



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

ITEM NO: 2
DESK ITEM

- 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: Yuki Farms/ETPH, Grosvenor USA Limited, Summerhill Homes, 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

Previously received with Addendum Report:

22. Updated letter from Barbara Kautz received March 25, 2016 (five pages)
23. Comments received from 11:01 a.m. on March 24, 2016 to 11:00 a.m. on March 28, 2016

Received with Desk Item Report:

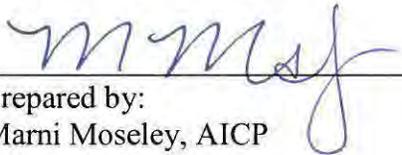
24. Residential Density Exhibit (one page), received March 30, 2016
25. Comments received from 11:01 a.m. on March 28, 2016 to 11:00 a.m. on March 30, 2016

REMARKS:

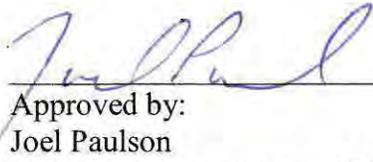
The applicant has submitted an exhibit to show the residential density of the proposed development (Exhibit 24). As discussed within the staff report, the Town's Housing Element requires a minimum of 13.5 acres of the North Forty Specific Plan Area to be developed at a minimum of 20 units/acre in order to meet the Town's Regional Housing Need Allocation (RHNA) numbers. The exhibit was prepared to assist the Commission in its deliberations.

Additionally, staff received additional public comments on the proposed application (Exhibit 25). Staff will continue to accept written correspondence which will be included in the materials provided to the Commission and Town Council for future meetings.

Additionally, staff would like to correct an error in the staff report. The report stated that the proposed application requires 47 BMP units, which is inaccurate. The BMP requirement would be based on the base market rate units (187) which would reduce the 20 percent requirement to 37 units. The applicant is proposing 50 units which is approximately 25 percent more than the requirement of 37 units.



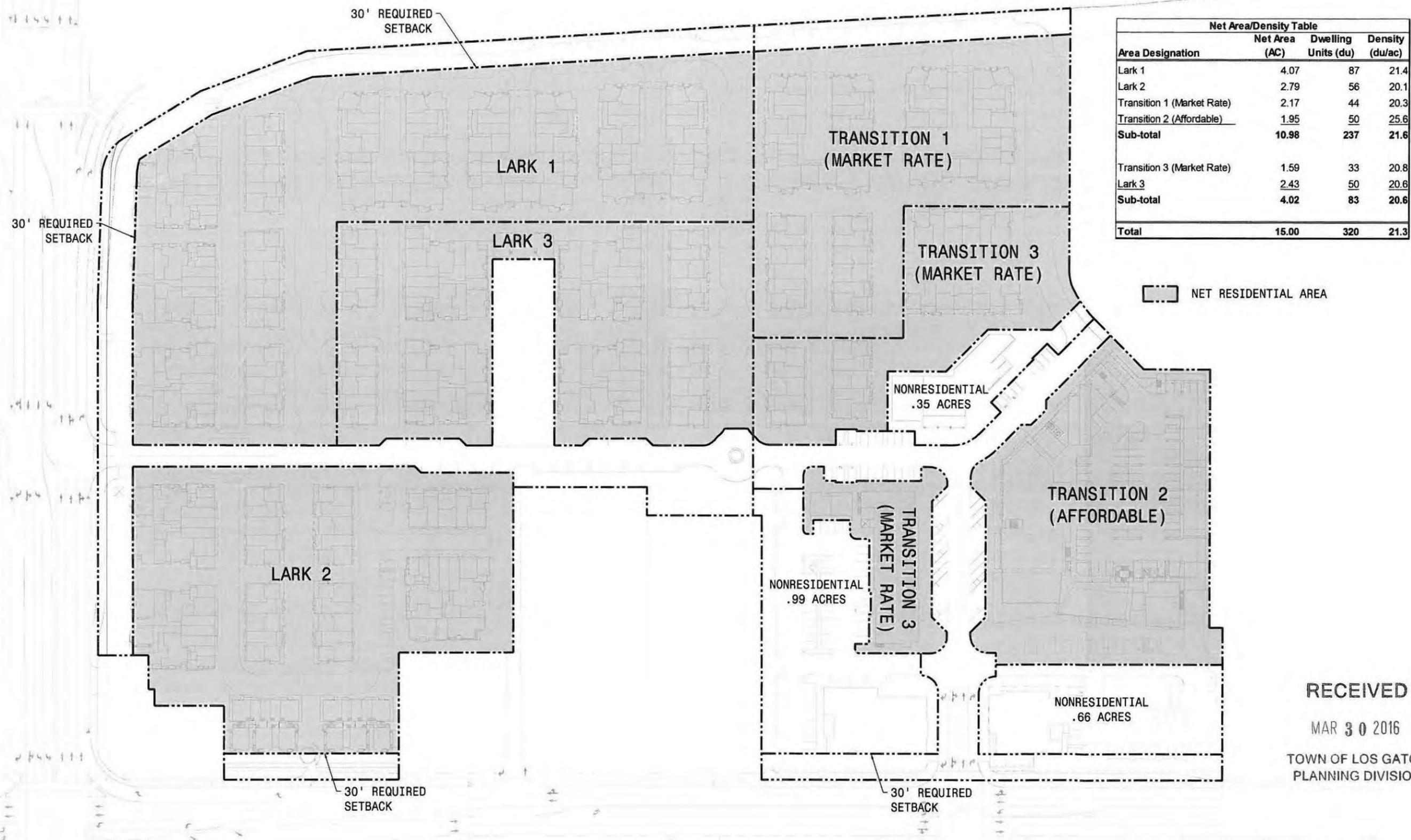
Prepared by:
Marni Moseley, AICP
Associate Planner



Approved by:
Joel Paulson
Community Development Director

JP:MM:sr

03-30-2016 9:45am Jarcynyn Bays P:\17926\PA\EDH-P\EDH-P\NET AREA DENSITY 03.28.2016-REV1.DWG



RECEIVED
 MAR 30 2016
 TOWN OF LOS GATOS
 PLANNING DIVISION

NORTH FORTY

LOS GATOS, CA

Phase I
Net Area and Density

From: Code Compliance [mailto:do_not_reply@civicplus.com]
Sent: Monday, March 28, 2016 11:03 AM
To: Allen Meyer
Subject: New request received

Category Code Compliance Complaints has received a new request.

Here is what we have on file:

Code Compliance Complaint

#437

Category:	Code Compliance Complaints	SUBMITTER
Priority:	3	Julie Matthews
Assigned To:	Meyer Allen	228 Carlester drive
Submitted:	3/28/2016 11:02 AM	Los Gatos, Ca 95032
Source:	Website 208.54.5.190	CONTACT
		julie4matthews@gmail.com
		503-330-6967

[View Request](#)

40 Los Gatos blvd
Los Gatos , CA 95032

REQUEST DETAILS

Description

I realize a substantial amount of planning has gone into the North 40 development. However, looking at the model and the height poles illustrate how dense the proposed development will be. My concerns with the density are its impact on the local schools and the character of the town. One of the main appeals of Los Gatos is it feels like a town not a city.

Your Information

Name

Julie Matthews

Fax Number

Email Address

julie4matthews@gmail.com

Preferred Contact Method

email

Marni Moseley

From: gloria ellos <glomarie38@gmail.com>
Sent: Monday, March 28, 2016 11:27 AM
To: Marni Moseley
Subject: North 40

I can not believe we are making homes for more people with more cars to drive on Los Gatos Blvd. It seems insanity. G. Ellis

Marni Moseley

From: Niles Parate <nparate@hotmail.com>
Sent: Monday, March 28, 2016 11:46 AM
To: Marni Moseley; nparate@hotmail.com
Subject: comment on North 40 from a resident of los gatos

Ms Moseley,

As a resident of Los Gatos for 12+ years, I have seen how Los Gatos Blvd has become so crowded with traffic over the years.

It already takes us two to three times as much time stuck in traffic on LG Blvd than it used to just a few years ago.

The North 40 development would further impact traffic tremendously...no amount of mitigation will help. This affects quality of life for everyone who lives or works in Los Gatos.

This development will ruin orchards and add chaos in our lives-- the only beneficiary is the property developer!

We love our beautiful town. PLEASE let Los Gatos remain Los Gatos!

Best Regards,

Niles Parate
16570 Shady View Lane
Los Gatos, CA 95032

Marni Moseley

From: BS Nissen <bsnissen@gmail.com>
Sent: Monday, March 28, 2016 11:51 AM
To: Marni Moseley
Subject: North Forty issue Wednesday March 30

To the Planning Commission:

My husband and I have lived in the town of Los Gatos since 1963 which means we have experienced growth of our beautiful area for 53 years.

The recent seemingly uncontrolled building of homes crammed onto lots such as Blue Bird Lane and Laurel Mews has contributed to overcrowded schools and many traffic problems.

We propose a 5 year moratorium on all building until we can fix the problems we've created.

We propose we bring back school busses to reduce the traffic issues around Van Meter and Blossom Hill Schools especially.

Included in all of this would be to hold off any development of the North Forty which looms as a nightmare to problems at hand.

Please stop this malignant grown pattern and listen to those who moved here to get away from exactly what's happening here.

Respectfully,
Burr and Susan Nissen
103 Cardinal Lane
Los Gatos 95032

Marni Moseley

From: africe@comcast.net
Sent: Monday, March 28, 2016 12:39 PM
To: Marni Moseley
Subject: NO on NoFo development proposal

My husband and I are indicating our support for a NO vote on the proposal for NoFo as being presented. Too much in too little = 0.

Thanks.

Ann and Fred Rice
123 Cleland Ave.
Los Gatos, CA 95030

Marni Moseley

From: Susan Kankel <susankankel@comcast.net>
Sent: Monday, March 28, 2016 12:50 PM
To: Marni Moseley
Subject: North 40 Application

Ms. Mosley
Planning Commission:

Re: March 30 North 40 Application Hearing:

The present proposal is far too much for the 20 acre parcel designated.
The latest traffic report on the application stated that there would 4,000 trips daily FROM the development; this does not include traffic INTO the development.
For this reason alone, the proposal must be drastically reduced.

The present proposal is far too dense and overbuilt for the 20 acres in the application.
It does not allow for enough open space nor any view of our surrounding hills, The guiding principles set forth by the Town are being ignored.
The density and mass of the proposal are more reasons for the proposal to be drastically reduced.

The development is not spread over the entire parcel of 40-plus acres, but is crammed into the 20 acres adjacent to Los Gatos at already overcrowded and overtaxed intersections.

Please take your time and get it right.
Do what is best for the Town, not the developer, just as was done with the proposal at Shannon Road and Los Gatos Boulevard.
Let's shoot for Maximum Open Space and Minimum New Development.

Sincerely,

Susan Kankel
99 Reservoir Road

Marni Moseley

From: Elaine M <emcknyc@gmail.com>
Sent: Monday, March 28, 2016 12:52 PM
To: Marni Moseley
Subject: North 40 - Don't Let It Happen

Hello Ms. Moseley,

I have been a resident of Los Gatos for 25 years now. I have loved living in this town for almost all of those years. It's charm and small town feel have always made me feel like I am on vacation.

