

February 1<sup>st</sup>, 2018

Re: North 40 Specific Plan Amendments and Moratorium

Mayor Rennie, Vice Mayor Leonardis and Council Members,

We represent a majority of the residents of the Town of Los Gatos and have concerns and requests regarding amendments to the North 40 Specific Plan and future development of the remaining 20 acres.

Unfortunately, the approval of the 20 acres in the southern portion was driven by the development team and constricted by California Housing and by right laws that will forever impact our Town and its resources. We are adamant that this not be the case for the "North 20".

The moratorium on approval of the remaining portion and amendments to the Specific Plan is in place for 6 more months and we request that you take the full-time period to consider any proposals and changes as your constituents overwhelmingly requested. Once the first walnut tree is bulldozed and asphalt laid there is NO going back and decisions you make today will be *forever*. There is no reason to make hasty decisions on such a pivotal and historical piece of our Town.

We request the following:

1. Utilize the full moratorium time frame to craft the changes in the Specific Plan and develop a cohesive plan for the remaining 20 acres.
2. Housing be allowed for 33 units 500-1200 SF to allow for the needed millennial and move down housing.
3. 270,000 SF of infrastructure.
4. 270,000 SF of green, open park Space; meeting the needs of the Town, community and South 20 residents. Roads and streets are not open space.
5. 400,000 SF of total retail/commercial/hotel space as appropriate.
6. Any building height (except hotel use) exceeding 35' requires a minimum of 50% of the associated parking be underground.

In addition, some of the community's needs (per the Planning Commission hearing of 9/28/2017):

1. Smaller units of 500-1500sf
2. Senior housing at ground level
3. Move housing away from Highway 17

Apply the guiding principles of the Specific Plan Section 2.1 under Land Use and Development and add a 5<sup>th</sup> bullet stating that traffic will be kept to a minimum encouraging shuttles and alternative modes of transportation or reduce daily traffic numbers that would be specified by land use.

The guiding principles of the Specific Plan were not followed in Phase 1 and now in the North20 we want to ensure this vision is met.

Thank you,

Sincerely,

Gil & Sandy Decker  
Rod Teague  
Dave Weissman  
Shannon Susick  
Bruce & Lainey Richardson  
Duffy & Cindy Schneider  
Markene Smith  
Kay Little & Stephanie Adcock  
Sam & Lucy Weideman  
Bob & Susan Buxton  
Barbara Dodson  
Tom & Patrice Flagellet  
Perry Richardson

## Joel Paulson

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**From:** Tessa Arguijo <arguijo@comcast.net>  
**Sent:** Saturday, February 03, 2018 9:00 AM  
**To:** Rob Rennie; Steven Leonardis; Marico Sayoc; BSpector; Marcia Jensen; rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson  
**Subject:** North 40 Specific Plan Amendments and Moratorium

February 3rd, 2018

Mayor Rennie, Vice Mayor Leonardis, and Council Members,

What's the rush?

Please take the full-time period to consider any proposals and changes to the remaining North 20. Development of the first 20 acres was overwhelmingly rejected by your constituents yet developer pressure pushed that through. Let's not make the same mistake with the remaining 20 acres.

We request the following:

1. Utilize the full moratorium time frame to craft the changes in the Specific Plan and develop a cohesive plan for the remaining 20 acres.
2. Housing be allowed for 33 units 500-1200 SF to allow for the needed millennial and move down housing.
3. 270,000 SF of infrastructure.
4. 270,000 SF of green, open park Space; meeting the needs of the Town, community and South 20 residents. Roads and streets are not open space.
5. 400,000 SF of total retail/commercial/hotel space as appropriate.
6. Any building height (except hotel use) exceeding 35' requires a minimum of 50% of the associated parking be underground.

Also, include language stating that traffic will be kept to a minimum encouraging shuttles and alternative modes of transportation, or reduce daily traffic numbers that would be specified by land use.

Thank you,

Allen Arguijo  
Tessa Arguijo

**From:** Linda Frolich <lindafrulich@gmail.com>

**Date:** February 3, 2018 at 2:38:58 PM PST

**To:** [rchultz@losgatosca.gov](mailto:rchultz@losgatosca.gov), [lprevetti@losgatosca.gov](mailto:lprevetti@losgatosca.gov), [mjensen@losgatosca.gov](mailto:mjensen@losgatosca.gov), [rrennie@losgatosca.gov](mailto:rrennie@losgatosca.gov), [sleonardis@losgatosca.gov](mailto:sleonardis@losgatosca.gov), [msayoc@losgatosca.gov](mailto:msayoc@losgatosca.gov), [bspector@losgatosca.gov](mailto:bspector@losgatosca.gov)

**Subject:** North 40 (remaining 20 acres)

Dear Mayor Rennie, Vice Mayor Leonardis and Council Members,

I have concerns and requests regarding amendments to the North 40 Specific Plan and future development of the remaining 20 acres.

I'm hoping that my writing to you will show you how much I care about my town. For 5 years, we have owned our home off of Lark Ave at Garden Hill, so all outcomes of the North 40 heavily impact our lives (as it is, traffic is horrific and makes it hard to go anywhere or return home during morning and evening commute times.)

I request that you take the full-time period of the moratorium to consider any proposals and changes as your constituents overwhelmingly requested. As we learned the hard way, during phase 1 planning, there's no going back once things are planned. There is no reason to make hasty decisions on such a pivotal and historical piece of our Town.

