



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: March 30, 2016

ITEM NO: 2
ADDENDUM

- PREPARED BY: Marni F. Moseley, Associate Planner
mmoseley@losgatosca.gov
- APPLICATION NO: Architecture and Site Application S-13-090
Vesting Tentative Map M-13-014
- LOCATION: **North 40 Specific Plan Phase 1** (southerly portion of the North 40 Specific Plan area, Lark Avenue to south of Noddin Avenue)
- APPLICANT: Grosvenor USA Limited
- CONTACT PERSON: Don Capobres with Grosvenor and Wendi Baker with Summerhill Homes
- PROPERTY OWNERS: Thomas M. Yuki Trust Et. Al./Yuki Farms, Robert & Georgianna Spinazze, Marianne Ezell, Grosvenor USA Limited, Summerhill Homes, James F. Dagostino Trustee, Elizabeth K. Dodson, William N. Fales, William Hirshman.
- APPLICATION SUMMARY: Requesting approval for the construction of a new multi-use, multi-story development consisting of 320 residential units, which includes 50 affordable senior units; approximately 66,800 square feet of commercial floor area, which includes a market hall; on-site and off-site improvements; and a vesting tentative map. APNs: 424-07-024 through 027, 031 through 037, 070, 083 through 086, 090, and 100.
- EXHIBITS: Previously received under separate cover:
1. Proposed Development Plans, received March 18, 2016 (242 pages)
- Previously received with the March 30, 2016 Staff Report:
2. Location Map (one page)
 3. Initial Study (79 pages)
 4. Findings and Considerations (three pages)
 5. Conditions of Approval for Vesting Tentative Map (six pages)
 6. Conditions of Approval for the Architecture and Site Application (27 pages)
 7. Letter of Justification received March 23, 2016 (10 pages)
 8. North 40 Narrative received February 8, 2016 (seven pages)

9. Economic study letter received November 6, 2015 (25 pages)
10. October 14 and November 11, 2015 CDAC Minutes (seven pages)
11. Response to CDAC comments received February 8, 2016 (13 pages)
12. January 27, 2016 Historic Preservation Committee Minutes (five pages)
13. Consulting Architect Report received December 18, 2015 (six pages)
14. Response to Consulting Architect Report received February 8, 2016 (three pages),
15. Consulting Architect memo received March 21, 2016 (six pages)
16. Consulting Arborist report received October 14, 2013 (33 pages)
17. State Density Bonus Law - Government Code Section 65915-65918 (14 pages)
18. Density Bonus Ordinance and Program Guidelines - Ordinance 2209 (21 pages)
19. Letter from Barbara Kautz, received March 10, 2016 (16 pages)
20. Town's BMP Program and Guidelines - Ordinance 2181 (19 pages)
21. Public comment received through 11:00 a.m., Thursday, March 24, 2016

Received with this Addendum Report:

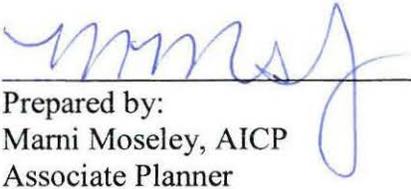
22. Updated letter from Barbara Kautz received March 25, 2016 (five pages)
23. Comments received from 11:00 a.m. on March 24, 2016 to 11:00 a.m. on March 28, 2016.

REMARKS:

The applicant's attorney submitted an updated letter regarding the State Density Bonus in regards to the proposed applications (Exhibit 22). The letter provides additional information on the assumptions of the Town's Housing Element, and the minimum number of units per/acre required on the proposed property in order to address the assumptions of the approved Housing Element.

Additionally, staff received additional public comments on the proposed application (Exhibit 23).

Planning Commission Staff Report - Page 3
North 40 Phase 1/S-13-090/M-13-014
March 30, 2016


Prepared by:
Marni Moseley, AICP
Associate Planner


Approved by:
Joel Paulson
Community Development Director

JP:MM:sr

cc: Grosvenor Americas, Don Capobres, 1 California St., Ste. 2500, San Francisco, CA 94111
Summerhill Homes, Wendi Baker, 3000 Executive Prkwy., Ste. 450, San Ramon, CA 94583

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goldfarb
lipman
attorneys

1300 Clay Street, Eleventh Floor
Oakland, California 94612
510 836-6336

RECEIVED

MAR 25 2016

TOWN OF LOS GATOS
PLANNING DIVISION

March 25, 2015

By e-mail

M David Kroot
Lynn Hutchins
Karen M. Tiedemann
Thomas H. Webber
Dianne Jackson McLean
Michelle D. Brewer
Jennifer K. Bell
Robert C. Mills
Isabel L. Brown
James T. Diamond, Jr.
Margaret F. Jung
Heather J. Gould
William F. DiCamillo
Amy DeVaudreuil
Barbara E. Kautz
Erica Williams Orcharton
Luis A. Rodriguez
Rafael Yaquián
Celia W. Lee
Dolores Bastian Dalton
Joshua J. Mason
Vincent L. Brown
Hana A. Hardy
Caroline Nasella
Eric S. Phillips
Elizabeth Klueck
Daniel S. Maroon
Justin D. Bigelow

Laurel Prevetti, Town Manager
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Re: Density Bonus Program Application – North Forty

Dear Town Manager Prevetti:

This letter is written on behalf of the application of Grosvenor Americas for a density bonus and other waivers of development standards as required by California Government Code Section 65915; Sections 29.10.405 – 440 of the Town Code; and the Town of Los Gatos Density Bonus Program Guidelines. It responds to additional questions raised by the Town and incorporates by reference our letter of March 10, 2016.

As background, the modifications being requested for the North Forty are as follows:

1. A density bonus of 35 percent, increasing the permitted density from 237 units to 320 units.
2. Waivers of the development standards listed below that would physically preclude construction of the development with the density bonus:
 - a. Measurement of building height from finished grade rather than existing grade; and
 - b. Increase in permitted height of the affordable units from 45 feet to 48'8" at the top of the roof ridge and to 53 feet at the elevator enclosure over the stair to the roof.

The questions that have been raised relate to: 1) the calculation of the permitted density bonus; and 2) the need to measure building height from finished grade rather than existing grade.

San Francisco
415 788-6336
Los Angeles
213 627-6336
San Diego
619 239-6336
Goldfarb & Lipman LLP

I. Proposed Density Bonus.

A housing development application is entitled to a density bonus over the otherwise "maximum allowable residential density." (Gov't Code Section 65915(f).¹) The "maximum allowable residential density" is the density allowed under the land use element of the general plan and the zoning ordinance. (On the North Forty, the North 40 Specific Plan serves as the zoning ordinance for the site.) If a range of density is permitted, the "maximum allowable residential density" means the "**maximum** allowable density" applicable to the project under the zoning ordinance and land use element. (Gov't Code Section 65915(o)(2).²) The density bonus is calculated "as of the date of application by the applicant to the [Town]." (Section 65915(f).)

Currently, the Land Use Element of the Town's General Plan and the North 40 Specific Plan provide that the maximum residential development permitted on the North Forty is 270 units. The Housing Element states that 13.5 acres of the site is intended to accommodate 270 residences at a minimum density of 20 units per acre. It is clear from the Specific Plan that the 270 units of housing are intended to be located primarily in the Lark District and secondarily in the Transition District; the Northern District is described as a "day-to-evening entertainment area that offers shopping and restaurants for nearby residents as well as employment centers" and allows only limited residential over commercial. The current application includes most of the Lark and Transition Districts.

The only limitation on density in the North Forty provided in the Town's Land Use Element and the Specific Plan is the 270-unit total. Therefore, the "maximum allowable residential density" (without a density bonus) permitted for this application is 270 units, the maximum shown in the Land Use Element and Specific Plan, less the nineteen existing units located elsewhere in the North Forty.

The current application must be reviewed on its own terms, based on the **maximum** density allowed by the Land Use Element and Specific Plan. The "maximum allowable residential density" cannot be reduced by modifying the Land Use Element and Specific Plan after the application was submitted to reallocate some units to other sites within the North Forty not currently planned for significant amounts of housing or to add a phasing requirement that does not currently exist in the plan. Additionally, this change would conflict with numerous other Specific Plan policies, which anticipate that most of the residences will be located in the Lark and Transition Districts and that the Northern District would have limited residential uses. Any reduction in density would also not enable the development to meet the 20 units per acre requirement established in the Housing Element.

Although the project could request that its density bonus be calculated over the maximum amount (270 units less the nineteen existing units), the current application calculates the density bonus over a base density of 237 units, given **net** residential acreage of less than 13.5 acres, to be

¹ All further references are to the Government Code.

²

consistent with the Housing Element. With a 35 percent bonus, the project is entitled to 320 units, as shown in our March 10 letter.

II. Proposed Waivers of Development Standards.

The North Forty application includes requests for two waivers of development standards under the provisions of Section 65915(e). This section provides that a city may not apply a development standard "that will have the effect of physically precluding the construction of a development [with affordable housing] at the densities...permitted by this section."

We understand that the Town is primarily concerned about the request to measure building heights from finished grade rather than from existing grade. Finished grade may be 0.1 to 5 feet (in limited areas) above existing grade. As described in our March 10 letter, this limited fill is required because of the need to provide ADA accessibility, meet requirements for stormwater quality, provide adequate flood control, balance cuts and fills to the extent feasible, and conform to existing boundary conditions.

As a consequence, three-story units cannot be constructed in these areas of fill and meet the 35-foot height limit if height is measured from existing grade (effectively reducing the permitted height by 0.1 to 5 feet). A third story, even if measured from existing grade, can barely be accommodated within the 35-foot height limit and is not possible if the height is measured from existing grade. Because 75 percent of the units have three stories, we estimate that 97 units will be lost if the heights are reduced to two stories, "physically precluding" a project with the 320 units that the project is entitled to.

Conformance with the Specific Plan. Limiting most building heights to two stories would be inconsistent with the Specific Plan's design guidelines and require further requests for waivers from those provisions. The Specific Plan contemplates a mix of two and three story residences in the North Forty. Specifically:

- Policy LU10 calls for a mix of residential product types.
- Section 2.5.2(a)(ii) requires a *minimum* of 15 percent of the units to have two stories, with most located in the Perimeter Overlay zone, but this clearly contemplates that most residences will have three stories.
- Section 2.7.3 specifies that the residential units *shall* range in size and states that it should accommodate a mix of residential product types to create the character of an authentic neighborhood. The illustrative example of unit size mix included in the glossary shows units sizes ranging from 1,000 to 2,350 sq. ft. for the market-rate units.
- Sections 3.3.6(b), (c) and (d) require a variety of building forms and variations in height and roof shape. Section (h) discusses adding variety to second and third floors.