The last 3-4 years have changed that all together. The increase in housing developments and shopping plazas have made this town a small city without the infrastructure to handle it. The cookie cutter housing developments make me feel like I am on a Hollywood set; perhaps the Stepford Wives. The traffic and lack of parking downtown no longer make it appealing for me to shop, dine or contribute to the local economy. The increase of garbage on the streets and overflowing bins are yet additional symptoms of a town that has gotten too big. My biggest concern is for the school system. One of the reasons I purchased my home in Los Gatos and not outside of the town was because the school reputation helped keep the housing prices at a considerable value. We have updated some of the schools and have increased the taxes to do so ... in addition to the other public services needed. How will we keep up with the increased population demand and maintain quality of education and life in general?

The North 40 is not something that Los Gatos can absorb. We are oversubscribed with houses and people. Our merchants suffer, our residents suffer and our children will suffer.

I travel for business and will not be able to make it to the meeting on Wednesday. Please take my feedback into consideration and a NO VOTE.

Elaine McKiernan
71 Mariposa Avenue

Marni Moseley

From: Carolyn Moore <moore_carolyn@yahoo.com>
Sent: Monday, March 28, 2016 12:56 PM
To: Marni Moseley
Subject: North 40 Concerns

To Whom This May Concern,

I have been researching the North 40 Project and have even come down to the Town Hall and checked out the model of the project.

My concerns are many, however, my biggest concerns are the added congestion that this new project would bring to our already SUPER congested roadways and surrounding streets here in Los Gatos. I live here on the Northern side of Los Gatos and to get from our house to downtown Los Gatos can take upwards of 30 minutes at times of high traffic. It is also crazy traffic to leave the Los Gatos Blvd/Los Gatos Almaden Rd area and head to 17 North during morning commute and even the return trip home. I cannot imagine adding the extra housing and commercial businesses that the N 40 would bring and the impact of the traffic. I guess what I imagine is gridlock!

Second, I know that our schools are at max capacity. Adding the extra housing without increasing space for additional students is going to impact our schools here in Los Gatos and result in greater impaction and overcrowding!!

Could this project be something that is re-thought? Phased in? I am already feeling the negative affect this project is having within just my neighborhood and can't help but think that it would be to the Town's advantage to take a second look and revisit this immense project!!

I can only hope our opinions are heard and the major and even minor issues are addressed!

Thank you for your time,
Carolyn Moore

Marni Moseley

From: Sarah Cope <sjgrigg1124@gmail.com>
Sent: Monday, March 28, 2016 12:57 PM
To: Marni Moseley
Subject: The North 40

Hi Marni,

I had a chance to review the plans for the North 40 and while aspects of the proposal are appealing, it doesn't seem that family friendly. It feels very dense without a lot of green space. It would be wonderful to include a park (or several small parks) in the plan. An all-inclusive park like the Magical Bridge Playground in Palo Alto (<http://www.magicalbridge.org/>) would be ideal!

Pedestrian bridges crossing both Los Gatos Boulevard and Lark would be helpful. That intersection is already very heavy and a bit dicey at times, especially crossing over the right-hand turn lane from Lark onto Los Gatos Boulevard.

Good luck with the project as it moves forward,
Sarah Cope
16220 Roseleaf Lane

Marni Moseley

From: Terri Oppelt (T.O.) Preising <preising@stanford.edu>
Sent: Monday, March 28, 2016 1:23 PM
To: Marni Moseley
Subject: North 40 Project

Dear Planning Commission Board Members,

As a resident of Los Gatos for the last 8 years, I have been dismayed to see the overwhelming growth in traffic in our town. I live just off of North Los Gatos Boulevard and the gridlock during rush hours and all day on the weekends is a hazard for everyone, whether driving, on foot or on a bicycle.

My children graduated from Los Gatos high school in 2010 and 2012 and attended college out of state. They have been shocked at the increase in traffic in Los Gatos on their visits home.

My commute from the 85/17 interchange to Lark Avenue and southbound Los Gatos boulevard has doubled over the years, with bumper to bumper traffic a given. The North 40 will add congestion to an already straining traffic infrastructure, and will make gridlock even worse on the weekends.

The story poles brought home to me that it would be impossible for the current plan to maintain the open green space and trees that we love in Los Gatos and frankly, moved here for. There will be no "agrarian feel".

This is another over-developed project which will have an adverse impact on our traffic, schools, and rapidly disappearing small town ambience. The only beneficiary is the developer, not the residents of Los Gatos. Please "put the brakes" on this ill-conceived development.

Best,
TO

Terri Oppelt ("TO") Preising, MaEd, JD
Program Associate
Stanford Prevention Research Center Education Programs ([H4A](#) and [CHPR](#))
[Stanford Women & Sex Differences in Medicine Center \(WSDM\)](#)

Medical School Office Building (MSOB), 1265 Welch Rd., X3C30, Stanford, CA 94305, MC
5411 Directions: <http://goo.gl/9sv6nX>

Marni Moseley

From: Jeff Benjamin <jeff@facilitron.com>
Sent: Monday, March 28, 2016 1:44 PM
To: Marni Moseley
Subject: REJECT North 40 Application

Los Gatos Planning Commission

I strongly urge you to REJECT the Phase 1 planning application for the North 40 Specific Plan development that will be presented at your special meeting on March 30, 2016. Unfortunately I will not be able to attend this Wednesday's meeting, but wanted to voice my opinion in hopes that the Planning Commission will do right and reject this plan.

The proposed plan will negatively impact our traffic, our schools, our environment and our overall town in a significant way. More specifically, in my opinion, this application is in direct contrast with the Approved Guiding Principles for the site:

1). Required Guiding Principle #1: The North 40 will look and feel like Los Gatos.

This application is nothing like Los Gatos- it's density, look and feel do not exist, nor does it fit with any existing development in Los Gatos.

2). Required Guiding Principle #2: The North 40 will embrace hillside views, trees, and open space.

The applicant's building heights and short setbacks of the proposed development significantly obstructs the views of both the East San Jose foothills to the North and the Santa Cruz Mountains to the South. This is obvious from the story poles. Additionally, the amount of open space is woefully inadequate. Under the town's guidelines, I would expect to see lots of "green" spaces, in addition to "open play" fields and other children's play areas and walking trails. Contrarily, the application shows pavement for parking lots and sidewalks bordered with minimum landscaping.

3). Required Guiding Principle #3: The North 40 will address the Town's residential and/or commercial unmet needs.

I significantly question the Town's needs for additional housing and/or commercial needs considering that our school's are already overcrowded, and our existing commercial properties have significant vacancies. The town's needs for affordable housing and senior housing can be debated, but if found to be a necessity, should be directly addressed and required within the application (and not loosely referred to).

4). Required Guiding Principle #4: The North 40 will minimize or mitigate impacts on the Town's infrastructure and community services.

The existing application directly contradicts this required guideline. Traffic on Lark Avenue is already severe, so the impacts on any development along Lark avenue will only continue to impact the area negatively. Our school's are already overcrowded and constrained- this application will only add to the stress of the existing problem. This application doesn't provide any additional community benefit in terms of green spaces and/or public use spaces, therefore existing community services will continued to be taxed at a greater rate.

In summary, I'm opposed to this application and hope that the Planning Commission and Town Council will only consider applications that address the Guiding Principles that so many people have spent countless hours to establish. We are a special town and a special community, we should take the time to do things right and not rush into accepting overdevelopment that don't match our Town's wants and needs.

Thank you-

Marni Moseley

From: Joe Falk <jfalkmb@aol.com>
Sent: Monday, March 28, 2016 2:49 PM
To: Marni Moseley
Subject: North 40

Hi Marni.

I'm writing to you with regard to the North 40 development plans being considered.

As a 20 year resident of Los Gatos, I'm very concerned about what the proposed development will do to our town and **object** to the current plan.

My family moved into Los Gatos because we were looking for a quiet and safe environment along with great schools. Having grown up in a big city, Los Gatos was a great refuge from all the traffic and chaos we wanted to leave behind. What we've seen over the past 20 years is a never ending desire to keep developing every open field, and former car dealerships. Now it's the North 40. As you know all the development to-date, has only added congestion on our roads and crowded classes in our schools. Now you're looking to develop the North 40 which will only exacerbate the problem. With the current plans and additional proposed projects, Los Gatos will be as congested as any major city. It seems as though the "elected" town council doesn't care about its residents and their primary reason for living here, and is only focused on increasing taxes and supporting every developers wildest dreams to maximize profits. These developers don't live here and couldn't care about the impact of their proposal. I assume that you and the other members of the board do live in town. But your decisions over the past 20 years would lead one to believe that you don't.

You and the board hold a very trusted position in shaping our town. We expect that your decisions will be based on sound judgment and a concern for the those of us who love living here. Allowing over development to continue, will ruin our town.

We're counting on you to do the right thing and not allow this development to go forward under the current proposal.

Sincerely,

Joe Falk

16885 Placer Oaks Rd.

Marni Moseley

From: Sam Rushing <sam@rushing.nightmare.com>
Sent: Monday, March 28, 2016 2:53 PM
To: Marni Moseley
Subject: north 40 support
Attachments: signature.asc

I own a home near Houge Park, which probably means you're supposed to ignore me.
Just wanted to drop a note that not everyone here is opposed to lowering the cost of housing in the area.

-Sam

Marni Moseley

From: Shannon Susick <ssusick@comcast.net>
Sent: Monday, March 28, 2016 3:00 PM
To: Marni Moseley
Subject: Application to develop the North 40

Hi Marni,

Please convey to the Planning Commission that the application as submitted and to be heard on Wednesday March 30th should either be denied or not heard until all studies are complete including the traffic studies and full installation of the story poles. No specific timeline was established in the North 40 Specific plan.

In addition, the information on the Town's website as I previously wrote you, is misleading with drawing of the developer's plans on the Town's North 40 Specific Plan site. There needs to be absolute transparency regarding the application and the Town's Specific Plan and separation so that no conflict of interest arises.

I would also like to remind the Commission that in addition to a lack of any timeline, the North 40 Specific plan did not set forth a specific footprint, floorplan or layout for any proposed development and that the Planning Commission has the utmost authority and discretion in all those matters. The guidelines in the specific plan are just that and they are Maximum development standards; the project doesn't have to be built as rendered on the application. The Planning Commission is obligated to follow the vision statement in the Specific Plan at a minimum and as always are stewards of our Town.

Regarding the application to be heard a partial list of issues:

- a. The exceptions requested by the developer are beyond the guidelines of the North 40 Specific plan and should not be approved; including height, tandem parking, historical buildings.
- b. The current application is for only 20 acres; half of the North 40 Specific plan. If only 20 acres is to be developed then revisiting the entire plan is appropriate.
- c. The application doesn't adhere to the minimal standards (the Vision statements for the Specific plan).
- d. The application appears to place all of the housing in the Lark District-"phase I" and is too intense, without articulation, in grids or rows, blocking views and in too close of proximity to Highway 17 and Lark avenue.
 - i. The amount of housing and the impact on traffic, schools and the environment is adverse.
 - ii. The removal of all established trees and installing (new, young and significantly shorter) trees is not well addressed nor is their maintenance.
- e. The Below Market senior housing is located entirely about the garage without integration into the development and above a market place that will most likely not serve their needs; I couldn't find any documents for needed transportation for the seniors, parking, etc.
- f. All of the historical buildings appear to be moved or located in the North District, which at present is not included in the application and may not be built?
- g. The removal of the entire orchard to create 30-45 ft. high buildings is excessive.
- h. The open space includes parking strips and other areas that are not green and is insufficient.

