14 in the Definitions section could be modified.
5. Only allow smaller units from 900 to 1,500 square feet.
Language could be added to section 2.7.3 on page 2-25 and 2-26 to address this suggestion. Additionally, the table on page 6-14 in the Definitions section could be modified.
6. Reduce the maximum size of some of the units to 1,700 square feet maximum to encourage less expensive units.
Language could be added to section 2.7.3 on page 2-25 and 2-26 to address this suggestion. Additionally, the table on page 6-14 in the Definitions section could be modified.
7. Apply the Town's BMP Ordinance requirements.
This is required in Section 2.7.3 c. on page 2-26.
8. Don't allow residential on Los Gatos Boulevard.
Language could be added to section 2.5.7 b. on page 2-15 to address this suggestion.
9. Provide senior housing at the ground level.
Language could be added to section 2.7.3 on page 2-26 to address this suggestion.
10. Consider the possibility of moving the houses away from Highway 17 and putting commercial in that area.
Section 2.5.7 on page 2-15 could be modified to increase the buffer size and/or prohibit residential uses in that area.
11. Remove the Conditional Use Permit (CUP) requirement for cottage clusters.
Table 2-1 on page 2-7 could be modified to address this suggestion.
12. Increase the total number of residential units on the North 40.
Table 2-2 and section 2.5.1 on page 2-10 could be modified to address this suggestion.

13. Is it possible for the Town to allow a developer to have a density bonus if the developer requests it, but not necessarily have those 13.5 acres in a certain location, i.e., spread throughout the property?

Commercial

1. The CUP requirements should be the same as downtown.
Table 2-1 on page 2-7 could be modified to address this suggestion.
2. Only allow commercial or mixed-use on Los Gatos Boulevard.
Language could be added to section 2.5.7 b. on page 2-15 to address this suggestion.
3. Explore commercial uses in the Lark District.
Table 2-1 on page 2-7 could be modified to address this suggestion. Additionally, language could be added to section 2.3.1 on page 2-3.
4. Consider maximum square footages for commercial uses instead of CUPs.
Table 2-2 on page 2-10 could be modified to address this suggestion.
5. Consider a reduction in the amount of commercial square footage.
Table 2-2 and section 2.5.1 on page 2-10 could be modified to address this suggestion.
6. Address the commercial needs that have been previously identified: general merchandise, building materials, and resident serving businesses defined as serving the north part of Los Gatos and the North 40.
The Guiding Principles on page 1-1 could be modified to address this suggestion. Additionally, Policy LU4, LU6, and LU11 on page 2-2 could be modified.
7. Consider reducing the total amount of commercial square footage with the goal of addressing our unmet needs.
Table 2-2 and section 2.5.1 on page 2-10 could be modified to address this suggestion.
8. The intent of the Specific Plan was to protect downtown while providing neighborhood-serving commercial and reducing retail sales tax leakage.
The Guiding Principles on page 1-1 could be modified to address this suggestion. Additionally, Policy LU4, LU6, and LU11 on page 2-2 could be modified.
9. How do we make the commercial that's near residential be truly neighborhood serving and not shoe stores and handbag stores that draw people away from downtown, and then how do we get the other portion of it to be general merchandizing, again, without creating a food court and a bunch of small stores with dress shops and so forth?
Section 2.6.6 could be modified to address this. Additionally, Policy LU4, LU6, and LU11 on page 2-2 could be modified.

Open Space

1. The perimeter district should be larger.
Section 2.5.7 on page 2-15 could be modified to increase the buffer size to address this suggestion. Additionally, see Table 2-5 on page 2-18 and 2-19,
2. More open space should be required.
Section 2.5.4 on page 2-12 and Table 2-3 on page 2-12 could be modified to address this suggestion
3. Have real open space.
Section 2.5.4 on page 2-12 could be modified to address this suggestion
4. Public access easements shall be required for the open space.
Section 2.5.4 d. could be modified to address this suggestion.

Parking

1. Underground parking should be explored.
Language could be added to section 2.5.8 on page 2-15, 3.2.3 on page 3-5, and/or section 4.12 on page 4-10 could be modified to address this suggestion.

Height

1. Increase the height to 45 feet, as long as there is more open space.
Section 2.5.2 on page 2-11 could be modified to address this suggestion.
2. Reduce the height of the residential to 25 feet.
Section 2.5.2 on page 2-11 could be modified to address this suggestion.

General/Other

1. “Shalls” should replace “shoulds.”
The Specific Plan could be modified to address this issue. However, staff would need to walk through each instance and provide a recommendation on whether some of the “shoulds” should be replaced with “shall.”
2. Confirm that the Guiding Principles in the Specific Plan is mandatory language rather than permissive language.
3. Require a plan for the entire Specific Plan area.
Section 6.2 on page 6-1 could be modified to address this suggestion. However, with multiple property owners in the Specific Plan area it does not appear to be feasible.
4. Preserve existing live oak trees.
Language could be added to address this suggestion.

5. Consider the widening Los Gatos Boulevard.
There is no nexus for the Town to require a developer to acquire the land to widen Los Gatos Boulevard. The Town would need to acquire the property and install the roadway improvements. Given the Town's limited resources for this type of action this suggestion does not appear to be feasible.
6. Try to acquire some land for a park or community pool.
Given the Town's limited resources for this type of action this suggestion does not appear to be feasible.
7. Consider making the Town Council the deciding body for applications.
Appendix E could be modified to address this suggestion