- Many of the graphic examples provided of the desired building forms show buildings of three stories or more with a height of at least 35 feet measured from finish grade.

The project that has been submitted to the Town conforms with all of the detailed design guidelines included in the Specific Plan but cannot provide the variety and types of housing contemplated if the site cannot contain three-story buildings.

In *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, the City of Berkeley granted waivers of development standards as part of a density bonus application. In particular, Berkeley approved additional building height and reduced setbacks to accommodate certain project amenities, including an interior courtyard, a community plaza, 15-foot ceilings in the commercial space, and nine-foot ceilings in the residences. Wollmer contended that Berkeley's usual development standards did not "physically preclude" construction of the project with the density bonus because no waiver would be required if the developer removed all of the project amenities.

The Court rejected this argument, stating:

[N]othing in the statute requires the applicant to strip the project of amenities, such as an interior courtyard, that would require a waiver of development standards. Standards may be waived that physically preclude construction of a housing development meeting the requirements for a density bonus, period. The statute does not say that what must be precluded is a project with no amenities, or that amenities may not be the reason a waiver is needed. Had the City failed to grant the waiver and variances, such action would have had "the effect of physically precluding the construction of a development" meeting the criteria of density bonus law. *Id* at 1346-47.

The development proposed on the North Forty is requesting a waiver not to provide additional amenities but merely to provide the design variety and types of housing required by the Specific Plan. Failure to grant this waiver would have the effect of "physically precluding" the development *required* by the Town's own Specific Plan.

Grounds for Denial. A request for a waiver cannot be denied because of aesthetic impacts. It may be denied only if it would be contrary to state or federal law, have an adverse impact on property listed in the California Register of Historic Resources, or have a "specific, adverse impact, as defined in [Government Code Section 65589.5(d)(2)], upon health, safety or the physical environment." (G.C. Section 65915(e)(1).) Section 65589.5(d)(2) defines a "specific, adverse impact" as "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety." An aesthetic impact is not based on "public health or safety" standards.

March 25, 2016

Page 5

The proposed Phase I development on the North Forty would provide the Town with much needed affordable housing. The development provides more than enough affordable housing to qualify for the density bonus and waivers requested and will provide a substantial portion of the Town's regional share of housing. Therefore, on behalf of Grosvenor Americas, we respectfully request that the Town approve the above requests.

If you have any questions regarding these requests or if you would like any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. E. Kautz', written in a cursive style.

Barbara E. Kautz

Partner

bkautz@goldfarbblipman.com

cc: Rob Schultz, Town Attorney
Marni Moseley, Senior Planner

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Marni Moseley

From: Mindy Wellington <wellingtonfamily@verizon.net>
Sent: Thursday, March 24, 2016 5:54 PM
To: Marni Moseley
Subject: North 40 and Los Gatos plan in general

Dear Ms. Moseley,

I have been a resident of Los Gatos since 1985. I absolutely LOVE this small town. Unfortunately I have seen many changes over the years, and this 'small town' is no longer feeling like a small town. The Planning Commission and the Town Council continue to approve development, adding houses, and pushing the boundaries and resources of our town. Since my children began school in the district 14 years ago, I have seen an absolute decline in the quality of education, simply due to the sheer number of kids. The administration cannot keep up with the volume of kids; causing problems with discipline, over crowded classrooms, and lack of proper supervision on the grounds. My youngest child will be finished with Los Gatos schools in 4 years, and it will be just in time! The North 40 is NOT a development that should be happening in a 'small town'! I am disgusted that this is being allowed to go through, not to mention the number of housing units that will of course be on the Los Gatos side of the property, because greedy developers can get more \$ for our floundering, but highly desired, schools. The story poles look horrible, as you drive into town. No longer will we notice the beautiful view of the mountains, but rather a sea of commercial buildings. We are not a town that is the right place for a Santana Rowe like development. We do not need big box retail. We need open spaces and facilities for all of the kids that live here. I drive through other towns and see facilities that are enviable. We have houses, more houses, and not much else. SAY NO TO THE DEVELOPERS WHO DO NOT CARE ABOUT OUR COMMUNITY AND OUR TOWN! They only care about making a profit, at our expense. They don't care about the wake of destruction that they are leaving behind.

The town needs to start thinking forward and start looking to preserve the feel of this place that we all call home. There was a reason we chose to live here, and now there are reasons that we might choose to leave. It is not the same place. Traffic is horrendous, the town is not protecting it's unique stores by allowing chain stores and restaurants to push out the mom and pop businesses, and our schools are at maximum capacity with no other options. It's time to stop!

One idea? Figure out a way to get the funds to invest in our future. Put a bond measure up, do fundraising with some of our local wealthy residents, and start buying the last remaining pieces of property in town. Starting with the Los Gatos Lodge property. Add facilities to our high school, and another exit for the school, add fields for the kids in our town. Do NOT build more houses. Do NOT approve any more commercial properties to be converted to residential or allow more 'planned development' high density housing! We are passing the point of no return. There are no second chances. Once the damage is done, the town will be FOREVER changed. And not for the better.

There is something unique about this town and this community. It should be protected and preserved. Please do your job and do right by the residents who voted you into office, not the developers who don't care about Los Gatos.

Sincerely,
Melinda Wellington

Marni Moseley

From: Kristi Ballou <kmballou1@gmail.com>
Sent: Friday, March 25, 2016 7:40 AM
To: Marni Moseley
Subject: North 40

Dear Marni Moseley,

The proposed development on the north 40 is unacceptable.

This development is too large and our town and schools cannot take on more congestion!

320 residential units and 66,000 sf of commercial space is planned with 400,000 sf more. The density is unprecedented; the height blocks our views and creates a concrete barrier.

The impact on our town, our traffic, our environment, and our schools is monumental whether you live directly in the neighborhood or not.

I would prefer to see a phasing of small parcels vs. half of the entire site), more open space, retention of historical buildings, orchards, a community school, a community center.

Please do not accept this proposal it's too large and there are too many homes on the Los Gatos section of the property .

Regards,
Kristi Ballou
Sent from my iPhone

Marni Moseley

From: Mo Aidi <a.mo.aidi@gmail.com>
Sent: Friday, March 25, 2016 10:32 AM
To: Marni Moseley
Cc: DSparrer@community-newspaper.com; Karen Aidi
Subject: North 40 Gateway to Los Gatos Project Concerns

Dear Marni Moseley'

We live on Marchmont drive and have been fighting the traffic for Hill Brook School for the past 25 years. I have some concerns about NORTH 40 Gateway to Los Gatos project about increase traffic and process.

Here are my 4 suggestions/concerns/questions:

- 1) 1) I think Los Gatos residents should have been informed to raise their concerns before the TOWN COUNCIL approved the specific plan on June 2015, almost a year ago. By looking at the MAXIMUM NEW DEVELOPMENT it seems that people of Los Gatos are told to fight with the initial plan approved by their representatives. This is a wrong process. Was there a public hearing about this proposal/plan before June 2015? Did Los Gatos residents attended?
- 2) 2) The traffic at 5PM is already very high on Los Gatos Blvd between HWY 85 and Lark Avenue and it will help if there is a direct access to HWY 17 to avoid Los Gatos BLD and Lark Avenue.
- 3) 3) Is there a Big Grocery store like Safeway planned to support the 320 units so people do not have to drive to Wholefood?
- 4) 4) Is there a Child care/School planned so Mom with fast SUV do not have to drive to Hill Brook School at 8 AM specially on Marchmont Drive.?

Thanks you

Mo Aidi

16734 Marchmont Drive, Los Gatos, (95032

(408)358-1426 Home

Marni Moseley

From: Grams, Paul R. (ARC-T) <paul.r.grams@nasa.gov>
Sent: Friday, March 25, 2016 11:01 AM
To: Marni Moseley
Subject: North 40

March 24, 2016

Planning Commission
110 E. Main Street
Los Gatos, CA 95030

SUBJECT: CONCERNS ABOUT PHASE 1 OF THE NORTH 40 DEVELOPMENT

Dear Members of the Planning Commission:

Many of us have concerns about Phase 1 of the North 40 development. We realize urbanization is inevitable but the developer who will profit by tens of millions needs to reduce substantial community impact that will last for decades.

Some of the mitigations below will need county and state involvement but the developer must implement changes now that will reduce development community impact.

Please require developer to do modifications to proposed development listed below.

Set aside land and assist funding to:

- Increase Lark- Highway 17 on ramp going north to 3 lanes
- Increase Lark to 6 lanes around development
- Increase Los Gatos Blvd to 9 lanes around development.
- Increase Lark-17 overpass to 6 lanes

Thank you,

Paul Grams

Marni Moseley

From: Linda Nanez <lindananez@me.com>
Sent: Friday, March 25, 2016 11:28 AM
To: Marni Moseley
Subject: North 40

We do not feel this is appropriate use of the property: too many housing units which will impact already crowded schools and roads. Sincerely, Tony and Linda Nanez 135 Mary Way LG

Marni Moseley

From: Tessa Arguijo <tessaarguijo@gmail.com>
Sent: Friday, March 25, 2016 11:40 AM
To: Marni Moseley
Subject: proposed North 40 development planning applications

Dear members of the Los Gatos Planning Commission - We are writing to express our objection to the proposed Phase 1 planning applications for the North 40 Specific Plan area that you will be discussing at the Public Hearing on Wednesday, March 30, 2016 . The approved North 40 specific plan calls out these 4 guiding principles: 1.The North 40 will look and feel like Los Gatos 2.The North 40 will embrace hillside views, trees, and open space. 3.The North 40 will address the Town's residential and/or commercial unmet needs. 4.The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services. The plans the developer has proposed do adhere to the guiding principles - the developer's plan does not "look and feel" like Los Gatos - it looks and feels like the kind of housing developments that are springing up all over the east bay pushing city borders into one another and creating urban sprawl. It is not appropriate in the small town atmosphere of Los Gatos. The plan blocks the hillside views. The "open space" seems to be primarily streets and sidewalks. If low income and senior housing are our "unmet residential needs" why are only 15% of the proposed housing units being dedicated as such? As far as our "unmet commercial needs" go, their proposed "market hall" is very limited in scope and really not much use to the larger community as parking will certainly be an issue for folks driving in there, and there is really no good bike access (who wants to bike along Lark ave.?). As for "mitigating" the impacts on town infrastructure, schools, and other community services - 320 more housing units will only place an additional burden on these already maxed out resources. Please send the developer back to the drawing board on this one. Also, instead of giving them carte blanche over the entire Phase 1 area, we'd advocate that the approval process deal with subsets of that so that we can see what impacts the additional development is bringing and manage the plan accordingly.