At the minimum the Planning Commission should be granted a series of study sessions to truly review this application and the hearing process should not continue until all story poles are up and all studies are in.

Suggestions for this application would be to:

1. Increase open and green space, decrease the number of housing units and commercial space; the North 40 specific Plan provides MAXIMUMS for construction.
2. Phase any development in 1-5 acre phases with studies completed after each phase.
3. Include a community school, perhaps on 2 locations within the development
4. Continue to search for a foundation or group that will purchase the space for other needs including:
 - a. Working historical orchard such as Arden Park, Emma Prusch or Hidden Villa-this could also be a satellite campus or center for school children all over the bay area
 - b. Community Center or park (regional or otherwise)
 - c. Charter or other school for the Los Gatos School District

Thank you so much for your time & consideration.

Shannon Susick
(408) 316-9559

Marni Moseley

From: Tom Lackovic <tom@lackovicandassociates.com>
Sent: Monday, March 28, 2016 3:02 PM
To: Marni Moseley
Cc: Colette
Subject: North 40 Specific Plan

Dear Ms. Moseley,

As you move forward on the implementation of the North 40 specific plan please make every effort to reflect fairly on all the numerous interests' involved, among them:

- * Legal obligations and requirements of the Town of Los Gatos.
- * Community interests and 'quality of life' issues for residents.
- * Protecting the property rights of the landowners.
- * Enabling a commercial developer to earn a reasonable rate of return on investment.

As a 55 year local resident I have experienced the growth and development of the Town and on balance I think the elected officials and town staff can be commended for their efforts.

Please use this historical perspective as your guide as you and staff make your decisions.

Regards, Tom Lackovic

Sent from my iPad

Marni Moseley

From: Erin Waterman <erin_desantis@yahoo.com>
Sent: Monday, March 28, 2016 3:05 PM
To: Marni Moseley
Cc: mom
Subject: North 40

My husband I are against the North 40 project. The story poles are incredibly distracting and only show a small glimpse into the optics of the change that would follow. Planning commission, once you go down the rabbit hole there is no going back! You are on the brink of ruining this unique town and it's honestly disgusting!!

I'll be at the meeting this week!

-Erin & Alex Waterman
LG Residents 1998

Sent from my iPhone

Marni Moseley

From: Monica Stoner <monicarstoner@gmail.com>
Sent: Monday, March 28, 2016 3:07 PM
To: Marni Moseley
Subject: Opposing North 40 development

To whom it may concern:

I am a resident of Los Gatos whose children attend Los Gatos schools. I oppose the North 40 development because we already have too many students enrolled at Fisher middle school. Adding more homes in the district will reduce the quality of our children's education. Please stop development until more school facilities are added.

Monica Stoner

Marni Moseley

From: Len Floyd <lennyfloyd@yahoo.com>
Sent: Monday, March 28, 2016 3:18 PM
To: Marni Moseley
Subject: North 40

Hi Marni,

I am writing you to encourage you to not proceed with the development plan of the North 40. I have lived in this beautiful town since 1970. I have seen the effects of growth. Some have been beneficial and others not so. Right now we are living at a moment in time when our decision concerning the development of the North 40 needs to be stopped.

We all can see the effects of increased traffic on Lark Ave and Los Gatos Blvd. This increased traffic has changed our lives and makes going anywhere in that part of town very difficult. I can easily imagine the consequences of even more traffic, beginning with construction and ending with a daily horrible traffic situation right here in our town.

By choosing to continue to develop the North 40, we are going down the road of very sure consequences. Yes, we know traffic will increase and other obvious changes will occur.

We know the stress of daily commuters will increase and many other traffic issues will emerge that we may not be considering right now.

What is to gain if we develop this area into a very unpleasant place to live in or visit?

My hope is that there is a way to keep the North 40 an open space. Yes, improvements can make a town a better place, but there is a limit when balancing development and the stress caused by too much development. So, I encourage you to stop the development of the North 40 until such a time when a plan can be made that will be beneficial to all citizens of Los Gatos; a plan that will increase the quality of life, not detract from it as the current North 40's plan does.

Len Floyd
Los Gatos
Sent from my iPad

Marni Moseley

From: Lisa Cross <lisa.cross@me.com>
Sent: Monday, March 28, 2016 3:18 PM
To: Marni Moseley
Subject: North 40 Concerns

I would like to express my concerns regarding the North 40 development. I live on Farley Rd which is in the unincorporated part of Los Gatos in the Manor. I always felt as though my voice didn't count as a non-Town resident and is yet another reason why I wish we were all annexed ... but that's besides the point. I have two kids at Blossom Hill Elementary. My husband grew up in Los Gatos and attended Blossom Hill, Fisher, and LGHS. We moved back to Los Gatos eight years ago for the schools and the wonderful feel of the town. I am a stay-at-home mom and end up spending a majority of my time in Los Gatos.

In just the past eight years, I have experienced some very noticeable changes especially with respect to **traffic**. It takes me at least twice as long to get from my home to Winchester/Lark as it did only a couple of years ago. I am trying the alternative routes (University, N. Santa Cruz, vs. Los Gatos Blvd.) to try to get around the current "mess" and traffic delays around Lark and Los Gatos Blvd. I wonder how many other people are doing the same thing? Was University Ave. and Santa Cruz Ave. built to withstand the additional traffic that it will likely experience by others trying to avoid Lark?

I have even greater concerns for the impact that North 40 will have on my children's **education** through the public school system here. Fisher and Los Gatos High School are already quite large (with respect to # of kids). How are these schools going to handle the additional students that will be residing in these 320 homes that are proposed to be built? Is there space for these kids there? I have not heard of any potential solutions to this. I have heard that it is not the Town Council's concerns, it is for the school district to work out (not sure if that is accurate info ... it seems asinine). Have the demographics of Los Gatos, itself been used to come up with the estimates of how many kids per household would likely move into North 40? Los Gatos is a very family friendly town. Like me, people move here or move back here for the schools and the town feel. I would guess that the # of kids per household would be higher than the national or state average.

I urge the Town Council to try to preserve what makes Los Gatos so special.

Marni Moseley

From: Hanan Arafah <hharafah@gmail.com>
Sent: Monday, March 28, 2016 3:20 PM
To: Marni Moseley
Subject: North 40, NO please

We're already crowded on Blossom hill Road, Los Gatos Blvd, Lark Avenue, 880 from that area, and 85.

Not to mention that they didn't include a school in the plan!!!

Elementary Middle and High School are already over crowded. They went from having 16-18 kids in KG to having 24-26 in one classroom, which is sad for one teacher to handle. Won't mention Fisher crowded classrooms or the high school hallways.

Please say NO

Thanks for hearing our voices

Hanan Arafah

Marni Moseley

From: Bill Posada <bill@cainterpreters.com>
Sent: Monday, March 28, 2016 3:59 PM
To: Marni Moseley
Subject: North 40 plan sucks.

Dear Planning Dept.,

As I drive by the story poles I see this enormous development and I can envision its negative impact on our community. These are a few of my concerns:

Buildings too high which block the view of the mountains that we love.
There are too many buildings, too many people, too much traffic, too high of impact to our schools, just to name a few of the negative aspects. There are planned 300+ condos on 20 acres, I recommend 30 house on 20 acres.

This project should be re-evaluated to be more in-line with the town that we have today.

Bill Posada, CEO

California Interpreters Network
a division of Posada Vocational Services, Inc.
2130 The Alameda
San Jose, Ca 95126
Phone: (408) 261-9500 x205
Fax General: (408) 261-6999
Fax Lien/Collection: (408) 516-9889
www.cainterpreters.com

"Assisting California injured workers for 24 years, since 1992"

Marni Moseley

From: tulepete@verizon.net
Sent: Monday, March 28, 2016 4:00 PM
To: Marni Moseley
Subject: north 40

Dear Marni

We are so disappointed that we can't make the meeting on Wednesday but want you to know how desperate we feel about the North 40 problem.. We are both elderly Los Gatos citizens who grew up here and cannot understand what has happened to our old town. The whole project is unbelievable and again must surely be due to complete and utter GREED plus ignorance of all the results that will come. Please know that we both are utterly against this project!

Gay and George Payne

Marni Moseley

From: Haixia Zhang <hzhang@netpolarity.com>
Sent: Monday, March 28, 2016 4:08 PM
To: Marni Moseley
Subject: objection to North40

Dear Mr. Moseley,

I am a resident in Los Gatos for 13 years. I and our family truly enjoy the culture, history and intimacy the town offers. With North 40 plans on the horizon, there are so many negative impacts it poses to the town and existing residents, hence I am writing to voice my objection to North 40 plan.

The land North 40 proposes to develop is the last great undeveloped piece of land in Los Gatos and walnut orchard in the valley; it is nice to have some undeveloped area in the town so our town is not over commercialized and over crowded. The impact on our town, our traffic, our environment, and our schools is monumental whether you live directly in the neighborhood or not. The specific plan was approved for the entire 44 acres; however the developer intends to build all the housing on only 22 acres with an obvious traffic impact that will bring Lark & Los Gatos Blvd to a stop. 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. Our schools are under staffed and student volume is reaching maximum limit every year. The infrastructure in Los Gatos has not developed or grown enough to support and take on the additional families, traffic and population to maintain the quality and tranquility of our town life.

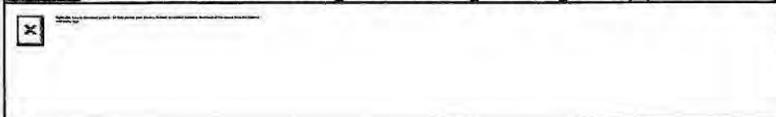
I can not attend the meeting personally. Please take this email as vote of NO to North 40.

Sincerely,

Haixia

Haixia Zhang | Chief Executive Officer | **netPolarity**
Direct 408-971-0250 | Main 408.971.1100 | Fax 408-385-8981
Connect with us: [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Staffing Alchemy](#)

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Marni Moseley

From: Pauline Abate <pabate2002@yahoo.com>
Sent: Monday, March 28, 2016 4:20 PM
To: Marni Moseley
Subject: North 40

Please DO NOT APPROVE the developer's plan for one of the last large parcels in our town! As 50+ year residents of Los Gatos, we have first hand experience with the growth of our town and see how taxed our infrastructure currently is. There is no way that the town can handle development of this magnitude.

