



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/26/2017

ITEM NO: 2

DATE: JANUARY 20, 2017

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **NORTH FORTY SPECIFIC PLAN AMENDMENTS. PROJECT LOCATION: 44 ACRES LOCATED AT THE NORTHERN EXTENT OF THE TOWN OF LOS GATOS, BORDERED BY STATE ROUTE 17 TO THE WEST, STATE ROUTE 85 FREEWAYS TO THE NORTH, LOS GATOS BOULEVARD TO THE EAST, AND LARK AVENUE TO THE SOUTH. PROPERTY OWNER: YUKI FARMS, ETPH LP, GROSVENOR USA LIMITED, SUMMERHILL N40 LLC, DODSON, HIRSCHMAN, MATTES, VENTURA TRUSTEE, MOISENCO, LOS GATOS MEDICAL OFFICE CENTER LLC, LOS GATOS GATEWAY LLC, MBK ENTERPRISE, CONNELL, GIN, JOHN & ALLISON DIEP LLC, BERNAL, LG BOULEVARD HOLDINGS LLC, POLARIS NAVIGATION, EW REAL ESTATE LLC, LAZAAR ENTERPRISES LLC, KOTHARY, AND SWENSON TRUSTEE. APPLICANT: TOWN OF LOS GATOS.**

BACKGROUND:

The Planning Commission began its consideration of the potential North 40 Specific Plan amendments (Exhibit 9) on December 15, 2016. At the January 26, 2017 meeting the Planning Commission will continue its consideration of potential amendments starting at the Commercial section which is on page 8 of Exhibit 9.

EXHIBITS:

Previously received with December 15, 2016 Staff Report:

1. Location Map
2. Findings
3. October 27, 2016 General Plan Committee Memorandums and attachments
4. October 27, 2016 General Plan Committee verbatim minutes
5. November 17, 2016 General Plan Committee Memorandums and attachments
6. November 17, 2016 General Plan Committee verbatim minutes
7. Potential amendments, based on General Plan Committee discussion
8. Public comments received between 11:01 a.m. November 17, 2016 and 11:00 a.m. December 8, 2016

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Planning Manager and Community Development Director

Previously received with December 13, 2016 Addendum:

9. Revised potential amendments, based on General Plan Committee discussion
(Including Exhibits A and B)

Previously received with December 15, 2016 Desk Item:

10. Public comments received between 11:01 a.m. December 8, 2016 and 11:00 a.m.
December 15, 2016

Received with this Staff Report:

11. Public comments received between 11:01 a.m. December 15, 2016 and 11:00
a.m. January 20, 2017

Sally Zarnowitz

From: Don & Kathy <adonkathy@aol.com>
Sent: Thursday, December 15, 2016 2:04 PM
To: Sally Zarnowitz
Subject: N 40. Correction

Senior moment on my part....
Please increase the set backs. Not reduce as stated below.

I hope the updated Specific Plan calls for reductions in height, set backs, and density .

The Specific Plan needs to work for Los Gatos not the developers.
The requirements in the plan should help to eliminate undesirable projects that would not fit in Los Gatos.

Sincerely ,
Kathy Anderson
Foster Rd. Los Gatos

Sent from my iPad

EXHIBIT 1 1

Sally Zarnowitz

From: Lucy Amico <ciaolucia@verizon.net>
Sent: Wednesday, January 18, 2017 11:03 AM
To: Sally Zarnowitz; Joel Paulson
Subject: North 40

This letter is written to show my support for a Community Garden to be a part of the North 40 Plan. There is such a garden in Campbell, where people raise vegetables, flowers, spices and it is a thing of beauty to walk through and see the different garden plots. This land has been farmed for years, and a beautiful garden would give honor to this land for posterity.

Thank you,
Lucy Amico

Sent from my iPad

Sally Zarnowitz

From: THOMAS J. FERRITO <ferritolaw@mindspring.com>
Sent: Wednesday, January 18, 2017 12:34 PM
To: Joel Paulson; Sally Zarnowitz
Subject: North 40

Joel/Sally:

As an avid gardener, I believe it would be a community benefit to have a community garden as part of the North 40.

Thanks,

Tom

THOMAS J. FERRITO
Attorney at Law
101 Church Street, Suite 14
Los Gatos. CA. 95030
(408)354-6655

Sally Zarnowitz

From: Bniles1@aol.com
Sent: Thursday, January 19, 2017 8:15 AM
To: Sally Zarnowitz; Joel Paulson
Subject: North 40 gardens

I am writing in support of including community gardens in the new North 40 plans. As an avid gardener, I am a big supporter of growing our own food, and the body and mind benefits of doing so. Thank you.

Barbara Niles
245 Johnson Avenue
Los Gatos