Thank you,

Allen and Tessa Arguijo
16861 Fillmer Ave.
Los Gatos

Marni Moseley

From: Eleanor Grams <elegrams@hotmail.com>
Sent: Friday, March 25, 2016 2:10 PM
To: Marni Moseley
Subject: Objections to North Forty Phase 1

Dear Members of the Planning Commission

I am writing to object to the Phase 1 plans for the North Forty.

Traffic in the area of Los Gatos Blvd. and Lark Avenue is already horrific and stretches for blocks during commute times. Widening and reconfiguration of these streets, and the ramps to Highway 17 and 85, should be completed before any building begins.

The buildings in phase 1 are too high. When traveling south on Highway 17 before the Lark exit and looking toward the story poles, one can see that the view of the hills is blocked.

All the homes in phase 1 are in the Los Gatos School District. All schools are already beyond capacity. How much land inside the North 40 will be set aside for a new school?

Is their adequate parking provided for residents and their guests, plus customers of the proposed businesses in future phases.

The development of the North 40 will forever alter our lives in Los Gatos and adversely affect the town as we know it. Please consider all aspects very carefully.

Sincerely,

Eleanor Grams
16426 Peacock Lane
Los Gatos CA 95032

Marni Moseley

From: Laverne Nolan <lnolan12@verizon.net>
Sent: Friday, March 25, 2016 2:26 PM
To: Marni Moseley
Subject: North 40

As a 40+ year resident of LG I have seen many changes. Some good; some not so good.

Some of the current infill projects make our Town look just like all the other quick build, instant gratification projects around the valley.

Our Town has always prided ourselves as being a little different and therefore making it attractive for people to visit and shop.

Don't allow this last piece of precious property to turn into just another cookie cutter project that flows into all the other cookie cutter project in the valley..

Keep our Town personality so that the old and new blend as a unit—not compete against each other for business.

Laverne Nolan
Pinta Court

Marni Moseley

From: Yanli Xiao <yanlix@gmail.com>
Sent: Friday, March 25, 2016 2:45 PM
To: Marni Moseley
Subject: North 40 project

Hi Marni Moseley,

I live in 15171 Lester Lane which is very close to the intended north 40 project. The development plan to have 320 residential units will definitely impact the local traffic and our school district badly. I would like to have more restaurants and stores instead of residential homes. I don't approve of this current development plan.

Best,
Yanli Xiao

Marni Moseley

From: Mary <mary@drrabitz.com>
Sent: Friday, March 25, 2016 3:06 PM
To: Marni Moseley
Subject: North 40 concerns

Dear council member,

My husband and I would like to express our great concern with the proposed North 40 project when it comes to traffic and our schools. We are residents who live on the north side of town off La Rinconada drive. My husband also owns a business on Los Gatos Blvd. We have 2 children who attend Dave's Avenue.

My specific concerns:

Traffic: The traffic on Winchester and Lark Boulevard now that the new Netflix facility is open is already a horrible nightmare. Just today it was bumper-to-bumper traffic on Winchester and it took me almost 20 minutes to get to school just to pick up my children!! How will the town handle the additional traffic with the North-forty? We are already failing to handle the Santa Cruz beach traffic! It seems to me that in order for it to be doable there should be a dedicated on and offramp to the north 40 complex in order to keep the more cars off of our city streets. Highway 17 also is a traffic nightmare already without having the North 40 complex.

Schools: Schools are already at capacity and I am sure that there are going to be many families moving into the residential units once they find out that their kids will be eligible for Los Gatos schools. I think it's a pipe dream to think that people without kids are going to move into those apartments. It seems that we are unable to have full day kindergarten because there are too many kids already for the number of kindergarten classrooms. Unless a new school is built there is not going to be space for additional children in our school district!

Crime: we are having a abundance of crime in our neighborhood. Will there be additional police forces and policing of nearby neighborhoods since the North-forty will attract new people and potential criminals into our town?

I realize that the plan is likely to go forward but I do think it would be prudent to stage the plan and do little by little in order to see the effects on our town. The residential units especially should not all be opened for purchase at the same time.

Thanks for your time and I hope that you will listen to the many concerns which the residents of this town have regarding this project!

Mary Rabitz

Sent from my iPhone

Marni Moseley

From: Seandel, Suzy <Suzy.Seandel@caviumnetworks.com>
Sent: Friday, March 25, 2016 3:25 PM
To: Marni Moseley
Subject: North 40 development

Marni,

I'm writing to voice my concerns with the maximum development plan the Town Council approved for the North 40 in June 2015.

- 270 housing units (plus a state bonus of 50 more)-attached and non-attached or apartments; 50 units of affordable senior housing
- 435,000 sf of new non-residential/commercial
- 35 ft height maximum with exceptions for a hotel, or affordable housing for extremely low, very low or low income as defined by the federal government

The impact on our town, our traffic, our environment, and our schools is monumental whether you live directly in the neighborhood or not.

Please consider all this prior to approving any further development.

Suzy Seandel

Marni Moseley

From: Kelsey Stillinger <kelsey@stillinger.com>
Sent: Friday, March 25, 2016 3:38 PM
To: Marni Moseley
Subject: north 40

Hi Marni

After driving by the north 40 story poles (very slowly - due to traffic), I find myself increasingly concerned that Los Gatos is not following through on this project with the best interests of residents in mind.

1. The traffic on Lark Ave and Los Gatos Blvd is already very congested and becoming increasingly dangerous. It is hard to imagine adding any traffic to the area without completely redesigning the roads to account for the extra cars (and hopefully bikes).
2. As a lifelong resident of Los Gatos, I have always imagined sending my future children to the public schools (why I returned after college and bought a house here), but the overcrowding has me questioning this thinking. Personally, I believe any increase in housing is irresponsible without adding school(s) in our district.
3. With increased space for retail, I worry about the many local businesses and shops (a large part of our town's "charm") having too much competition from chain stores.

I sincerely hope that the council, planning commission, etc take a moment to think about what our current residents need and want to help improve our town rather than degrade it one project at a time. (I've heard many wonderful ideas floating around including a dog park, new school, skate park, community garden, etc. etc.)

Thank You,
Kelsey Stillinger

Marni Moseley

From: mmpmitzi@comcast.net
Sent: Friday, March 25, 2016 3:58 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Moseley,

After seeing the model and the story poles for the North 40 development, I feel that I must express my opinion of the project. The vision for the project was:

1. That it look and feel like Los Gatos
2. That it embrace the hillside views/trees/open space
3. That residential and commercial unmet needs be met
4. That it minimize the impact on the town/schools/community services

I don't believe that the present development adheres to ANY of these provisions. It is absolutely NOT Los Gatos in feel, is extremely large, blocking mountain views and cutting down many trees, is obsessive in height and provides no services needed by the town. It is going to stress our streets, our schools and provide very little assistance for seniors, which I believe was one of the general considerations in the beginning. Seniors don't necessarily want to live in senior centers like The Terraces and for sure don't want to RENT a very small apartment above a grocery store. Really???? Many of us would prefer small two bedroom houses with amenities that would keep us engaged and active.

As far as unmet needs, Los Gatos is in need of more open space. We need ball fields, soccer fields and open space areas for people and animals, NOT 320 more houses and a grocery store!!! We are quickly losing the quaintness of Lost Gatos and once it's gone, it won't come back!!

Please deny this project!! We can do better!!

Thank you,
Mary M. Patterson
119 Vista Del Campo
Los Gatos, CA 95030

Marni Moseley

From: Elke Billingsley <elke.billingsley@gmail.com>
Sent: Friday, March 25, 2016 4:26 PM
To: Marni Moseley
Subject: North 40 development

To Whom It May Concern:

As homeowners in Los Gatos and parents of children attending a district school, we are strongly against the North 40 development as it is currently proposed.

The traffic has become pretty unbearable in the last few years as we drive around town and use the local freeways. It doesn't seem to matter if it's a weekday at 10am or the weekend, as the roads are always congested. Summer is especially bad - from May until September, with cut-through traffic heading to the beach.

Our school district is at an all-time high in enrollment and does not receive additional funding as student numbers go up. I believe our school will be physically out of classrooms if forced to add any new classes next year.

During heavy traffic (which is frequent), the Lark intersection can double our traffic time trying to enter Highway 17. I cannot imagine how this looks during peak commute times.

How will traffic and our school district handle an increase in residents if the "North 40" be built as it is currently proposed? To pretend that future residents in the development won't include school-aged children is not realistic.

I urge you to consider the numerous negative impacts on our town and neighbors and reduce the scope of this proposal.

Sincerely,

Elke & Eric Billingsley

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Marni Moseley

From: Linda Aggarwal <aggarwalfamily@gmail.com>
Sent: Saturday, March 26, 2016 12:32 AM
To: Marni Moseley
Subject: I oppose the North 40 development

I OPPOSE THE NORTH 40 PROJECT!!

REASONS:

No infrastructure to handle more traffic and people.

1. Hwy 17, that eventually turns into two lanes, can't handle any more traffic.
2. Even widened, Lark and Winchester cannot handle any more traffic given Netflix's new building which will bring more employee and traffic. (In my opinion, approving a huge company like Netflix into our small town was a very bad idea by the Town Planning Committee. You will begin to see the demographics, traffic and charm change forever as all the employees of Netflix begin to move here and it will soon look like Mountain View and Sunnyvale.
3. This high density project with high buildings will turn Los Gatos into another Santana Row/Valley Fair commercial area, which we Los Gatans don't need.
4. The North 40 Project should not have any entrances or exits onto Lark or Los Gatos Blvd. There is TOO MUCH TRAFFIC already on both Hwy 17/880, 85 FRWY and Winchester.

WHAT NORTH 40 PROJECT NEEDS:

1. Widen Hwy 17 from Los Gatos to Santa Cruz to six lanes.
2. A smaller, more spaced out development, that feels more rural than urban. AT ALL COSTS, AVOID A DENSE DEVELOPMENT!!!

Do not repeat developing strip malls, like the Whole Foods or Jamba Juice/Starbucks shopping centers in Los Gatos, where people are constantly hitting other cars in the parking lots because they made the parking spaces and parking lot too small.

Our developers and Town Planning are greedy and are not thinking long term. If they add commercial areas, the parking spaces and parking lanes need to be wider. Keep it looking quaint like Truckee, St Helena or Park City UT -- not a strip mall like Santana Row.

Suggestions:

1. Add a community vegetable and fruit garden.
2. Add a vineyard.
3. Add a dog park.
4. Add co-op style businesses only like the Ferry Building in SF.
5. Add a library, community center.
6. Add a flower garden.
7. Keep the heights of the buildings low, and historical feel.
8. Add an only wide bike lane community like Amsterdam (with less to no cars).
9. Add fountains and parks to stroll.

We chose to live and raise our family in Los Gatos, as it was the few communities left in Silicon Valley that felt like a real community without strip malls. Please DO NOT ruin the character of our community town with the money and power of tempting developers. PROTECT WHAT'S LEFT OF LOS GATOS. KEEP THE SMALL TOWN FEEL.