Sincerely,

Ed and Pauline Abate

Sent from my iPad

Marni Moseley

From: Richard Sellen <richard.sellen@gmail.com>
Sent: Monday, March 28, 2016 4:26 PM
To: Marni Moseley
Subject: North 40 Concerns

Good afternoon Marni,

I am a resident of Los Gatos who lives near the proposed North 40 site and I wish to bring up some concerns I have regarding the proposal. One of the requirements that the builder is supposed to abide by is that it is to resemble "Los Gatos". However, based on all renditions I have seen nothing could be farther from the truth. This is a rather large, dense project that does not resemble the quaintness that Los Gatos portrays in the least bit. Additionally, the North 40 is supposed to minimize or mitigate impacts on the town infrastructure, schools, and community services. How is this possible? How I see it, the town infrastructure is struggling as it is (before an addition of 320 residences). In regards to the schools, our school system is having issues as well with overcrowding and I can't see how adding these units can be justified. Not to mention the huge traffic implications that we will all face along Los Gatos Blvd and Lark Ave. I truly believe that the way this development is designed and proposed that it will have HUGE impacts on our quality of life for the foreseeable future. I hope these concerns are taken into account. I, like many others, am not against the development of the land but I feel that it needs to fit with the demands and needs of our town.

Thank you for your time,
Richard Sellen

Marni Moseley

From: Debbiesroberts <debbiesroberts@yahoo.com>
Sent: Monday, March 28, 2016 4:29 PM
To: Marni Moseley
Subject: North 40 meeting

Hi Marni,

I agree! Has the California Transportation Commission(cata.ca.gov) been involved with the decision making process for this development?

Will be at the meeting

Deb Roberts

Sent from my iPad

Marni Moseley

From: Maxine Granadino <itisapigsty@comcast.net>
Sent: Monday, March 28, 2016 4:34 PM
To: Marni Moseley
Subject: North 40 (what else?!)

Dear Ms. Moseley,

I write to you to express my concern regarding the development of the North 40 parcel. My concerns are on two fronts. First, where on earth are all those potential new students going to be housed? Our schools have grown so much in the 26 years we have lived here, and not only are bursting at the seams already, but have lost the lovely community feel due to huge enrollment numbers. Secondly, I sincerely doubt that Los Gatos Blvd. can handle the massive traffic increases that the current proposal would ensure. I don't know if you ever have cause to be on the Boulevard anywhere near rush hour, but it is a bit of a nightmare. Are these concerns being considered?

Thank you for taking the time to listen to my concerns.

Maxine Granadino

Marni Moseley

From: H. Dale Bracey <dalebracey@mac.com>
Sent: Monday, March 28, 2016 4:39 PM
To: Marni Moseley
Subject: Development of L G's North 40

Ms. Moseley,

As a Los Gatos resident of only 9 years, I have seen the natural impact of traffic congestion and have factored in many hours of the day NOT to run errands or drive to avoid traffic snarls on the primary streets of our town.

The initial plans that have been approved for maximum development of the North 40 are a deep concern to me. Already I expect congestion and frustrated drivers most of the day on Los Gatos Blvd. from Lark Avenue to Hwy. 85 ramps. With the concentration of health care facilities on Samaritan Drive and more being constructed on Los Gatos Blvd. this area will continue to grow more accident prone and congested WITHOUT any development of the North 40. Adding in high-density housing and significant commercial development will surely aggravate the congestion.

This is certainly not wise planning, and once constructed will alter the character of Los Gatos forever. I urge you and the Town Council to reject any large scale development in the North 40. The eventual impact would also savage home values as Los Gatos becomes just another difficult, congested, and unappealing city.

Dale Bracey
117 Fancher Ct. #21
Los Gatos, CA

Marni Moseley

From: Alison Huber <aliestackroom@earthlink.net>
Sent: Monday, March 28, 2016 4:52 PM
To: Marni Moseley
Subject: Input on the North 40 development

Dear Planning Commission,

I have lived here in this area all my life. I grew up in Saratoga and lived in the same house til I was 26. I stayed in the immediate area. My husband and I bought a house in Los Gatos in 2004 in the Vasona area. I'm 53 now and have watched the bay area change over all of these years. I've seen a lot of poor decisions regarding building and development all the way to Sacramento. I've never been a fan of development. It seems like any concern regarding resources and infrastructure required to support such development, ALWAYS takes a backseat. Bringing up anything about the water shortage would be taboo, And paving an orchard for a group of new homes is not really infrastructure that benefits any of the rest of us. We are all impacted in a NEGATIVE way including:

- more traffic
- more noise
- horrible architecture
- crumbling roads
- overcrowded classrooms in the schools
- more crime
- a police department spread more thin
- a visual lack a open space as a buffer zone

My husband and I obviously appreciate good schools in the area. However, we are usually miffed at the fact that the schools continue to ask for more money regarding keeping the schools at a high level academically, at election time.

Additionally, the fact that you seem so cavalier about building so many homes during this current water crunch is beyond me. There will never be enough water in this state to support all of it's occupants who continue to swarm to this area. We've definitely done our part in conservation, but, cutting back further so another thousand people or so can move in???? NO WAY!

I was at the meetings for all of the major projects in Los Gatos for quite sometime, all the way back to the housing development on Hicks and Shannon. I was really impressed that Los Gatos had made Greenbriar totally scale back what they initially wanted. My horse was on that property before the homes were built. That was definitely something I could live with and actually think it was a really good compromise.

Since then, other than the two developments that Robson built further down Los Gatos Blvd, I feel like you are responsible for of the end of quaint Los Gatos as we know it. It's just another slap in the face for all of us who moved here to get away from something that looked like the El Camino Real running thru Santa Clara. It's a big mish-mash of bad architecture and ridiculous traffic.

I attended the city meetings and neighborhood meetings and watched the Netflix project get off without a hitch. I was so angry when the developer implied there were just a few people in Los Gatos that didn't want that project. The Los Gatos city government had complete disregard for the EIR and chose square footage and allowable height values of their own.

Let me finish by saying that as much as this area has changed, I can always go on my walks around the neighborhood by Montalvo, and hang out in the places in Los Gatos that still feel safe and familiar. You are completely ruining that, and it won't look familiar for long. Do what's right. Scale this outrageous project way back, and make massive improvements to the character that this development totally lacks. It doesn't look like anything in Los Gatos.

Sincerely,
Alison Huber

Marni Moseley

From: Nicole Dennon <ndennon@gmail.com>
Sent: Monday, March 28, 2016 4:58 PM
To: Marni Moseley
Cc: Despars Amy

Dear Ms. Moseley,

I am writing to you with concerns about the North 40 development. This development appears to be far too big for our little community. It will change the character of our TOWN, negatively impact our already crowded schools and create a traffic problem. It is my opinion that the developers are cashing in on the good name of Los Gatos, leaving it a less desirable place to live and raise our children.

We depend on our Town Council to protect our town from large developers that come in with the sole intent to make money. We want our Town Council to wisely craft and direct the growth of the this town to protect the lifestyle of its existing residences.

I think that 330 residential units is far to many for Los Gatos. While there will be some improvements to Lark Ave., there does not seem to be a complete developed plan for Los Gatos Blvd. A plan that aesthetically extends the charm of our town, addresses pedestrian and motor traffic and is paid for by the developers. I am also concerned about how close the development is to the existing streets and the enforcement of height restrictions.

I plead to you to protect the uniqueness of our community. We are a dying breed. Please vote no on the current application.

Respectfully,

Nicole Dennon
ndennon@gmail.com
206-229-8692

Marni Moseley

From: Judy Long <judymlong@comcast.net>
Sent: Monday, March 28, 2016 5:01 PM
To: Marni Moseley
Subject: North 40

I am a Los Gatos residence and live on La Rinconada Dr. Driving on lark ave is already bottled necked! Why would we add more traffic? Please represent us against this project.

Thank you,
Judy Long

Sent from my iPhone

Marni Moseley

From: Pat Blair <Patrblair@msn.com>
Sent: Monday, March 28, 2016 5:10 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Mosley,

I live near Winchester and Lark and so my life has been hugely affected by the traffic surrounding the Netflix development. I am therefore immensely concerned about what will happen when all those new buildings are filled and they are up and running. Compound that with the addition of hundreds of additional cars coming and going to the North 40. I fear we will be at a stand still. I want affordable housing and senior units, but I don't want grid lock trying to get on or off Winchester and Lark Avenues, which is happening already. Please do a really thorough traffic study in the area at peak hours. I want to see many more swaths of trees and green space than I see indicated on the model downtown. Having a few small shops or café for the North 40 locals to walk to might be okay, but I really don't think we should do that without somehow making life for our downtown merchants easier and more attractive.

Sincerely,

Patricia Blair

Marni Moseley

From: Avery Kaufman <avery.kaufman@gmail.com>
Sent: Monday, March 28, 2016 5:13 PM
To: Marni Moseley
Subject: North 40

Dear Ms Moseley,

As a resident of Los Gatos for 9+ years, I have seen how Los Gatos Blvd has become so crowded with traffic over the years.

It already takes us two to three times as much time stuck in traffic on LG Blvd than it used to just a few years ago.

The North 40 development would further impact traffic tremendously...no amount of mitigation will help. This affects quality of life for everyone who lives or works in Los Gatos.

This development will ruin orchards and add chaos in our lives-- the only beneficiary is the property developer!

We love our beautiful town. PLEASE let Los Gatos remain Los Gatos!

Yours Truly,

Avery Kaufman

Marni Moseley

From: The Kims <3h_kim@sbcglobal.net>
Sent: Monday, March 28, 2016 5:26 PM
To: Marni Moseley
Subject: North 40 development

Hi,

I am a resident of Los Gatos and commuting through Lark entrance to Hwy 17 everyday. I object the proposed development plan on North 40. Has the city considered any plan to improve traffic in Lark/Los Gatos Blvd? The traffic has been getting lately and building a new housing will aggravate the problem. School is another thing.

I heard LG school is getting crowded and adding such large development won't help provide quality education for kids.

-Hyon Kim

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Marni Moseley

From: jeff.harlan@yahoo.com
Sent: Monday, March 28, 2016 5:54 PM
To: Marni Moseley
Cc: Karen Harlan; Marilyn Harlan; Ken Harlan; Cynthia Gillette; Michael Gillette
Subject: Proposed North 40 Development

I'm writing in hope that the current development proposal for the North 40 will be flatly rejected. I plan to attend the meeting this Wednesday, and in case I am not able to speak these are my thoughts.

First, I'd like to express my sincere thanks for not letting the developer get away with avoiding the story poles. I was shocked by the density and height of the buildings outlined.

It's obvious the developer thinks we're a bunch of chumps. Far from 'enriching the quality of life for all Los Gatos residents' this plan enriches only the developer.

This plan tramples our vision for these 42 acres and blatantly ignores our guiding principles.

- In no way does the proposal look and feel like Los Gatos
- Instead of embracing hillside views, trees and open space this blocks views, destroys trees and eliminates open space
- Little is done to meet the low to very low income housing requirement placed on our town
- The proposal maximizes impact on schools, infrastructure and services

While I'm strongly opposed to the state forcing our town to promote development at the very least something of this scale should do much more toward fulfilling our required low to very low income housing requirements.

The fact that the developer put maximum allowable number of residential units for the entire site on the 20 acres inside the Los Gatos School District portion betrays their plan to maximize profit. This is completely unacceptable.

