

Joel Paulson

From: Rick Koury <rickmx767@yahoo.com>
Sent: Monday, February 05, 2018 11:38 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

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". Also, I still believe in talking to many other town members that the disclosure about the residential housing additions that were required by the Winchester commercial development is highly questionable by the town of Los Gatos. 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 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 we want to ensure this vision is met. Thank you,

Joel Paulson

From: Cathleen Bannon <cathleenbannon@gmail.com>
Sent: Monday, February 05, 2018 4:33 PM
To: Rob Rennie; Steven Leonardis; Marico Sayoc; BSpector; Marcia Jensen; rchultz@losgatosca.gov; Laurel Prevetti; Joel Paulson
Subject: North 40

Mayor & Council,

My husband and I agree with the concern of so many LG citizens regarding the remaining development of the North 40. We echo the sentiments already submitted and add our names to their words.

Cathleen & Grant Bannon
16828 Kennedy Rd

We realize your time and efforts and the pressure you are under to resolve this issue, but it is possibly the most impactful decision you will ever make in terms of transforming our Town and the surrounding cities. This demands we take the time granted so that we see the effects of the 1st 20 acres and are not overrun with traffic, depreciated services, continued shortages of housing for seniors, millennials and those in need and the obvious environmental consequences.

February 1st, 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.

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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 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 we want to ensure this vision is met.

Thank you,

Joel Paulson

From: Susan Freiman <srfreiman@gmail.com>
Sent: Tuesday, February 06, 2018 8:40 AM
To: Joel Paulson
Subject: North 40

I cannot make tonight's meeting but wanted to add my support to Town Council members willing to take the tough steps to protect our town from disastrous development like Phase I.

I implore the council members to put stricter and more specific language in the N40 town's guidance documents and to take whatever steps are allowed to slow down the progress on Phase I and make it unpalatable to build ill-suited developments in Los Gatos.

Thank you,
Susan Freiman
High Street