Sincerely,

Linda Lee
Greendale Dr
Los Gatos CA 95032
Oak Manor - Los Gatos Residence for 15 years

Marni Moseley

From: JoAnn Lathrop <jolathrop@yahoo.com>
Sent: Saturday, March 26, 2016 9:50 AM
To: Marni Moseley
Subject: North 40

Our family moved here in 1977 and we've seen a lot of changes to our wonderful community. Some have been good for the town and some not as beneficial.

But we have very serious concerns regarding the development of the North 40 and it's impact on our increasingly crowded and congested town. We favor small parcels on the site, more open space, retention of historical buildings and orchards and community centered buildings.

Let's benefit our town to the maximum we can.

Thank you,

JoAnn and Jerry Lathrop
161 Lester Lane

Marni Moseley

From: Eva Palaniuk <evaalicep@yahoo.com>
Sent: Saturday, March 26, 2016 11:35 AM
To: Marni Moseley
Subject: North 40

You say the farm is "the last farm in Los Gatos" my question why are you not saving it for the kids that will never have a chance to see something like that. You also made the statement "This is the last great undeveloped piece of land in Los Gatos and walnut orchard in the valley." To me the town could buy the land and make history with the land for family to see and use. It seems stupid to try and build more houses or place to shop when we have the town, or go to San Jose to do that. All I can see if if this happens is MORE TRAFFIC and WE DO NOT NEED ANY MORE TRAFFIC.

EVER DAY WE HAVE TO FIGHT TRAFFIC AND WE DO NOT NEED ANY MORE. PLEASE PUT SKIDS ON THIS IDEA AND LET THE KIDS SEE HOW BEAUTIFUL AND FUN A FARM IS.

SINCERLY

Mr. and Mrs. Palaniuk
120 Arroyo Grande Wy
Los Gatos, Ca.

Marni Moseley

From: Arhubs <arhubs@yahoo.com>
Sent: Saturday, March 26, 2016 12:51 PM
To: Marni Moseley
Subject: City planning

Dear city planners,

As an east side property owning resident, downtown merchant and Fisher parent, I must express my extreme concern over current development decisions, especially the impending choices to be made for the North 40 orchard.

Our town has enough of these issues already and the last thing we need is to add to them.

The traffic and parking issues downtown have cost my business as many good clients refuse to venture into the mess that is downtown Los gatos. I regret moving my business there from San Jose.

Traffic around town is already detracting from what used to be a pleasant suburban lifestyle and woefully inadequate parking (zoning from the 1950's?) at many businesses on the east side make Campbell and San Jose a more attractive option for shopping.

Our schools are stretched to their infrastructure limits and the system already has trouble keeping up with its own needs.

Please take into the account how future decisions might exacerbate already under-addressed problems as well as create new ones.

Regards,

Drew Hubbard
Lester Lane

Marni Moseley

From: Martha Wills <mtswills@gmail.com>
Sent: Saturday, March 26, 2016 1:49 PM
To: Marni Moseley
Subject: North 40 plans

Hello Ms. Moseley,

I am writing in **opposition** to current development plans for the North 40 site.

- Specifically I am opposed to 320 new residential units within the LGUSD boundaries without a school on site. I have heard the developers claim that since the units to be built will be apartments/condos, prospective buyers are assumed to be millennials and seniors, not families with school-age children. *This is nonsense.* If you build apartments within the Los Gatos school district boundaries, families will purchase these units and the impact on our already crowded schools will be highly negative. Please instruct the developers to reduce the number of housing units.

- I am also concerned about the amount of retail proposed at this site, particular as it will impact traffic flow on Los Gatos Blvd. As a resident, I am subjected to daily traffic tie-ups in the warm months (April - October) because of beach traffic on Hwy. 17. Adding large retail stores and 320 housing units within LG borders will not in any way improve traffic congestion we already have.

Los Gatos used to have a small-town feel. I strongly urge the town council to vote in favor of maintaining some semblance of a small-town vibe by reducing the concrete footprint of this project. Tell the developers to decrease the number of housing units and increase the amount of green space vs. developed land. And keeping a portion of the historic orchard would be a huge bonus!

Sincerely yours,

Martha Wills
229 Vista del Monte
Los Gatos

Marni Moseley

From: David Arnold <Dave@arnoldpartners.com>
Sent: Saturday, March 26, 2016 4:23 PM
To: Marni Moseley; dsparrer@community-newspapers.com; letters@mercurynews.com
Subject: North 40 Los Gatos

To our valued community:

Please reconsider the development of the North 40 parcel to a much more reasonable scale. (Single family detached homes, open space, school, community center, nature center, historic orchard??) The height and density of the current developer's proposal is completely out of sync with The Town.

Did anyone try to venture down Los Gatos Blvd today (Saturday March 26th)? Complete Gridlock. Adding this amount of new housing will only make matters much worse.

Let us take a step back from the pursuit of the mighty dollar and think about what is good for ALL parties. This is a democracy, not a capitalistic force-feed. This is also not NIMBY - go ahead and develop the land, but as the town has already stipulated the development must be in the "Look and Feel of the Town of Los Gatos." We have one chance, let's get this right. The developers can make a good penny on a reasonable and compatible development that will not ruin the surrounding areas.

Respectfully,

David Arnold
346 Johnson Ave
Los Gatos, CA
408-205-7373

Marni Moseley

From: Rod Teague <teague@gmail.com>
Sent: Saturday, March 26, 2016 4:46 PM
To: Marni Moseley
Subject: Gosvenor Application

Los Gatos Planning Commission,

I would first like to say that there is a serious conflict of interest when the developer is in our Council Chambers Hall marketing their application to the public on Thursdays. The average citizen is little challenge to their cleverly polished spin and rhetoric. Also, it's very disappointing to hear Charles Erikson's adamant comments about limiting Public Comment and concerns.

The vision of the Specific Plan clearly defines that the North 40 design and layout "Must look and feel like Los Gatos". Because the Specific plan doesn't give a clear definition of this, it leaves the door wide open for the developer to submit whatever non-conforming design they want and use their subjective interpretation.

Defining the town's look and feel couldn't be more contradicted by the Grosvenor application. Where in Los Gatos is the residential and commercial density and intensity similar to this current application (with the exception of Albright)? The architectural style looks nothing like our historic district which should be the standard for "look and feel" of Los Gatos. Nor does it resemble any other design/layout in LG. The Specific Plan needs to be more SPECIFIC about these important details. It's very clear who is influencing this "non arms length" transaction between the developer and the town. Now that the community has a better understanding of the intensity, design and layout which includes all the housing within the LG school boundaries there are very few residents that find this application even remotely acceptable.

Please consider a revision of design, layout and distribution of the current application by Grosvenor.

Sincerely,

Rod Teague

Marni Moseley

From: Steve Strom <sbstrom@gmail.com>
Sent: Saturday, March 26, 2016 5:24 PM
To: Marni Moseley
Subject: No to The North 40 Development

Marni,

Our family would like to express to the town of Los Gatos that we are not in favor of the North 40 Development. We believe the development will destroy one of the last standing orchards in the South Bay – let's preserve it, not destroy it forever. Further, we feel the development of the North 40 will create a traffic nightmare in the vicinity of Lark and Los Gatos Blvd. Traffic is bad enough as it is. Dense developments such as has been proposed are not in keeping with the overall look and feel of Los Gatos. Let's do what benefits Los Gatos and not greedy developers!!

Thanks for listening.

Regards,
Steve Strom
408-396-9596
sbstrom@gmail.com
[IMDb](#) | [Website](#) | [Demo Reels](#)



*They can't stop me now;
The world is waiting ...
- Rod Stewart*

Marni Moseley

From: Lisa Keller <lisaandbean@gmail.com>
Sent: Saturday, March 26, 2016 5:27 PM
To: Marni Moseley
Subject: North 40 concern

Mrs. Moseley,

My husband and I have lived in Los Gatos our whole lives. We were born and raised here and now have two children who attend school in the district. We live four minutes from downtown, right off of hwy 17. The amount of traffic in town AT ALL HOURS is absolutely mind boggling and frustrating. While I recognize the fact that the North 40 is a valuable piece of land and naturally leads to development of some sort, we are downright frightened about the impact it will cause on our roads. We don't need any more stores and we don't need any more housing!! Please, please consider more open space, a community center and community school for that area. Thank you so very much.

Lisa and Patrick Keller
(408)206-3046

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Interested in keeping up with Clarity?

Please log onto:

<http://claritysstory.typepad.com/>

Marni Moseley

From: Patrick Chang <patrickchang72@gmail.com>
Sent: Saturday, March 26, 2016 7:08 PM
To: Marni Moseley
Subject: Concerns about North 40

I'm writing as a concerned resident of Los Gatos to express my reservations about the proposed North 40 development. I've heard that the proposed development will be adding 270-320 housing units and over 400,000 sq feet of retail space.

As a parent of 2 young children in the Los Gatos public school system and with 2 working parents I envision the North 40 development as proposed will overcrowd the public school system. In addition I predict traffic congestion that is already bad to increase to an intolerable level.

I would respectfully request that we limit this development to as small as possible so that Los Gatos remains a livable community.

Respectfully

Patrick Chang

Marni Moseley

From: Angel Dabadghav <frmabuv@gmail.com>
Sent: Saturday, March 26, 2016 8:56 PM
To: Marni Moseley
Cc: Frmabuv
Subject: North 40

To Whom It May Concern,

Please, please, please.. think about what is happening to our last open space in Los Gatos. As many of my neighbors, I moved to Los Gatos because it felt like home. I am from a small town, and I immediately fell in love with Los Gatos. I have been raising my two children here, I have went through a divorce here, I have had breast cancer here.. and I also work for the school district here in Los Gatos. I honestly hardly ever leave Los Gatos, and that is because it makes me and thousands of other residents happy to hang out in our cool, small, intimate town. :)

So please consider enhancing our town with the North 40 expansion, not making it look like Santana Row. We need a community pool, we need a Community Center, we need a place for people to enjoy themselves and have fun. We are the only town that I know of, (and I have done my homework when it comes to this) that does not have a town Community Center and a town pool. We pay thousands.. and thousands of dollars in taxes, and we should have a Community Center, a New Senior Center, HALF as many houses that are being proposed. I work for the Raymond J. Fisher Middle School...I moved here because of the schools. NOW.. I can hardly drive to school due to so much traffic. The small classroom size that we as (Parents / LGEF) work so hard to keep small just keeps getting bigger, and bigger. The two recent sub-divisions were ridiculous, So many houses are crammed into that square block that it is embarrassing. We call it toy town. That many houses in one spot should have never, ever been approved. You live here too... Why would you want us to change the feel of Los Gatos? Please think about why YOU moved here, and if you have kids growing up here. My son is a senior at LG, and everyday he says to me, "Mom, I love our town.. we are really lucky to live here." I am a single Mom, already struggling to keep my house and the life that I love, so please consider not allowing more building, more crowding, and more congestion to come to our very special Los Gatos.