I'd suggest the following:

- Maximum allowable height for any residential structure 25'
- Reduce the number of residential units for phase 1 by at least 50%
- Bring the proportions of low to very low housing units up above our forced allotment

Please don't let the greed of this developer negatively impact our town. Their vision is clearly only profit and not the interest of those of us who love living here.

Thank you!

Jeff, Karen, Avery and Will Harlan
354 Bella Vista Ave

Marni Moseley

From: Mei Wei <mwei9@yahoo.com>
Sent: Monday, March 28, 2016 6:23 PM
To: Marni Moseley
Subject: Concerns for North 40 Specific Plan Area on Wednesday (March 30th) TPlanning Commission Meeting

Dear Marni Moseley,

As a residence in Los Gatos town for 20 years, I am very concerned about this Phase 1 plan that is going to be discussed in this Wednesday's meeting.

My main concern is on the last item of Vision and Guiding Principles. With 200+ residential units, it will have a huge impact on our 4 elementary schools, one middle school and one high school. Just take a look at Fisher Middle School, it has a nice open space, a good number of students in each classroom today, but after adding 200+ kids (or more) how can our one and only middle school keeps this kind of good quality anymore. The traffic is already bad today, if you are traveling on Los Gatos Blvd around Fisher Middle and Van Meter schools during the school starts and ends time, the traffic is terribly slow. Also between 4-6pm, most of time, it can only allow one car to get on to Los Gatos Blvd from Kennedy Road per green light!! It becomes such a headache when trying to get to places during those time every weekday!

Please don't approve this plan.

Thanks,
Mei Wei

Marni Moseley

From: Kristiann Monti <kristiannm@comcast.net>
Sent: Monday, March 28, 2016 6:31 PM
To: Marni Moseley
Subject: North 40 Planning Commission

To Whom it May Concern:

I wish to request that the plans up for review for the the North 40 project be denied as submitted. Please send them back for review with the following considerations in mind:

Each of our schools is overcrowded. Additional housing of this proportion will only make this matter worse. It is well know that property values in our town are tied to our schools. As the student population continues to expand, the quality of education value will not be able to keep up and thus home values will drop.

Los Gatos Blvd is already congested during all four seasons. I shudder to think of what any new housing and commercial business traffic will do to the East side of town during the summers and peak start/stop times of school.

Entering/exiting highways 85 and 17 during commute hours will be a nightmare. Is traffic the lasting impression Los Gatos wants to offer visitors to our town? Is this the lifestyle Los Gatos wants to offer its citizens?

I ask you please, to reconsider the plans on a much smaller scale. Perhaps with less housing, more open space, shorter building heights so as to not block our beautiful views of the mountains. A new school and community center with a gymnasium for sports and performances would be wonderful for all to enjoy.

Sincerely,
Kristiann Monti

Sent from my iPad

Marni Moseley

From: ron kehl <rkehl@aol.com>
Sent: Monday, March 28, 2016 6:31 PM
To: Marni Moseley
Subject: North 40 plan

Planning commission:

As residents of the Town of Los Gatos we wish to add our disapproval of the North 40 plan under consideration.

This development is certainly a large change from the current town . Also there is the consideration of traffic and the impact on the schools. In fact we live on the corner of Loma Alta and Cross Way and have to pay for the privilege of resident parking on Cross Way as the high school is unable to accommodate the parking needs of the current amount of students.

My belief is that all development should primarily meet the needs of the current residents and not the desires of the developers. They don't have to live with the changes they create as they are gone tomorrow. The current plan is a much higher usage and much different than any existing centers.

Thanks for the consideration

Ron and Mabel Kehl

Marni Moseley

From: MWeb <mweb@timandmarina.com>
Sent: Monday, March 28, 2016 6:45 PM
To: Marni Moseley
Subject: North 40

I have lived in Los Gatos for almost twenty years and this is a place where I call home, regardless of whether it is a city or a town. I'm not sure how important this is as long as we can maintain the sense of community and charm we do have here.

What I would like to see happen at the North 40 is 100% commercial rather than a combination of residential and commercial. Companies like Netflix and Roku draw people to work in LG. I do not know where these employees live, but if they live in Mt View, Palo Alto area, they actually have the reverse commute. This will help ease the traffic on Highway 85 going North which is at a standstill at certain times in the morning.

If we are going to put homes along with commercial on the North 40, then I am concerned having all 300+ homes be in the LGSD. Our roads during school and commute times are already impacted and having more residents is going to further put a huge burden on our existing infrastructure. To counterbalance this, the homes by Guadalupe need to be rezoned for the Union or San Jose School District. Also, more infrastructure, like VTA on 85 going up to Mt View, Palo Alto area need to be put in place to support the extra commuters and ease the commute for current commuters to companies in these areas. Start with a multi-use line where it goes North in weekday mornings and South on weekday afternoons.

Thank you for reading this email.

Sincerely,
Marina Barnes

Marni Moseley

From: Paul Charell <paulcharell@yahoo.com>
Sent: Monday, March 28, 2016 6:46 PM
To: Marni Moseley
Subject: Negative impact of current application for North 40 developmwnt

Dear Marni:

I would like to voice my strong opposition to the current development plan. I believe that the proposed residential and commercial development will completely grid lock the whole Lark-Los Gatos Blvd-National-85 area. I live on Lester Lane and so I need to cross this area any time I want to access 17 north or south and 85 north or south. There are already extended delays and backups between 7 AM and 10 AM and then again starting around 3:30 PM until after 6 PM. The impact from the additional traffic from the current development plan will have a terrible affect on myself and all of us in the neighborhood.

Please do not let the current development plan proceed without a detailed assessment of the traffic impact and and fully developed plan to mitigate it.

Thank you

Paul Charell
166 Lester Lane
Los Gatos CA 95032
(408) 358-2464

Marni Moseley

From: Tiffany Papageorge <tiffany@papageorge.com>
Sent: Monday, March 28, 2016 6:51 PM
To: Marni Moseley
Subject: North 40

To Whom It May Concern,

As I have heard about this proposed plan to the North 40 for a few years now I have been astounded that this could even be considered. It has been more astounding given the current surge of high density housing on virtually no property. Our schools are bursting and our teachers, principals, and Super Intendant are trying to keep our high standards with over crowded classrooms. Our traffic has become infuriating over the past few years. We moved into Los Gatos in 2007 and it has become far worse since then. The other day it took me over 30 minutes to get from my home on Kennedy Road to downtown. I know that the North 40 represents revenue but I beg the council to rethink this. I also realize that the developer has their reasons (all monetary) for this to go through. All I see when I see the endless orange tape that serves to show us all the outline of this proposed development is GREED. We don't need more box stores. We don't need more "stuff". We don't need more impacted homes. Our environment is suffering already. We need more open space. More places for our kids to play sports. More nature. Seriously, we cannot get back what we are so shamelessly and unconsciously giving away. For what? Money? Revenue? Let's say No! Let's say NO to this development that is only going to hurt our town and lessen the beauty of what is left of Los Gatos. Our schools are wonderful...but how long can they be without someone in the town council protecting them? Everyone I speak to is so upset about the North 40. I haven't come across one person who wants it or feels we need it. When do we, as people who live here, have a voice against this sort of development that doesn't serve us, our children, or the next generations. Please protect what we have here! Please protect our town! You were voted in to do so. How about we all vote on what we want for Los Gatos. How about we all decide as a democracy what is best for our town and our families.

Thank you for taking the time to read this. Please do the right thing.

Sincerely,
Tiffany Papageorge

Marni Moseley

From: Ian MacSween <macsween27@gmail.com>
Sent: Monday, March 28, 2016 6:53 PM
To: Marni Moseley
Subject: Fwd: North 40

----- Forwarded message -----

From: Ian MacSween <macsween27@gmail.com>
Date: Mon, Mar 28, 2016 at 6:48 PM
Subject: North 40
To: Mmoseeley@losgatosca.gov

Marni,

As a Los Gatos resident I wanted to register my concerns about the North 40 development. The density and height of the development as evidenced by the story poles makes for something way too dense and too high and does not meet the four guiding principles that the City set out that developers are required to follow,

There needs to be a reset in what this development is to look and feel like.

Regards

Ian MacSween
16610 Ferris Ave, Los Gatos

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Marni Moseley

From: miki yannoni <mikiway1@aol.com>
Sent: Monday, March 28, 2016 6:57 PM
To: Marni Moseley
Subject: North 40

I am writing to you to let you know we are opposed to the North 40 development. Our schools are at capacity and can not handle any more students. I have two daughters at Blossom Hill and each year the class size has increased which makes the teachers jobs even more difficult. The students can not get one on one attention with these class sizes. Parents already do a ton of fundraising to keep music, art, and many other activities that every child should receive. We can only do so much. Besides the class sizes the roads can not handle more traffic. If you have ever tried to drive down lark at rush hour, it is impossible. My husband is a fire fighter and he has said it impacts their response time because the fire trucks and ambulances can not get around all the cars. What if it were your child or parent who needed to be rushed to Good Sam during rush hour traffic. They might not make it in time. Are you willing to put lives on the line for this development?

Why are they putting all the homes in the Los Gatos School District and all the tax generating commercial buildings in the Campbell district? Shouldn't the town use the empty buildings we already have before we build new ones? There has to be a better way, but the North 40 is not one of them.

Thanks for your time,
Miki Yannoni
Los Gatos resident

**LOS GATOS UNION SCHOOL DISTRICT
NOTICE OF WRITTEN FINDINGS FOR OVERCROWDING
APRIL 17, 2015**

“Our schools have a well-deserved reputation for quality academic programs. Our facilities have aged to the point that they are affecting teaching and learning.” (CDE - Important Information About Measure B, 2001)

Furthermore, in 2009 Los Gatos residents approved a \$30.9 million local bond measure. An additional bond measure was needed to accommodate increasing student enrollment and additional classrooms and school facilities to avoid overcrowding, and at the same time maintain class-size to the Los Gatos community standards.

For over a decade, the District has experienced increased student enrollment all while maintaining its reputation of excellence with limited resources. Quality schools are in all neighborhoods. It is a fact that the resale value of homes in the Los Gatos community is affected by the quality of schools. Increasing enrollment at any of our five school sites – will impact the District’s facility needs and will disrupt the educational quality for current and future students.

The California Department of Education (“CDE”) recommended guidelines for an elementary and middle school site are noted below:

Table 1: LOS GATOS UNION SCHOOL DISTRICT STATE OF FACILITIES –
Source: Attachment B – Office of Public School Construction Application, 4/13

School Site	Current Acreage	CDE Recommended Acreage	Current Enrollment	CDE Recommended Enrollment	Overcrowded Acreage +/-
Blossom Hill	10.59	11.85	675	616	1.26
Daves	8.49	10.09	575	489	1.60
Lexington	5.00	2.89	165	298	-2.11
Van Meter	8.50	11.77	671	491	3.27
Fisher	23.13	26.37	1,235	1,103	3.24
NET OVERCROWDING ACREAGE/ENROLLMENT					7.26 acres

As depicted in Table 1, our school facilities are overcrowded to the point that they are affecting teaching and learning in the 21st century. In fact, the additional 324 students warrant additional land needed to build a new school, specifically 7.26 acres. Facilities and continued modernization are needed to ensure a quality and competitive learning environment for all students. For example, our classrooms are inadequate for today’s instruction. We need additional classroom facility space for science labs, literacy centers, music and art classrooms when we adjust and make due with what we have – our cafeterias and multipurpose

Marni Moseley

From: Sooky Yi <sooky_yi@hotmail.com>
Sent: Monday, March 28, 2016 7:00 PM
To: Marni Moseley
Subject: North 40 concerns

Dear Mr. Mosley,

It has been brought to my attention that there are more than 200 housing units for the proposed site. I am greatly concerned as the impact it will have on current schools as well as traffic.