I request the following:

- please ensure that ample senior housing and smaller size units are planned, disallowing families with many children to move in and further overcrowd our schools and minimize traffic congestion.
- please allow for as much green, open park space as possible (at least 250,000 sf). Roads and streets should not be considered open space (we wouldn't consider hwy 17 open space, right?)
- please consider how the retail space might be used in regard to what we are missing at the north end of town. Perhaps some small shops and restaurants. We don't need ANY big box stores.
- housing and commercial buildings should not exceed 35 feet (except maybe for a hotel). And ample underground parking should be a minimum requirement for this second phase of the North 40.

Please apply the guiding principles of the Specific Plan Section 2.1 under Land Use and Development and add a 5th bullet stating that traffic will be kept to a minimum encouraging shuttles and alternative modes of transportation or reduce daily traffic numbers that would be specified by land use.

The guiding principles of the Specific Plan were not followed in Phase 1 and now in the North20 I hope this vision is met.

Thank you,  
Linda Frolich  
173 Ivy Hill Way  
Los Gatos, CA 95032

## Joel Paulson

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**From:** jeff cherniss <cherniss@gmail.com>  
**Sent:** Saturday, February 03, 2018 10:34 PM  
**To:** Rob Rennie; Steven Leonardis; Marico Sayoc; BSpector; Marcia Jensen;  
rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson  
**Subject:** North 20

Totally against left turn from northbound Los Gatos Boulevard into new development. This could back up traffic for quite a ways, even if intersection is controlled by a signal.

Thank you,

--jeff cherniss 15153 Lester Lane 408.358.5150

## Joel Paulson

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**From:** Diane Dreher <ddreher@scu.edu>  
**Sent:** Sunday, February 04, 2018 6:23 PM  
**To:** Rob Rennie; Marico Sayoc; BSpector; Marcia Jensen; rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson  
**Cc:** Diane Dreher  
**Subject:** Specific Plan Revision--for Tuesday February 6th Town Council meeting

Dear Mayor Rennie & Town Council Members,

I speak for many in our community when I ask that you take the full six months remaining in the moratorium to amend the North 40 Specific Plan in order to best to meet the needs of our Los Gatos citizens.

As you know, for the past few months, my neighbors and I have presented our requests to amend the North 40 Specific Plan. We have made recommendations for developing the remaining 20 acres to address the need for step-down housing for Los Gatos seniors as well as housing for millennials and low income service workers. We have also expressed our concerns and specific recommendations about traffic, safety, infrastructure services, open space, and environmental impact.

We are grateful for your dedication to the future of our town, so apparent in the many late-night Town Council sessions when you listened to our concerns and recommendations.

We also understand the pressure you must be under to finalize this issue. But we ask that instead of rushing to closure, as leaders of our community, you take the time to focus on what may well be the most important decision you will make for the future of our town. We have faith that, working together, we can come up with an inclusive vision that will represent the best of Los Gatos.

Sincerely,

Diane Dreher

223 Arroyo Grande Way

Los Gatos, CA 95032

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Diane Dreher

Professor of English

Past President, Faculty Senate

<https://www.scu.edu/faculty-senate/>

Past President, AAUP Chapter

<https://www.scu.edu/aaup-scu/>

Santa Clara University

500 El Camino Real

Santa Clara CA 95053

(408) 554-4954

[ddreher@scu.edu](mailto:ddreher@scu.edu)

<http://www.dianedreher.com>

Check out my blogs:

<http://www.psychologytoday.com/blog/your-personal-renaissance>

<https://blogs.scu.edu/writeherewritenow/>

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead

## Joel Paulson

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**From:** Wendy Holmes <wendyrn2@gmail.com>  
**Sent:** Sunday, February 04, 2018 10:46 PM  
**To:** Rob Rennie; Steven Leonardis; Marico Sayoc; BSpector; Marcia Jensen; rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson  
**Subject:** North 40 specific plan amendments and moratorium

Mayor Rennie, Vice Mayor Leonardis and Council Members,

I agree with the following letter. Please consider my name, Wendy Holmes, added to the names below:

We represent a majority of the residents of the Town of Los Gatos and have concerns and requests regarding amendments to the North 40 Specific Plan and future development of the remaining 20 acres.

Unfortunately, the approval of the 20 acres in the southern portion was driven by the development team and constricted by California Housing and by right laws that will forever impact our Town and its resources. We are adamant that this not be the case for the "North 20".

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Bob & Susan Buxton

Barbara Dodson

Tom & Patrice Flagellet

Perry Richardson

## Joel Paulson

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**From:** Bill Wagner <wjwagner3@yahoo.com>  
**Sent:** Monday, February 05, 2018 9:18 AM  
**To:** Rob Rennie; Steven Leonardis; Marico Sayoc; BSpector; Marcia Jensen; rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson  
**Subject:** North 40

Mayor Rennie and Council Members,

Considering the impact that your decisions will have forever on the residents of Los Gatos now and in the future please take the full 6 months of the moratorium to consider all of these lasting effects.

We have already experienced the irreversible consequences of allowing this town to be run by developers and architects.

When the other development related to Good Samaritan and other related medical facilities are built the traffic generated by those by those entities alone will be insurmountable.

The decisions made now need to take daily living activities and long range effects into consideration for existing residents.

Please at least take the time to deliberate productively.

D Wagner