Sincerely,

Angelique P. Dabadghav

180 Maricopa Dr.
Los Gatos, CA

Marni Moseley

From: Jacob Xiao <jacobx@me.com>
Sent: Saturday, March 26, 2016 10:53 PM
To: Marni Moseley
Subject: North 40

Hello. I live near the planned North 40 project. The development plan to add many residential units will negatively affect the local traffic and our school district. I feel that adding more restaurants and stores instead of homes would be a much better fit for our community.

I don't approve of this current development plan for North 40.

- Jacob

Marni Moseley

From: Florence Bell <fmbell129@gmail.com>
Sent: Saturday, March 26, 2016 11:04 PM
To: Marni Moseley
Subject: North 40 proposal

To Members of the Los Gatos Planning Commission:

My husband and I live at 15170 Lester Lane. We are very much opposed to the development before you on March 30th known as the North 40.

It is a high density urban development nothing at all like the rest of Los Gatos.

TRAFFIC at Los Gatos Blvd. and Lark Ave. is already in gridlock every morning which causes drivers to detour down our block between Carlton and Camino Del Sol.

Cars go by, often over the speed limit, at the rate of at least 2 per minute and I have counted 14 in 5 minutes.

There are other much better uses for this last piece of orchard in our town. I would propose a senior development on the order of the Terraces. Many of us would like to downsize but remain close to family and friends. The has the distinct advantages of no impact on schools and much less impact on traffic. The location is also convenient to medical care and public transportation.

Please do not approve this proposal which is out of character for our town and would be an extreme burden on services and residents of Los Gatos.

Sincerely,
Earl and Florence Bell

Sent from my iPad

Marni Moseley

From: Jim Fox <jfox152@comcast.net>
Sent: Sunday, March 27, 2016 5:35 AM
To: Marni Moseley
Subject: North 40 Planned Development

Importance: High

Dear Ms. Moseley,

After reviewing this plan of the proposed North 40 Development, my wife & I strongly oppose it.

The bottlenecks in Los Gatos are unacceptable as it is today. This proposed plan will increase the residency of Los Gatos by 3-5 % in a very confined area with limited access and will affect all residence in the south bay who use Freeways 17, 85, 280 & 101.

For more than 50 years, Santa Clara County's water needs have exceeded locally available water supplies. As Santa Clara County has grown, our dependence on the State and Federal water has increased. The structural issue of the County's reliance on the Delta water supply is further challenged by the impacts of continued population growth, endangered species rulings, and multiyear droughts. <https://www.sjwater.com/blog/current-water-supply-assessment>

Increasing residents increases the water, energy & congestion requirements.

Before you even consider increasing the residential population here, start by first fixing the water problems, fixing the energy problems and fixing the congestion problems.

After that, we can talk.

You can't have it both ways.

Don't allow this insanity to continue.

Sincerely, Jim and Missy Fox

Marni Moseley

From: Barbara Frederickson <ladymonet33@gmail.com>
Sent: Sunday, March 27, 2016 8:46 AM
To: Marni Moseley
Subject: Planning /3/30

Thank you for not developing Shannon and Los gatos Blvd corner, we felt too much on too little space!

The North 40 plans are not pleasing in density from what we are reading. Current LG Blvd traffic at peak hours (what's that anymore!) brings traffic almost to a standstill and we've watched emergency vehicles have difficulties, please, more open space not more population, or structures.

Thanks for reading, m/m Frederickson

Sent from my iPad

Marni Moseley

From: George Morris <georgemorris@me.com>
Sent: Sunday, March 27, 2016 10:01 AM
To: Marni Moseley
Subject: North 40 plan

I will be out of town on business this Wednesday otherwise I would attend the planning session in person. I have lived in Los Gatos for 22 years and fell in love with the town when we first moved here. While the town has developed over the years it still has retained much of its charm. I feel the development plan as proposed would substantially change that feel. I am not opposed to development in Los Gatos but as the North 40 Specific Plan calls out the North 40 should "...look and feel like Los Gatos..." The current proposal does not. As a former LGEF board member I am very concerned about the impact over 300 residential units will have on the school districts. Why are all housing units being developed within 22 of the 44 acres? Clearly to take advantage of the better Los Gatos school district reputation, however increasing class size which will be a natural result of this development will quickly ruin that reputation.

Also the density of the housing and scope is much too out of place compared to the rest of the Los Gatos community of predominantly ranch style, single family homes. I am not a NIMBY, I welcome the development and the property taxes it will bring to our town but this proposal is not in keeping with the approved Specific Plan. Please reject the plan as is. Thank you.

George Morris

Marni Moseley

From: Kathy Winkelman <kathywinkelman@hotmail.com>
Sent: Sunday, March 27, 2016 10:23 AM
To: Marni Moseley; Karl Winkelman
Subject: North 40 development input

Hello and thank you for serving the Town of Los Gatos.

I am not against development. However, I am very much against over-development. Los Gatos planning commission has approved high density over and over along Los Gatos Blvd and very close to town and the high school. There will be and already is a strain on our services and our schools, our roadways and our neighborhoods used as alternative routes. Netflix addition has not even begun to take affect on Lark Ave, Winchester/N. Santa Cruz, Los Gatos Blvd/Main and of course the on ramps and off ramps, and most of all the safety of our children and citizens we are encouraging to walk to work and schools. **Please be reasonable about the size of this development.**

Property Owners can generate income from the retail shops. We have so many beautiful neighborhood shops and why should not this development stay in line with what is established in this town. Like Kings Court, Like the Whole Foods Shopping area, Nob Hill, the area where we have McDonalds and all the smaller shops. I am Totally **Against any more High Density** in this town. Development ok, high density not ok. I think that is what everyone is up in arms about. Charter Oaks town homes are the correct size on a spot of land that we all care about. The development has done a beautiful job with the bike and walking trails and the dog amenities in keeping with our love of the outdoors in this town.

Senior Housing is in big demand and will satisfy the demands upon the town for low income housing while taking care of the largest sector of our growing population. The Seniors will not affect our schools, will be near the medical facilities in town, and probably won't be driving much. Ok to target millenials but they also need a break on housing prices.

If you make this more of a Senior complex they will not be bothered by playing fields that we desperately already need in this town and have needed for ten years at least. The community garden is ok, this you can fashion after Los Gatos High School where they have a small community garden right next to playing fields which are located next to townhomes.

PLEASE FOLLOW THE SANE PLANS OF A SMALL TOWN DEVELOPMENT. BECAUSE LIKE IT OR NOT WE ARE A SMALL TOWN AND THAT IS WHAT THE GEOGRAPHIC NATURE IS OF THE PLACE.

Who we are. We have lived in Los Gatos 40 years. Have three sons, Los Gatos Schools. We are part of the generation that moved here because the rents were the best in the Valley. We did not build and increase the size of the town. We moved into the old homes

that were in need of repair. We revitalized businesses and repaired old run down homes, we volunteered in our wonderful schools and helped to make the old Los Gatos such a sought after place to live. I personally have given at least 20 years of full time volunteer services to our schools and community. We all worked together, schools, local services police and fire, churches, hospitals, families, businesses, clubs all about the health of our children and this town. Always beautiful but not always so expensive and not always so congested. The adjustments made are appreciated. Appreciate development company working with the town.

Katherine Winkelman

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Marni Moseley

From: Susan Shyu Pinkel <schwinkel66@gmail.com>
Sent: Sunday, March 27, 2016 10:45 AM
To: Marni Moseley
Subject: Objection to North 40 Development

Dear Ms. Moseley,

My husband and I would like to voice our objection to the North 40 development. We are unable to attend the meeting on Wednesday 30th March because of work related travel commitments and our children's sports commitments. Below are the reasons for our objection.

My husband and I moved to Los Gatos in the summer of 2013 after more than 20 years of living abroad for work. We have had a long association with Los Gatos, having a number of my husband's family living in the area. We were married at St. Mary's in 1994 and eventually bought our first house on Zena Ave, near the La Rinconada Golf Course in 2007 where each year our three sons could escape the pollution and heat of Asia for 5 weeks of their summer holidays. We did not rent out our house during the years we were away.

When we had first planned to permanently relocate to the United States for our children's health and education, we did not think of Los Gatos, even though we loved everything about it. In particular, the small community with a real downtown, safe environment and good schools. However, it was too far away for my husband to commute daily to his office which was located in the financial district in San Francisco. So we explored all the areas closer to San Francisco. We looked at Marin County: Larkspur, Ross, Mill Valley, Tiburon and Belvedere. We were looking for a nice, safe town with good schools and a community just like Los Gatos. In discussing the move with our children, the only request that our sons made was that they be able to bike or walk to school. We also explored South Bay, in particular Atherton and Palo Alto. However, none of the areas we looked at were remotely like Los Gatos.

After all the disappointments in not finding a place like Los Gatos that was closer to San Francisco, my husband agreed to look at Los Gatos, even though it would mean a long daily commute to San Francisco. Initially we had planned to renovate our house on Zena Ave because the house was a bit small for our large family of 3 growing boys. However, Monte Sereno town planning would not allow the expansion we needed, so we looked to purchase another house but closer to downtown Los Gatos as my husband and I wanted to live and die in Los Gatos. After a year of searching, and whilst we were still living overseas we finally found a house large enough for our family near Bachman Park in 2011. We were ecstatic because the house was walking and biking distance to both Van Meter Elementary, Daves Ave Elementary, Fischer Middle and Los Gatos High. At that time, we had one elementary school age son, one middle school age son and one high school age son. Due to work commitments, our planned move in the summer of 2012 was delayed until the summer of 2013. Prior to our move and towards the end of spring and start of summer 2013, I contacted the Los Gatos School district about registering our youngest son in Daves Avenue Elementary or in Van Meter Elementary and our other boys into Fisher Middle and LGHS. However I was rudely informed that there were no places at Daves or at Van Meter for my youngest son's age. I was shocked. So I enquired about Blossom Hill. The answer was the same. No places for my son at his age group. I asked the employee what I was supposed to do. She said that my son could attend the Lexington school. I was mortified. We had purchased an expensive house close to downtown and had been paying exorbitant amounts of property taxes for two houses in Los Gatos and my son was not able to go to a school within walking or biking distance. Not only that, but we had to drive our son up HWY 17 on a daily basis. I knew it was up in the Los Gato hills somewhere but really had no idea where it was actually located. Yes, it is inconvenient you may say. But for an Australian, not used to driving on US

highways (all the years we spent our summers in Los Gatos, I avoided highways and drove surface streets even to the Tech Museum for camps) and having to already contend with an stress of an international move, this was the stick that broke the camel's back. I was livid but living abroad, I felt helpless and did not know what my options were regarding enrolling my son. I was informed by family and friends that Los Gatos had grown so much in population due to the high density housing off Los Gatos Boulevard that all the elementary schools were impacted. People were buying or renting smaller houses with larger families and the school district had no plans to accommodate the growing population by building more schools.