I am also terrified at the possibility of it ruining the "feel" of los gatos. The potential use of that space needs to address the views and that lark exit sets the precedence for the feel of the town.

I implore you to reconsider the current proposal.

Don't ruin our town.

Sincerely,
Sooky Yi
Kennedy North, Los Gatos

Marni Moseley

From: Karin Napier <karinn@iarchive.com>
Sent: Monday, March 28, 2016 7:45 PM
To: Marni Moseley
Subject: Objection to the North 40 project

Hi Marni,

I am not able to be there for the meeting this week, but I'd like to just go on record that I strongly oppose the north 40 and the density and height of all these structures and the impact to driving and our community much less the schools and all the other things that we look at as a town verses the city will now be gone.

I'd like to know how I can get more involved to let you know how imperative it is that this not happen.

Thank you so much,

Karin

650 400 5281

Marni Moseley

From: Kathleen Willey <lucysfamily@me.com>
Sent: Monday, March 28, 2016 8:12 PM
To: Marni Moseley
Subject: North 40 concerns for March 30, 2016 meeting

Dear members of the commission, my husband and I moved into this charming town of Los Gatos 5 1/2 years ago with our young boys. The main reasons we chose Los Gatos was for the small town feel, being able to walk and bike to school and downtown , and to educate our children in excellent schools. Therefore, my biggest concerns about the North 40 development are how it will impact the safety of our children and how it will impact the schools.

We currently walk or bike to Blossom Hill School every day. Our neighborhood, with no sidewalks, is already a cut through for Los Gatos high school kids and for cars trying to avoid the overcrowded Los Gatos Boulevard. Safe routes to school has been really trying to get people out of their cars and onto their feet to avoid hazardous traffic conditions at the schools. With the added population and cars that 320 homes in the first phase will bring, I fear people will be unwilling to do this, creating additional pollution and dangerous conditions around our schools. More people will be looking for alternative routes through neighborhoods to get downtown and to the beach. We all witnessed this when the popular app Waze directed people through precious, quiet neighborhoods this past summer. People who's only concern is to get to their destination faster, not watching out for playing children in a familiar neighborhood. Additionally, getting to the Los Gatos trails of Vasona from East Los Gatos will become even more dangerous for bikers and walkers trying to navigate their way through the bottleneck traffic of Lark, Blossom Hill and Highway 9 this development will create.

Also, how can a proposal for 320 homes be approved when the current Los Gatos schools are already over crowded? I see no plan in this current proposal for a new school. Even one bedroom homes that are designed for 2 people will find ways to accommodate children in their homes to be in our school system.

Please consider requiring this proposal to spread the 320 homes into the additional phases in different school districts to avoid overly impacting our schools.

As a Mom and a tax paying Los Gatos resident, I urge the town to not let the greed of developers compromise the safety and education of our children.

Thank you.

Kathleen Willey
135 Cardinal Lane
Los Gatos, Ca. 95032
408-421-0745

Sent from my iPad - Apologies for the typos!

Marni Moseley

From: Chuck Rawlings <chuckrawlings@gmail.com>
Sent: Monday, March 28, 2016 8:51 PM
To: Marni Moseley
Subject: Caution on North 40; low income housing needs

Dear Ms Mosley:

It is very hard for me to see the usefulness to the public interest of the proposed development plans under consideration this week by the Planning Commission for the Los Gatos "North 40."

Not only has the modest village of Los Gatos been heavily impacted by the Silicon Valley technology boom and new developments already in place, but the real developmental and human needs crisis in Los Gatos is that low income and, yes, moderate income families, are being driven out. The diversity that has characterized Los Gatos, and is a value all of us should prize for humane and diverse neighborhoods everywhere, is the real need of the town; not large scale, expensive condos and shopping centers. We have become a village of affluence: flashy convertibles, upscale restaurants and multi-million dollar homes. The people who clerk our stores, serve our tables, police our streets, clean our homes, care for our lawns, are being forced by a community increasingly careless, whose future plans guarantee that at eventide they will live in fringe quarters an increasing gulf far away. Let's turn a new page in Los Gatos, reflect on our values and dream a better town for everyone.

Charles W. Rawlings
117 Fancher Ct #20
Los Gatos, CA 95030

Marni Moseley

From: Tara Moseley <taradmoseley@yahoo.com>
Sent: Monday, March 28, 2016 9:00 PM
To: Marni Moseley
Subject: North 40

Ms. Moseley,

I'm writing to you to express concern regarding the development of the North 40 project.

The proposed development is massive and does not fit in with our small Town feel. The developer has proposed a plan with a maximum amount of units, which does not benefit our small Town.

The traffic in our Town is already at its limit. We cannot afford more growth without changes to our existing roads and better traffic management. Los Gatos Boulevard is already highly impacted by our Town residents on week days just trying to get from one end of Town to the other before and after school hours, which is currently a huge pain point. The development proposed does not promote walking and biking to restaurants and stores, but promotes yet more driving. We cannot accommodate more cars from the north end of Town traveling on Winchester and Los Gatos Boulevard streets. Downtown parking is already stressed and will only discourage shop-goers if more traffic is funneled downtown.

Instead, I would be open to a development plan that promotes maximum walking and biking for residents to include: a grocery store, a skate park and playground, restaurants, coffee shops, a school.

Please reject the current development plan, and instead offer a plan that will fit in well with our existing small Town that promotes walking and biking to the fullest.

Best,
Tara Moseley
Los Gatos Resident

On Mar 28, 2016, at 4:05 PM, Florence and Hal Reily <reilyflorence@gmail.com> wrote:

We are writing to express our total opposition to the unthinkable magnitude of the above mentioned development. It is unbelievable that this project has progressed to the point of "story poles!" My wife and I have been residents of Los Gatos for 50 years. Please terminate the progression of this project now!

H. H. Reily, M.D.
Florence E. Reily
16244 Kennedy Road,
Los Gatos, CA 95032

Sent from my iPad

Marni Moseley

From: lgclarx@aol.com
Sent: Monday, March 28, 2016 9:09 PM
To: Marni Moseley
Subject: North 40 Proposed Development

Dear Ms. Moseley:

Unfortunately we will be out of town for Wednesday's meeting on the proposed North 40 development plan, so we want to express our opposition to the current plan to you personally.

Focusing only on the first of the town's "guiding principles" for the development, i.e. that the development must "look and feel like Los Gatos," it is apparent that the proposal plainly does not look and feel like ANY existing Los Gatos neighborhood. The planning commission can go neighborhood by neighborhood through the town and NOWHERE is there any residential area with three and even four story buildings, or as many two story buildings, or that is in any way represented by the current proposal. Rather, most neighborhoods comprise single story, single family dwellings. Even densely built areas of Los Gatos, such as the Alberto Way area and the area behind Courtside, do not come close to having the big city-like structures of the size and height proposed for North 40.

The visual impression of the development - as outlined by the story poles - is of a section of the town with more and taller buildings than even downtown Los Gatos itself. So much for observance of the principle that the proposed development must look and feel like Los Gatos as a whole!

While the development will no doubt have some good hillside views - at least for the residents on the top floors - this will not be a universal experience; the tall buildings will obscure the views of most residents. Nor will the development cater for any of Los Gatos' unmet residential or commercial needs - like the need for another high school. It will only serve to make Los Gatos more of a dormitory town for Silicon Valley - at the cost of destroying the town's charm, congesting its roads and schools, and generally making the town a less pleasant place for its residents to live. So the other guiding principles are unmet too.

The developer needs to be told to come up with a proposal that comprises primarily single story, single family dwellings, limiting multi-unit and two story buildings (with no three or four story buildings) to fringe zones proximate to non-residential areas such as the lots adjoining Los Gatos Boulevard and possibly Lark Avenue - just as the Alberto Way development is tucked away in a semi-commercial environment. It is time to stop developers coming to the town to make a quick buck, then leaving the local residents to put up with the consequences of their greed.

Sincerely,

Rene' and Stuart Clark

103 Noble Court, Los Gatos, CA 95032

From: rani hublou <ranihublou@gmail.com>
Date: March 29, 2016 at 6:52:54 AM GMT+4
To: <bspector@losgatosca.gov>
Subject: **Vote against the North 40 expansion**

Until after the town fixes the already overcrowded roads, parking lots and schools.

Enraged at the poor infrastructure in the town as is.

30 year resident - watching my family's quality of life deteriorate with irresponsible town management.

**Rani
Hublou**

Phone: 408-335-9135
Email: ranihublou@gmail.com

On Mar 29, 2016, at 4:29 AM, Thom Weatherford <t.weatherford@verizon.net> wrote:

Your Honor, I understand that phase 1 of the above development will be reviewed for approval at the upcoming town council meeting. I have been a technology executive in the Valley, including currently serving on several public company boards for the past 26 years. For the past 18 of those years, my wife and I have had the privilege of living in Los Gatos, our beautiful community by the mountains. We always make an effort to first support our local businesses as well as the city's services. This proposed development will strain our schools, roads, and way of life. As you already know, the traffic situation is becoming critical and the quality of education will suffer. Neighborhood side streets are already being used as shortcuts due to the traffic on Los Gatos Blvd, Santa Cruz, and University. While I support progress and business development, this plan is an overkill. We do not need another Santana Row or to become another Santa Clara where there is no soul. If Los Gatos becomes over developed, the consequences, while may be unintended, will be bad for all.

I ask that you and our council members, not disapprove this plan but significantly reduce the proposed dwellings and commercial space of the two phases to a more reasonable level, a level that can be adequately absorbed by our town while keeping with the current culture of our community. I find it hard to believe that any additional tax revenue gained will offset the increased infrastructure costs required to adequately serve this proposed development.

Thank you very much.

Clifton Weatherford
16488 Eugenia Way
Los Gatos

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Marni Moseley

From: Kay Maurer <kayloan@aol.com>
Sent: Monday, March 28, 2016 9:23 PM
To: Marni Moseley
Subject: North Forty

Regarding the North 40

After viewing the scaled model of this development and story poles, one thing stands out to me. It does not look anything like Los Gatos, but more like it's own separate "city".

When I first was made aware of this coming development years ago I was not in favor of it. However a neighbor of mine had a color brochure that made this look pretty nice, and as part of the Boomer generation, I must say the thought of the smaller "senior Living" development to be included seemed to really make sense as those of own who own larger family homes now and would like to sell and continue to own and live in LG would be looking for just a development when the time comes. Imagine my shock when I see how few of these units are now included in this LARGE development, and that these units seem to be the ones that are "rentals". Wow, do I feel duped.