With an international move, my husband and I needed the certainty that our sons had a school to attend once we relocated. So we decided to enroll our two younger children into St. Andrews Episcopal School in Saratoga. Although St. Andrews is a wonderful school, the fact that we did not have an acceptable option to attend the local school still upsets us.

My husband and I love Los Gatos but to this day, we tell people our story. Our neighbors and other long term residents are mortified by our experience.

If you allow the North 40 development to proceed, you will ruin Los Gatos. You will have families thinking that they can move to Los Gatos and enroll their children in the local school but not having the spaces available to accommodate them. My family's experience is a testament to the unnecessary expansions happening in Los Gatos. As voiced by many objectors, Los Gatos already has ridiculous traffic jams and the North 40 development will just aggravate the already difficult and dangerous traffic situation. Please do not sell the soul of Los Gatos by allowing the North 40 development to continue.

Sincerely,
Susan and John Pinkel

Marni Moseley

From: sharonturzo <calicat8@comcast.net>
Sent: Sunday, March 27, 2016 11:55 AM
To: Marni Moseley
Subject: NORTH 40

Property owner and developer want to TAKE AWAY from Los Gatos, not add to Los Gatos. Additional traffic, blocked views with concrete barriers will greatly decrease the little serenity left in Los Gatos; a once small, quaint town. This proposal makes me gag. Is disgusting; shameful. NO ON PROPOSAL! Mrs. Sharon Brunner Turzo; 408-234-3556. Los Gatos resident since 1963!

Marni Moseley

From: sharonturzo <calicat8@comcast.net>
Sent: Sunday, March 27, 2016 11:59 AM
To: Marni Moseley
Cc: DSparrer@community-newspapers.com
Subject: Re: NORTH 40

On Mar 27, 2016, at 11:54 AM, sharonturzo <calicat8@comcast.net> wrote:

> Property owner and developer want to TAKE AWAY from Los Gatos, not add to Los Gatos. Additional traffic, blocked views with concrete barriers will greatly decrease the little serenity left in Los Gatos; a once small, quaint town. This proposal makes me gag. Is disgusting; shameful. NO ON PROPOSAL! Mrs. Sharon Brunner Turzo; 408-234-3556. Los Gatos resident since 1963!

Marni Moseley

From: Bill Zerella <bzerella@fitbit.com>
Sent: Sunday, March 27, 2016 12:57 PM
To: Marni Moseley
Subject: North 40 development

Ms. Moseley,

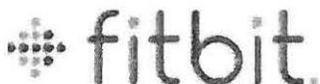
My wife and I have been residents of Los Gatos for roughly 20 years. We are not able to make the meeting this coming Wed regarding the development plans for the North 40, however I did want to write regarding our concerns

In the years since we have lived here, we think the town has made a lot of wise decisions in support of development. We do not believe this development however would be a wise decision. When thinking about the traffic this will create, the impact on our schools, and parking downtown for the new residents, we do not support this development project. Just the traffic impact alone could be very significant considering how important Lark Ave is to entry on 17 every morning. This will be detrimental for many of the existing residents and will have a negative impact on what we have come to enjoy about Los Gatos.

We understand the need for development but expect it to be carefully analyzed and understood in terms of the impact on current residents. And to the extent the impact is not positive, we would expect the planning commission will protect the interests of existing residents and not approve such plans.

Thank you,

Bill Zerella
Chief Financial Officer
Fitbit, Inc.
O: 415.361.5604
bzerella@fitbit.com



Marni Moseley

From: Patrick Dougherty <pcdough@gmail.com>
Sent: Sunday, March 27, 2016 3:15 PM
To: Marni Moseley
Subject: North Forty

We have lived in a quiet neighborhood just off Los Gatos Blvd. for 48 years. We have watched the Town approve high density housing developments such as Bluebird Lane, Laurel Mews, and Lester Square with an alarming increase in the traffic. We cannot afford to approve another project which will add 320 new housing units and put another 500 cars on a street which approaches gridlock at certain times of the day. Last Saturday, the day before Easter, Los Gatos Blvd was already bumper to bumper at 11:00 AM from Los Gatos/Almaden Rd to Hwy 9, presumably beach traffic. The intersection of Los Gatos Boulevard and Lark Avenue is already a mess. It will only get worse if a street which exits the North Forty between the gas station and the on ramp to Hwy 17 is added to the mix.

Just because a developer has purchased this plot of land, does not mean that we as a town have to accept a plan which changes the ambience of living here and which will compete with our historic downtown. We might accept a plan with fewer houses and more open spaces for the whole community to use. We need to fight to maintain the feel of Los Gatos as a small town. Do not accept the Maximum Use Plan.

Patrick and Lyn Dougherty
16678 Magneson Loop
Los Gatos

Marni Moseley

From: Robin Strothers <rstrothers@comcast.net>
Sent: Sunday, March 27, 2016 4:01 PM
To: Marni Moseley
Subject: North 40

I, Robin Strothers, want to go on record as saying that I am deadly against the development of the North 40 for new businesses and residences. I have watched the town pass building developments, homes, etc., on two locations. The people in Los Gatos on both projects, expressed their worries regarding traffic, number of people, and the impact that these projects were going to have on our schools, and present businesses. NO ONE LISTENED. What is it going to take for the Council to listen to the people who live here, who are in this god awful traffic every day. We need a school, and a place for our children to play softball, baseball, and soccer.

Please start to listen to the people of Los Gatos. Look at what has happened to this beautiful town because of the decisions that have been made by our elected officials. Very disappointed!

Robin Strothers
7 Walnut ave.
Los Gatos, residence for 68 years

Marni Moseley

From: bart m zisa <bartmzisa@gmail.com>
Sent: Sunday, March 27, 2016 4:02 PM
To: Marni Moseley
Subject: North 40 Concerns

Ms. Moseley,

As a Los Gatos parent, resident and tax payer who lives very close to this proposed development, I am very concerned as to the negative impact on our every day traffic and schools. It already feels like we have pushed the limit on what is acceptable to simply drive our children to school or commute to work.

I am not familiar with the development name but it's obvious to anyone paying attention, the traffic implications caused by the new homes located next to Fisher Middle School.

In addition, take the new Stanford medical complex and the increased congestion it is already causing.

As it stands we worry every day as people speed up and down our residential street to get to work or what have you while our young children play in the front yard. It isn't right.

This will only worsen with the addition of North 40.

I adamantly and respectfully oppose North 40 and implore folks such as yourself to protect what's best for current and future generations of families who have chosen Los Gatos to call home.

Sincerely,
Bart Zisa

Marni Moseley

From: prajakta.gudadhe@gmail.com on behalf of Prajakta Gudadhe
<prajakta.gen@gmail.com>
Sent: Sunday, March 27, 2016 6:24 PM
To: Marni Moseley
Cc: Saurabh Deoras
Subject: North 40 planning commission hearing

Hi Marni,

We are Los Gatos residents. We will miss the planning commission hearing this Wednesday so wanted to vote in writing.

Our vote is NO to the current proposal. New development needs to maintain look and feel of Los Gatos (and not dense housing), traffic is already a concern in certain areas and we feel this development will make it worse. We also have concerns around school overcrowding, obstructing hillside views and open spaces.

We request the planning committee to reject current proposal which, in our opinion, does not meet Los Gatos housing guidelines.

Best Regards,
- PJ & Saurabh
Camellia Terrace, Los Gatos

Marni Moseley

From: John McLaren <johnfmclaren@comcast.net>
Sent: Sunday, March 27, 2016 7:02 PM
To: Marni Moseley
Cc: Brenda McLaren
Subject: North 40 - No on current application

Hi Marni,

Just writing you to say on behalf of myself and my wife, copied, that we are in no way shape or form in favor of the North-forty application. We have raised two kids here (K-12 through LG schools) and our youngest is just finishing high school. We have already seen degradation in our quality of life as a result of the over development that has already occurred. I can in no fathomable way see the North forty at the proposed level being something that could work with the impact it will have upon schools, traffic, infrastructure, etc. Please consider our opinion in the matter

Best Regards,

John and Brenda McLaren

Marni Moseley

From: kcduggins@gmail.com
Sent: Sunday, March 27, 2016 7:07 PM
To: Marni Moseley
Subject: North 40

Dear Marni,

I have lived in Los Gatos or near Los Gatos my entire life and have witnessed many changes. Most of the changes have been for the best or at least in keeping with the times. However, the plans for North 40 do not make any sense at all except for someone's financial gain. There are many reasons that this plan going through would be a disaster. First, the traffic at Lark and Los Gatos Blvd. are already maxed out and difficult, especially between 7-9 AM and from 3-6 PM. Neither Los Gatos Blvd nor Lark can be expanded on the south side. Secondly, our schools are at maximum capacity. The traffic in the mornings and afternoons when school is in session is near to impossible to get downtown or to Samaritan. It is ridiculous to take 30 minutes to go 5 miles. During the summer it is bad ALL day with beach traffic. I know that the developer has said that the condo's and homes, are geared for singles with the exclusion of some senior housing, however, it is naive to believe that the singles will stay single. They WILL get married and have children. At the cost of housing in Los Gatos, people will live in the condo's just to get their kids into our school district. When my kids were going to Los Gatos, they had many friends whose parents moved or rented condo's and apartments, just so their kids could go to Los Gatos High. We also have no more room to build more schools. If we can't keep our schools top notch, our home values will decrease. I would rather see retail or senior only housing or a school developed in this area. At least the traffic, if it was only retail and senior housing wouldn't be at a high level during the peak hours of 7-9 AM. I cannot stress enough, how discouraging it is that you and the commission would even consider this proposal. I hope you hear from enough people in the community to help you reconsider and throw back this plan. PLEASE, do not make this disaster your legacy.

Thank you for your time and efforts,

Kirsten Duggins

Marni Moseley

From: Lucille Weidman <laweidman@sbcglobal.net>
Sent: Sunday, March 27, 2016 7:18 PM
To: Marni Moseley
Subject: North 40 Developer Application

Dear Commissioner Moseley:

We have reviewed all the informational points and the architectural design renderings afforded us and we are extremely disappointed that the Los Gatos Planning Commission has allowed this project to see the light of day. In no stretch of the imagination does any element presented reflect the "small town charm" of the Town of Los Gatos in any way, shape or form. It is unconscionable to imagine the Planning Commission allowing the development to go forward in its present intent. It is our opinion and that of many, many residents of Los Gatos that the North 40 Developer Application before you be denied.

We have increasing concerns regarding the horrific traffic conditions on Los Gatos Blvd. that presently exist from Los Gatos Almaden Road to Highway 85 on-ramps at Samaritan Drive. The roads are a complete bottle-neck during the morning commute and repeats itself during the late afternoon commute. It is truly a nightmare throughout Los Gatos Blvd. that has yet to be addressed and corrected by either the Town's traffic engineer, the Town Council, or the Planning Commission. One question: How are 648 additional cars (2 per additional households) going to make the Los Gatos Blvd. traffic conditions any more tolerable?

The impact to the schools in Los Gatos with 340 additional households has not be determined. Again, the quality of life of the residents is truly ignored and parental concerns are brushed aside. It is obvious that the North 40 development will most assuredly change the dynamics of each and every classroom from Kindergarten through the 12th grade. To think otherwise is absurd.

We have been living in Los Gatos for more than fifty years. The changes to the Town in the last twenty years have been heartbreaking, to say the least. Change is inevitable. However, change should not come at such a high price that it erases all that came before which gave the Town of Los Gatos its unique charm, beauty, and history. The North40 project will truly change the charm and character of Los Gatos forever. In good conscience it is imperative that the Planning Commission deny the North 40 Developer Application.

Thank you for taking the time to read our concerns and opinions.

Respectfully,

Lucille and Sam Weidman
215 Carlester Drive
Los Gatos, CA 95032
408-358-7348

Marni Moseley

From: Jessica Richter <jessbricht@gmail.com>
Sent: Sunday, March 27, 2016 9:09 PM
To: Marni Moseley
Cc: DSparrer@community-newspapers.com; letters@mercurynews.com
Subject: Opposition to current North 40 proposal

Dear Ms. Moseley,

I am writing in opposition the the North 40 plan as currently proposed by the developer. The plan as proposed is:

1. Too dense
2. Too tall
3. Threatens to take business away from downtown Los Gatos
4. Threatens to negatively impact traffic on Lark and LG Blvd
5. Does not include a school or real plan for addressing school crowding issues that will be created. My 1st grader does not need a class of 24, let alone more than that, as he moves through elementary school. Our schools are already underfunded and over-extended. This year alone I have spent \$1500 of my own money as donations to school funding organizations.
3. Does not assist Los Gatos in satisfying state housing requirements to any large degree, nor is it clear that any development could.
4. Does not include a plan for the entire 41 acres.
5. Does not leave enough open space.

In short, we do NOT need another densely built development with homes that are still too expensive for most people to buy. We need a development plan for the entire 41 acres that adheres the the guidelines that the town of Los Gatos set forth:

- maintains the look/feel of Los Gatos (ranch houses/single family homes)
- will embrace hillside views, trees, and OPEN SPACE
- meets unmet needs for housing and commercial
- will minimize or mitigate impacts on town infrastructure, schools, and other community services

I personally do not think we need a Target, another CVS or any other chain store at the location of the North 40. Doing so will just increase traffic in already busy area. WE could use another elementary school and more low to moderate income housing and additional parks and community centers.

In short, the current proposal does not meet the requirements the town has set forth and presents a far worse solution.

Sincerely,
Jessica Richter
101 Hilow Ct.

Marni Moseley

From: jvirk@comcast.net
Sent: Sunday, March 27, 2016 9:14 PM
To: Marni Moseley
Subject: North 40 Plans

Hello Ms, Moseley,

Thanks for all you do for the town of Los Gatos.

As the North 40 development plans begin to take shape, I'd like to advocate that the plans consider housing in both Campbell and Los Gatos school districts.

Like many citizens in the community, I'm very concerned about over-crowding our schools (and managing the traffic that will go along with this). With 300+ homes in the plan, where will all of these kids attend school? Wouldn't it be great if the developers could meet the town and community halfway and come up with a proposal that would place families in multiple school districts? Or perhaps as part of the plan new schools will be built?

I know much of these issues are being thoroughly discussed and this is a complicated matter, but wanted to take a moment to share my voice as a member of this amazing community.

Thanks very much.

-Jessica Virk

Marni Moseley

From: Paula Van Grunsven <paulavg@verizon.net>
Sent: Sunday, March 27, 2016 9:14 PM
To: Marni Moseley
Subject: North 40

Dear Marni Moseley,

I would like to say that I am against the present plan for the development of the North 40.

The proposed plan will completely change the look of Los Gatos. Instead of Mountains and trees we will just see high density buildings.

The schools are already full. Los Gatos and Saratoga are the lowest funded schools compared to all the surrounding districts. When my family moved here 9 years ago Los Gatos was one of the best funded schools per student in the area. We have now dropped to the bottom. This proposal will increase the student load. I heard them mention a new Elementary school but where will the kids go to High School? My kids already have classes in portables at Los Gatos High.

The traffic is already terrible. Just driving to the High School can take more than half an hour because we can hit traffic from 5 Schools in the morning: Los Gatos High, Hillbrook, Van Meter, Fisher and Blossom Hill.

I used to have my son ride his bike to the High School but when he was nearly hit a few times by cars we realized that it was too dangerous. What was once a ten minute bike ride became a half hour car ride.

We chose to live in Los Gatos because it seemed like a nice small town where our kids could walk and ride to school. That is a misconception. It is not a town but a city in reality because when it is time to go school or to work there is gridlock.

What bothers me the most is that the City keeps approving developments that increase traffic to the area and then expects local people to mitigate that increase by pushing more kids to walk and ride to school even though they are inherently making it more dangerous.

The morning commute is typically a very long 15 minute backup for many lights on Los Gatos Blvd leading up to Lark and then entering 17, or if you choose to go the other direction, waiting for a series of lights along Los Gatos Blvd and a slow crawl on 17. Either way, drivers are already frustrated and making dangerous moves in the traffic.

Returning to Los Gatos in the evening is just as bad at the Lark exit, and then along Lark to Los Gatos Blvd. Again, frustrated drivers make dangerous moves. By adding a tremendous number of cars in the morning at Lark and Los Gatos Blvd, and back and forth to the schools, these problems will only get worse and traffic more dangerous.

Robert Ober
Paula Van Grunsven
16419 Shady View Ln, Los Gatos, 95032

Marni Moseley

From: Don & Giulie Pepper <donandgiulie@yahoo.com>
Sent: Sunday, March 27, 2016 9:15 PM
To: Marni Moseley
Subject: North 40 project

Dear Ms. Moseley,

As a longtime resident of the Los Gatos area, we downsized in the Charter Oaks Townhome community for access to the wonderful trail system and natural surrounding of the Los Gatos Creek. Now with the expansion of the Netflix campus that is still underway and the proposed dense development of the North 40, the calmness once enjoyed has been made so dense that traffic and noise have become uncomfortable in a place to call home.

More dense development and increased population to an already crowded town that has now become a city are unfortunate.

Please consider a more tranquil design for the North 40 project with open space and less denseness as a way of balancing the large development that has already transformed this neighborhood and made traffic a most undesirable part of daily living here.

Sincerely, Don Pepper

Marni Moseley

From: Don & Giulie Pepper <donandgiulie@yahoo.com>
Sent: Sunday, March 27, 2016 9:47 PM
To: Marni Moseley
Subject: North 40

Hello Marni

I was raised in Los Gatos and have seen the town change. Sometimes good and not so good.

Los Gatos is not set up for all the traffic on the streets, schools are impacted with the new high density housing.

Los Gatos should take some of the 40 acres and build a mini senior housing like The Villages in Silver Creek area. We have a lot of seniors that have raised there families in Los Gatos and would like to stay maybe down size instead of moving away to a retirement areas.

The team leagues could use more playing fields maybe tennis courts like at Blossom Hill Park.

Having services for the people that live on this side of town would be great

There are not grocery stores, drug stores and other necessities.

Building more house would be ok if its not High Density. Single family homes with some land would be nice. A new School. Los Gatos is not a LARGE Urban community. Looking at the new Netflix buildings the height is over powering should not have been aloud.

Lets keep Los Gatos a small community that people think of it not a LARGE urban that it is NOT.

Giulie Pepper

Marni Moseley

From: Stephen King <stephenk@lawyersandsettlements.com>
Sent: Sunday, March 27, 2016 11:21 PM
To: Marni Moseley
Subject: The Proposed North 40 Development

Los Gatos Planning Commission -

This development makes no sense for the town or the people of Los Gatos. Now, in ten years and in 50 years how will these questions be answered?

Do/Did we really need more income? NO

Do/Did we really need more expensive townhomes and/or condominiums? NO

Do/Did we need more commercial space? NO

=====

Do/Did we need more open space? YES

Do/Did we need to keep some of the original orchards/farms that mark such a significant part of Los Gatos's culture and history? YES

I would suggest that someone take a look at the Heritage Orchard property in Saratoga for a first class alternative use for this property.

Best Regards,

Stephen King
CEO & Executive Publisher - Online Legal Media
OnlineLegalMarketing.com | LawyersandSettlements.com | BigClassAction.com |
CaliforniaLaborLawNews.com

408 621-0271

Marni Moseley

From: N. Richmond <nrichmond@gmail.com>
Sent: Monday, March 28, 2016 8:16 AM
To: Marni Moseley
Subject: Opposition to the North 40 plan

Dear Ms. Moseley,

My name is Noah Richmond. I am a resident of Los Gatos, living on Mary Way in the 95032 zip code.

I am strongly and unequivocally opposed to the North 40 development.

First and foremost, what Los Gatos needs now more than ever are more schools, not more residential units. This site is one of the only remaining sites on which we could build additional school infrastructure. Our classrooms are becoming overcrowded, and developers have consistently misrepresented the impact on our school and community by their proposed plans.

I frequently use the intersection at Lark by Highway 17 - it is already dysfunctional by 3pm in the afternoon. These additional units will lead to greater congestion, and gridlock. Our town already suffers from overcrowded roads. Why would we exacerbate this problem by allowing this development?

We should block this development and rezone the land for more schools, not more over-dense real estate developments with the principle purpose of enriching developers who care nothing for their impact on our kids and community.

Sincerely,
Noah Richmond

--

"I look forward to a future in which our country will match its military strength with our moral restraint, its wealth with our wisdom, its power with our purpose."

John F. Kennedy

Marni Moseley

From: Martha Kirsten <mwkirsten@gmail.com>
Sent: Monday, March 28, 2016 8:36 AM
To: Marni Moseley
Subject: North 40

Hello

Please do not allow the north 40 to become a high density housing project. Los Gatos will become San Jose. Please represent the town and keep this development under control. Please consider how the traffic is NOW (bad) and what will happen when you let another 300 cars move in. Please think of the schools.