The impact of all of the homes being built in the LG south side part of the design, which is not fair at all. It should be split evenly. And the height limits should be kept to 2 story homes as are found in a town. This development is groups of Large Buildings like office complexes. More like the Urban feel of the commercial and residential units built at the old Ford location are, in my opinion, not only ugly but have no place in our quaint and definitely UNURBAN town. Why that style and design were approved is a mystery to me.

I also was attracted to the pictures of all the mature trees and open spaces, but they seem to have disappeared in this final model as well. Where is ANY amount of OPEN SPACE. Lim the commercial space to smaller stores, decrease the home sizes to smaller units built with individual charming and cottage style or 2 story townhomes, and increase green spaces. Be sure that trees planted are mature, not the little baby trees around Philz coffee development that will take years to ever offer any charm to the area.

The "unmet needs" this development was going to address were defined as: senior housing, housing for millennials, and housing for "empty-nesters". These categories were chosen specifically so as to limit the impact on Los Gatos schools. WHAT HAPPENED?

Stop allowing URBAN design to come to LG. Keep the charm. Don't be bought by developers, or pushed by special interest groups.

Many of us are wondering why we have to keep adding more and more homes to an already overcrowded town. Why does the state dictate how many new homes have to be added? I have not heard a good clear explanation of this, or what happens if LG does not comply. Can they wipe us off of the map? Will we not get "gov't funds" or something? What are the pros and cons? Can this be addressed either at the meeting on March 30th. or in a letter to the residents and have it posted on Next Door?

In closing, I want to thank the current members of the Planning Commissions and Town Council for their work on our behalf, and hope you will listen to the community as you work on this and future projects around the town. We need you to keep Los Gatos Great....and depend on you to be proactive in looking at the unintended consequences of approving projects in our town. The current story poles and model of the north 40 development tell the true story...and it is not a good one for us who live and work here either.

Sincerely,

Kay Maurer
112 Stacia St
Los Gatos, CA

Marni Moseley

From: Terry McBriarty <tmcbriarty@gmail.com>
Sent: Monday, March 28, 2016 9:25 PM
To: Marni Moseley
Cc: tmcbriarty.1560f@m.evernote.com Evernote Upload
Subject: North 40

I live at 15075 Garden Hill Drive in Los Gatos and therefore commute on Lark Avenue several times a day. I drive my children to and from school and run errands. I walk my dog. Any time I leave my neighborhood I have to use Lark Avenue. The idea of having my views of hilltops replaced by buildings is against everything that is living in a small town is about. Please don't destroy our views. My husband often questions why we left Saratoga to come to Los Gatos when we are stuck in traffic and cannot get to our own house on weekends; When we cannot go to downtown Los Gatos. We have watched our little elementary school grow from 400 to almost 700 students in the 6 years my son has attended. What was I thinking? I was thinking that Los Gatos wasn't that different from Saratoga. Just down Highway 9. I was thinking that the Town Council and the Planning Commission would protect the interests of those who live in town and not those who come here to make money. I was thinking that Los Gatos was a wonderful community with lots of young families for my children to grow up in. But every year since we moved from Saratoga in 2009 the streets have become more and more crowded.

Certainly there are geographical issues that make Los Gatos different from Saratoga with it being a gateway to the beach cities but sometimes I question the sanity of that decision when I attempt to leave my house or when I hear all the angry honking, sirens of an ambulance, or yet another car crash coming from Lark. It has gotten so much worse just over the last few years. An accident takes place at our Garden Hill and Lark intersection at least once a week. I don't know how serious the accident's are. I've never seen a body or an ambulance, except for the one death a few years ago. So I guess no one much cares. The impact of all of this construction on our day to day lives is just awful. The construction on the roads bring the traffic to a standstill for hours and days on end. You try to remember where it is and when to go around and avoid it. If you forget then you get stuck and you are late to pick up your kid at school. The tears that has caused.

Anyone who actually believes the developers line about the reason the residences are all in the LGUSD district is to "integrate into the existing neighborhood" I have a bridge to sell you. Do you see any kids running across Lark to play together? The North 40 will be it's own neighborhood. The kids there will play with each other. There will be kids, lots of them. There was a family at our school with 3 children in the district from a 2 bedroom apartment another right now from a 1 bedroom. Don't try to sell us a line about marketing 2 million dollar condos to empty nesters and millennials - any housing will impact schools, its only a question of degrees. The more bedrooms the more impact.

Thanks for the \$\$ for the schools - this should be legally required by developers instead of the joke fees that you are required to pay that will barely fund portables on land already owned by the district. Unfortunately with a middle school projected to be at 1,500 students we already need to build an entirely new campus somewhere in Los Gatos and the projected cost for that is 50 million dollars! A different plan should split the residences between the Campbell Union and LGUSD school districts, giving LGUSD some much needed income and less of the students which we don't need or want. The residences should be built over time to lessen the impact on schools.

There also shouldn't be any outlet onto Lark from the North 40 - Lark is completely overloaded with stoplights and stop and go already. People run the stop lights all the time whether on purpose or on accident. I cannot count how many times I have nearly been hit by someone distracted and running a red light. When the light turns green at Garden Hill Lark one does not proceed, one waits looks right and left and then proceeds if no one is running the light in either direction. Perhaps some signs about fines for blocking the intersection would be helpful. During rush hour it is often difficult for me to make the left turn into my neighborhood as the intersection is blocked by people who just sure they can make it off of 17 onto LG Blvd but instead end up in the middle of the intersection leaving little to no room for me to get into Garden Hill in the something like 20 seconds allowed. More than once I have had do wait for the next light cycle because of people breaking the law.

The additional intersection/signal that is being proposed would also be impacted by the people exiting Northbound 17 with only a Yield Sign who currently cause a serious safety issue to pedestrians and bicyclists going towards Winchester Blvd who are not readily visible to motorist who are mostly speeding up to "beat" oncoming motorists anyways and not focusing on the possibility of oncoming pedestrians or cyclists who are actually quite common on Lark. I have seen several cyclists and pedestrians have to jump back after nearly being hit by cars because if the cars to "yield" they only do it once they are already in the crosswalk. Yielding to a pedestrian is of little help if you have already hit them. As the schools are trying to encourage more and more kids to "walk and roll" to school it seems that the town would work more proactively with CalTrans to make these problem intersections as safe as possible before someone is seriously hurt or killed. It's really a shame the town can't be more proactive. And while I think many appreciate Classic Car Wash they need to have an employee trained in directing traffic and if the lot is at capacity they need to wave traffic on or have some kind of "come back later" sign rather than have people blocking traffic and causing a safety hazard at various times during the day. I don't think having one employee doing this throughout the day should be too much to ask given how often they are causing a traffic hazard. These are all things that can and should be done now to help the traffic issues that are current and ongoing. Things are only going to get exponentially worse when we have round the clock construction on one of the main arteries in Los Gatos.

Marni Moseley

From: Karen Aidi <karenaidi@gmail.com>
Sent: Monday, March 28, 2016 9:27 PM
To: Marni Moseley
Cc: DSparrer@community-newspapers.com; letters@mercurynews.com; Mo Aidi
Subject: North 40 Project

Dear Ms. Mosley,

I oppose the North 40 project in its current form (see <http://www.losgatosca.gov/DocumentCenter/View/16090>). Here are some of my specific objections:

1. The Phase I project is overly dense with both retail and housing--this needs to be scaled back significantly--based on ***unbiased*** traffic studies. It is already nearly impossible to get onto Los Gatos Blvd. from any intersection point: Lark Avenue, Blossom Hill, Shannon Road, Kennedy Road, Filmer, Harding Avenue, etc. at peak traffic times in the morning (school rush) or in the late afternoon/evening, particularly between 5:00 p.m to 7:00 p.m. (work rush). This development feels very lopsided as one of the entrances into the town of Los Gatos and it does not look or feel anything like downtown or the rest of Los Gatos and will only make the traffic more unbearable than it already is.
2. It does not embrace hillside views with its boxy, modern-looking, rectilinear lines (see the 5-Plex clusters). The garages are particularly unattractive. The houses and retail buildings have no character. Instead they feel cold. If you want to have a mix of housing and residential areas, why don't you look at Santana Row and North Santa Cruz Avenue for some inspiration? The 35 feet tall buildings are excessively high and do not embrace the hillside views, trees, and open space.
3. The use of redwoods and pine trees is highly irresponsible and in very poor taste (see the perimeter tree section). To encourage the planting of such giants with no concern over how big they grow (to at least 80 feet in 60 years) or what damage they can cause particularly in drought-stricken California makes no sense at all. Have you noticed how many sickly and stressed redwood and pine trees there are in Los Gatos already? Redwood trees belong on the California coast only. We are likely to continue having droughts in cycles followed by heavy rains. I do like the idea of heritage fruit trees (plum, apricot, and cherry) as a nod to our past (this our last remaining orchard in Los Gatos) with a mixture of California natives (oak trees, bay leaf laurels), the vineyards (a nod to our winemaking past), and the drought-tolerant plants (lavender, sage, rosemary, and strawberry ground cover).
4. There is not enough open space.
5. It is a landlocked area with no access to Lark Avenue or Highway 17. This is going to create problems with one entrance and exit.

With this project, we lose our small-town charm forever. There's a lack of whimsy and fun. It's hard to see how this project benefits Los Gatos in its current form except with the possibility of adding some affordable senior housing. As the Town Council, you need to take the long view on this project.

Karen P. Aidi
16734 Marchmont Drive
Los Gatos, CA 95032
(408) 358-1426

From: Angel Dabadghav <frmabuv@gmail.com>

Subject: North 40

Date: March 26, 2016 at 8:55:35 PM PDT

To: Mmoseley@losgatosca.gov

Cc: Frmabuv <frmabuv@gmail.com>

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: Leesa Gidaro <leesa.gidaro@gmail.com>
Sent: Monday, March 28, 2016 9:44 PM
To: Marni Moseley
Cc: Leesa Gidaro
Subject: I oppose North 40 Development Proposal

I am writing to let you know my position to the current proposal for North 40 development. This proposal as it stands currently does not meet the North 40 Specific Plan in the following ways:

- * The project does not look and feel like Los Gatos
- * The project blocks views to the trees
- * The project lacks sufficient and proper Open Space
- * The project will have a negative impact upon our town's already stretched (to the point of breaking) infrastructure

While this project has been in the making for many years, the traffic in Los Gatos over the past 9 months has become unsustainable. It's time for the town to begin working on our infrastructure issues (traffic congestion, danger to pedestrians and cyclists, over crowded schools and stretched resources) before continuing more development.

Please use our tax dollars to fix the issues in our town before it's completely ruined.

Sincerely,

Leesa Gidaro
100 Creffield Heights
Los Gatos, CA 95030

Resident since 1996

--
Leesa Gidaro
Cell: 408 605-0075

Marni Moseley

From: Christine Clevenger <ckclev@yahoo.com>
Sent: Monday, March 28, 2016 9:41 PM
To: Marni Moseley
Subject: Concerns about the North 40 plans

Hello Marni,

I was surprised to see how tall the story poles are for the North 40 land and how much is proposed to be built there. I read more details about it on-line and, quite frankly, was shocked to hear that 320 units are planned! Wow. That's a huge number of new families that would be moving into an already crowded urban area.