Don't ruin Los Gatos

From a very concerned Los Gatan

Martha Kirsten

Marni Moseley

From: Dwight Witherspoon <dwitherspoon@gmail.com>
Sent: Monday, March 28, 2016 8:56 AM
To: Marni Moseley
Subject: North 40 Expansion

Hi Marni - I am writing to express my disbelief that Los Gatos is trying to jam more development into an already overcrowded town.

We moved here 3.5 years ago for the schools, the small town feeling and to get away from the traffic of cities like Atlanta and Stockholm where we had previously lived.

Since moving here, I have noticed an increase in traffic, more difficulty finding parking spaces in the town of LG, but most importantly - overcrowding in our schools.

I have three kids in the local school system. I was amazed to hear of the absolute growth explosion of Fisher Middle School over the last 6 years and I am now seeing first hand how my 9-year old is struggling for the attention he needs at an overcrowded classroom at Van Meter.

I have read all the marketing spin on the North 40 web site. I sincerely hope no one is buying it. How would extra tax dollars help a school that essentially funnels off all its money to help other Santa Clara county schools in need? I don't disagree with this Governor Brown policy and we need to help our neighbors, but unless money is going directly into the LGEF, it will do little to help. Even then, without extra walls, equipment and teachers, these extra homes will only add to the problem.

I have little hope this development will be stopped. But I hope I am wrong. The town of Los Gatos has something special, but its future will be sold and lost forever with this continued unchecked development.

I hope the city council will do the right thing and keep our schools, roads, parking spaces a little bit less crowded and at the same time, preserve the small town character we have all grown to love.

Dwight Witherspoon
151 Serra Ct., Los Gatos

If you will note my address, you will see I have no issue with affordable housing. We live within a square mile of no less than 5 apartment complexes between Van Meter and our home near Vasona. This isn't about low income housing, but rather not building more homes than the infrastructure can handle

Marni Moseley

From: Natanya D <natanyad@gmail.com>
Sent: Monday, March 28, 2016 9:02 AM
To: Marni Moseley
Subject: Concern of the development of the North 40 Project

Dear Ms. Mosely,

I am deeply concerned about the impact the development plan for the North 40 will have on the quality of life in Los Gatos. The traffic infrastructure and schools are already overburdened and the appealing quality of life in Los Gatos is suffering. Aesthetically, logistically and in terms of the timing and rate of development, the proposed project does not seem to meet the goals laid out by the city council for the development. The crowded housing on the one side to allow for more commercial development when already local businesses struggle, is contrary to the spirit of the community.

I am unable to attend the meeting this Thursday, but register my concern with this email. I hope that many of the unanswered questions will be addressed and the voice of the people will be heard. I chose this community as a place to live because I did not want to be in the veritable strip mall atmospheres of communities further north. The excellent schools and small town feel were a big draw and I would be saddened and deeply disappointed with the town if that were to change.

Thank you for your consideration. I understand it is a difficult task to balance growth (particularly housing requirements) with quality of life, but I would rather err on the side of the latter than overbuild and destroy what has been cultivated and coveted as a location to date.

Regards,

Natanya Desai
(408) 603-5355

Marni Moseley

From: Victoria A Myers <Victoria@myersnetsol.com>
Sent: Monday, March 28, 2016 9:24 AM
To: Marni Moseley
Cc: Brad Myers
Subject: Comment on North 40 development

Hello Ms Moseley,

We are writing to voice concern about the current North 40 project . . . We've lived in Los Gatos for many years because of the small town feel, the parks, the hiking trails, the open space and trees of Los Gatos.

Having viewed the development current proposal before the Town Planning Commission, and the Town's 4 guiding principles for the North 40 project, we have some concerns.

Living in the Manor, our family regularly travels the Los Gatos Blvd/Lake Ave area; the current development plan, with over 320 residential units and 66,000 of commercial space will overwhelm already crowded streets and bring them to a standstill, and will of course have a huge impact on the town's traffic infrastructure.

320 residential units will bring additional children into already crowded schools in the Los Gatos School system . . . why not plan an additional school for this North 40 area?

The Town of Los Gatos is known for open space with hillside views and trees . . . multi-unit housing – and a large commercial area with high walls will block hillside views, are not in keeping with the look and feel of Los Gatos

The Town's stated North 40 guideline is to address unmet residential/commercial needs. . . . Unmet needs? How about a park . . . a community center, sports fields for children/adults. The town doesn't lack commercial needs . . . how about providing often stated and requested amenities for Los Gatos residents? Having read many of the Town's minutes and local paper articles . . . residents don't complain of the lack of commercial/residential stock, they request, even beg for more community services, for sports fields, parks, trails, etc!

Is the current Town infrastructure in good order? An emphatic No! And adding 320 residential units and 400,000 plus sq ft of commercial will create even more issues.

We request that the current developer plan before the Commission be rejected and the developer(s) be directed to create a plan with the look and feel of Los Gatos, maintain views of the hillsides and open space, place much greater emphasis on the Town residents' needs for parks, sports fields, community center, dog park, walking trails/paths, and a school rather than maximizing residential/commercial square footage and lastly not take on additional development unless the town's current infrastructure needs have been addressed and met. We are not opposed to development . . . all land uses change over time. . . rather we ask the town council and planning commission place the stated interests of the community before, ahead of and above the interests of any developer and actually have a town council and planning commission vote for what the residents want.

The North 40 project is a once in a lifetime opportunity to provide badly needed services to the town residents and the council and commission members should vote according to the wishes of the residents, and no one else.

Sincerely,

Victoria & Brad Myers

Victoria Myers

Director of Operations/Co-Founder

MYERS NETWORK SOLUTIONS

1101 S. WINCHESTER BLVD., SUITE P-298

SAN JOSE, CA 95128-3904

TEL 408.483.1881 ext. 202

FAX 408.244.1881

WWW.MYERSNETSOL.COM

Follow along on our blog: <http://myersnetworksolutions.wordpress.com>

Get to know us on Facebook: <https://www.facebook.com/myersnetworksolutions>

Marni Moseley

From: Tony Nanez <tnanez@gmail.com>
Sent: Monday, March 28, 2016 9:56 AM
To: Marni Moseley
Cc: dsparrer@community-newspapers.com
Subject: overcrowded

definition of overcrowded per thesaurus is,packed,full,mobbed,filled to capacity,full to bursting, CONGESTED,overflowing,teeming,swarming,thronged! by developing the north 40 as presently proposed not only would it add to the already congestion but; would probably kill many downtown businesses.many of us don't venture downtown like we used to cause what was a 5 minute drive from blossom hill area,now on most weekends its 15 min.kid sports teams have to leave area to find places to practice.how about some sort of sporting complex that the town could charge for revenue and reducing the amount of proposed homes.

thanks for your consideration
tony-- LG resident since 1978

Tony Nanez
tnanez@gmail.com

Marni Moseley

From: RICHARD <frandick@comcast.net>
Sent: Monday, March 28, 2016 10:15 AM
To: Marni Moseley
Subject: North 40

Dear Ms. Moseley,

Mrs. Coulter and I object to the huge development called, "North 40" because of the increased traffic on Los Gatos Boulevard. We are already aware of the difference the Netflix company is making on Winchester and we aren't interested in a similar thing on Los Gatos Blvd. We use Los Gatos Boulevard to go to our doctor's offices and we see this development as increasing that time quite a bit.

Further, I think it will turn Los Gatos into another Sunnyvale or Cupertino because of the many buildings being added. There goes our lovely little town down the economic, suburban drain.

Please don't do it.

Joseph Coulter
15860 Poppy Lane, #9

Marni Moseley

From: Alyssia Berkowitz <alyberk@me.com>
Sent: Monday, March 28, 2016 10:27 AM
To: Marni Moseley
Subject: North 40 Proposed Development

Dear Ms. Moseley,

I am writing to express my opposition to the current developers plan for the North 40.

Because of apps like WAZE, traffic through Los Gatos, particularly on Los Gatos Blvd., has become an inconvenience. The increased commercial and residential traffic generated by the North 40 development would become unbearable.

The 340+ proposed new housing units would impact our schools irreparably. It is clear that all of the housing units in the developers plan are in Los Gatos because of the school district. It is well documented that homes in the Los Gatos school districts (k-8 and high school) command a greater sales price than comparable homes in neighboring districts. Adding all of these units will add hundreds of children that the collective school infrastructure is not designed to accommodate - this will result in the degradation of our schools and in turn, housing values.

I am unable to attend the meeting this Wednesday evening, but hope my voice will be heard.

Sincerely,

Alyssia Berkowitz

Sent from my iPad

Marni Moseley

From: Caroline Buckner <caro.buckner@gmail.com>
Sent: Monday, March 28, 2016 10:32 AM
To: Marni Moseley
Subject: North 40 project

Dear Ms Moseley,

As a concerned citizen living on Corinne Drive, I would like to voice my worries about the proposed development known as the North 40. The most obvious concern is traffic increase and street congestion. The second is the increase in student population.

Why is no school proposed in this development ? Had the idea of a teaching orchard been considered on some of the land ? And definitely reduce the number of living units, increase the green areas, widen the streets and create more parking spaces.

Sincerely,
Caroline Conway
15486 Corinne Drive
Los Gatos, CA

Sent from [Mail](#) for Windows 10

Marni Moseley

From: Kathy Kroesche <kathy.kroesche111@gmail.com>
Sent: Monday, March 28, 2016 10:40 AM
To: Marni Moseley
Subject: North 40

I happened upon the model of the North 40 outside the chamber a few weeks ago. It was overwhelming. Please do not plan any such development until successfully addressing the current beach traffic and school overcrowding.

Please also take care to preserve the rural, natural beauty of Los Gatos. Since I moved here in 2003, I have noticed a marked move toward making LG feel like a concrete, treeless, suburban town. Mature trees are constantly being cut down and more concrete is poured through parks. As nice as San Jose is, I chose Los Gatos for a reason. I don't want to see its old town character disappear.

Take Care,

Kathy Kroesche

Cell 408-438-0103

Marni Moseley

From: Ralph Mason <forewm@aol.com>
Sent: Monday, March 28, 2016 10:48 AM
To: Marni Moseley
Subject: North 40 Project

Ms. Moseley,

Unfortunately I can not attend the Planning Commission Meeting on Wednesday 30 March and I want to voice my opinion and thoughts regarding the North 40 project.

Do NOT approve this plan!

I have been a property owner and lived in LG for over 30 years and I am not one of the residence against growth; however this plan in no way benefits our community.

I would not object to a well thought out development project. I will object to any project that impacts traffic, schools, and services without the investors assuming the responsibility to have solid, approved remedies as part of their development plan.

Thank you,

Ralph Mason
408-398-1400 (cell)