I am strongly opposed to so many units being built there. I am also opposed to how tall the structure are proposed to be.

I would be okay with developing the property, but not with such an incredible density that's not in keeping with the rest of the town. IF the developer were instead to do single-family homes that were mostly single story homes, that would be much more reasonable.

I hope that the City will consider the views of existing residents who already pay a lot of money in taxes that directly benefit the city and our schools and not approve such a drastic development plan, where the only one who would gain is the developer. The city and its residents would lose, big time.

Thank you,

Christine Clevenger on Kennedy Rd.

On Mar 28, 2016, at 7:59 PM, Bonnie Payne <bonnieapayne@comcast.net> wrote:

Dear Vice Mayor Sayoc,

I am distressed that the town is considering the development proposal for the North 40. I cannot see any way that it conforms to the Guiding Principles for this area, and I cannot see any way that it respects the concerns of the current citizens of our town. Already driving around town on a weekend is almost impossible due to Southbound 17 traffic. And if the story poles are any indication, the proposed development is incredibly dense. And do we really want a shopping mall in Los Gatos? I don't.

I urge you to unequivocally reject this proposal.
Thank you for your attention.
Bonnie Payne

On Mar 28, 2016, at 7:59 PM, Bonnie Payne <bonnieapayne@comcast.net> wrote:

Dear Vice Mayor Sayoc,

I am distressed that the town is considering the development proposal for the North 40. I cannot see any way that it conforms to the Guiding Principles for this area, and I cannot see any way that it respects the concerns of the current citizens of our town. Already driving around town on a weekend is almost impossible due to Southbound 17 traffic. And if the story poles are any indication, the proposed development is incredibly dense. And do we really want a shopping mall in Los Gatos? I don't.

I urge you to unequivocally reject this proposal.

Thank you for your attention.

Bonnie Payne

On Mar 28, 2016, at 5:28 PM, Thom Weatherford <t.weatherford@verizon.net> wrote:

Your Honor, I understand that phase 1 of the above development will be reviewed for approval at the upcoming town council meeting. I have been a technology executive in the Valley, including currently serving on several public company boards for the past 26 years. For the past 18 of those years, my wife and I have had the privilege of living in Los Gatos, our beautiful community by the mountains. We always make an effort to first support our local businesses as well as the city's services. This proposed development will strain our schools, roads, and way of life. As you already know, the traffic situation is becoming critical and the quality of education will suffer. Neighborhood side streets are already being used as shortcuts due to the traffic on Los Gatos Blvd, Santa Cruz, and University. While I support progress and business development, this plan is an overkill. We do not need another Santana Row or to become another Santa Clara where there is no soul. If Los Gatos becomes over developed, the consequences, while may be unintended, will be bad for all.

Marni Moseley

From: steve.reyes@comcast.net
Sent: Monday, March 28, 2016 10:02 PM
To: Marni Moseley
Subject: North 40

I was very sad to see the orange tape outlining the proposed North 40 constructions. The on-line talking points for North 40 construction boiled down to money for the town and the developers. The job of the town government is to serve its community and the community does not want this over development for the sake of money, we can do without. The town can tighten its belt just like the rest of us and so can the schools.

I use this road to get to work every day and adding more housing is only going to make my life more difficult to get to work and come back home. I am surprised that anyone would consider this development so close to Good Sam and the congestion it will cause. Not to mention the negative impact it will have on the kids in school who will have to cope with over crowding.

Change is sometime unavoidable, and I can tell that the allure of the money is to great to stop this project. However, we can scale down the project to reduce the impact to 100 residence, lets show the kids of Los Gatos that its not always about the money. Please help with this proposal, thanks.

Steven Reyes
Los Gatos Resident [the little town in silicon valley]

Marni Moseley

From: Anne-Marie White <amwhite24@comcast.net>
Sent: Monday, March 28, 2016 10:26 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Mosley,

We will be attending the meeting on Wednesday evening to show our concern over the North 40 proposed plan. As residents of Los Gatos for 16 years we have seen quite a few changes that have altered the feel of our town. We can only imagine how people living here even longer must feel. Just in the past few years we have seen Los Gatos Blvd. being taken over by high density housing and a ridiculous amount of traffic. To add the density of the proposed plan would very irresponsible of our town planners and council.

It is our understanding that the children living in the North 40 will be attending Van Meter Elementary and then of course Fisher and LGHS. These schools are already feeling the impact of our town's increasing population. To add that much housing in our community with no consideration for our schools will hurt this town immensely. We moved here like many other families to be in the LGSUSD. As the overcrowding continues, the level of education will go down and Los Gatos will not be a "go to" town for families willing to pay for their kids to be in the district.

We know that this land will be developed but we urge you to please take a stand and not approve this project as is. To see such a monstrous development while approaching our town will completely change what Los Gatos is all about.

Best regards,

Anne-Marie and Michael White

Marni Moseley

From: Hastings, Tom <Tom.Hastings@Avnet.com>
Sent: Monday, March 28, 2016 10:30 PM
To: Marni Moseley
Cc: Amy Despars (amydespars@hotmail.com)
Subject: North 40, have we lost our friggin mind? no on the application

Dear Ms. Moseley,

I have lived in Los Gatos since 1969. I love new development that make sense, and scales in an appropriate size, for our town. This is our town. It is our job to preserve it correctly, for future generations.

If you think 320 new homes into the school district is a good thing that won't jeopardize the quality of our classrooms, move forward and vote yes.

If you think this won't negatively affect the traffic in our town, especially on LG Blvd and Lark and Winchester, then vote yes....

If you think adding another 500K+ of retail space in <20 acres is a good thing, then vote yes.

If this application does pass, then please guarantee me that LG Blvd and Bascom, will be widened to 4 lanes from Good Sam to the LG Post Office. LG Blvd will become a snarled mess. I simply can understand why this is a discussion, for this reason alone. I can handle blocked mountain views...but totally impacted traffic? People move away from that, not to it. Good Grief.

I will sell my house and move to Anchorage if this application goes through. This is crazy, this is not Los Gatos, and no big deal such as the one proposed, will ever catch the spirit and look and feel, of Los Gatos.

Anchorage is cold, please let me stay. This is not the right thing for LG right now, or ever. Most know this, we just need courageous people like you to state the obvious.

Respectfully,

Tom Hastings
Hollycrest Drive
408.309.3547

Marni Moseley

From: cwtripp@comcast.net
Sent: Monday, March 28, 2016 11:21 PM
To: Marni Moseley
Subject: North Forty Project

Hi, I'm opposed to the project, it has many issues.

1. Traffic: LG blvd and Samaritan is already over-crowded. Add more? I took my Dad who had a heart attack in 1983 to Good Sam in five minutes, faster than 911. Now? Even an ambulance couldn't make it in time. I've lived here 55 years, and never seen as much traffic as we have lately. I remember when Lark Ave. didn't even go through.
2. Density. Those huge story poles with buildings to be built, blocking out the skyline and looming right up against the borders. If I wanted to live in a dense housing area, I'd move to Fremont, but now Fremont is moving here. It will be like driving in the North Bay, not Los Gatos.
3. Schools. Many people have mentioned how it will over-crowd the schools.
4. Big city feel. Does every old orchard have to be paved over with another Santana Row? Does Los Gatos need or want this?

Sincerely,
Charles Tripp
Oak Ridge Way, Los Gatos.

Marni Moseley

From: Mitzi Anderson <mitziand@aol.com>
Sent: Tuesday, March 29, 2016 12:12 AM
To: Marni Moseley
Subject: North 40 Development Comments

Dear Ms. Moseley and Council,

We have one shot to get the North 40 Development right, otherwise it will be a blight on our town for decades to come. The currently proposed project lacks any concern or understanding for our town character and the North 40 guidelines.

The development should 1)maximize open space and views to maintain the agrarian feel of the land 2)resemble the town architecture instead of introducing the typical Silicon Valley, cheap, urban design, 3)have the least impact to traffic and schools. The current proposal offers nothing to our town, but a sellout to developers.

Let's take our time, adhere to our guidelines, and get this right. I urge the council to reject all aspects of this application and send the developers back to the drawing board. Los Gatos deserves better. We must expect the best to preserve our town.

Sincerely,
Mitzi Anderson
Los Gatos, CA

Sent from my iPad

Marni Moseley

From: judystanley@comcast.net
Sent: Tuesday, March 29, 2016 1:00 AM
To: Marni Moseley
Subject: NORTH 40

To M. Moseley,

This proposed North 40 is projected to be a massive , dense, overbuilt project that doesn't look or feel like Los Gatos. AS PROPOSED AT THIS TIME, THE NORTH 40 WILL BE A MASSIVE, DENSE, OVERBUILT PROJECT THAT DOES NOT LOOK OR FEEL LIKE LOS GATOS.

The views will be obscured by a 35 foot wall of attached multi-unit housing. THE NORTH 40 WILL NOT EMBRACE HILLSIDE VIEWS, TREES AND OPEN SPACE.

Los Gatos does not need any more commercial buildings, and housing. The North 40 will create an adverse impact on our already overcrowded streets and town? We are at the maximum now with some development unfinished. THE NORTH 40 WILL NOT ADDRESS THE TOWNS RESIDENTIAL AND OR COMMERCIAL UNMET NEEDS

Our infrastructure is crumbling and many other community services go unmet without adding 270-320 housing units and 435,000 SQ FT of new commercial space. THE NORTH 40 WILL NOT MINIMIZE OR MITIGATE IMPACTS ON TOWN INFRASTRUCTURE, SCHOOLS, AND OTHER COMMUNITY SERVICES.

We do not want a developer to chose what benefits him the most for the NORTH 40. We as residents of the town want what will benefits out town, and that is not what is currently planned.

There should be more open space at the NORTH 40, such as small parcels, retention of historic buildings, orchards, a community school, a community center, a place where the people of our town and guests to our town can say this is really what Los Gatos is. This expresses how our town should feel and look.

I have lived in Los Gatos, since 1970. For the first time since living here, i have actually thought about selling my beautiful house that i love so much, because our town is turning into something that is not the town I love any longer. So many of my friends have moved away because they are tired of the overgrowth of our town, and how its losing the beautiful charm it is known for. Its sad to think about and I hope the town reconsiders what this developer is idealizing for the north 40.

Judy Stanley

Judy's Buckles - Jewelry for Your Waist%0D%0Awww.judybuckles.com%0D%0A771-5560

Marni Moseley

From: Suzanne Cochran <smb.cochran@gmail.com>
Sent: Tuesday, March 29, 2016 7:00 AM
To: Marni Moseley
Cc: Clark Cochran
Subject: Concerns with current North 40 Proposal

Hi Marni,

We have major issues and concerns with the current North 40 proposal submitted by the applicant.

Concerns:

- Too massive, dense and overbuilt for the space.
- Not in keeping with the look and feel of Los Gatos character
- Developer is focused on "Maximum" development and not the character of our town.
- Current plan will impact views, trees and open spaces
- Green space is inadequate based on scale of property
- Will have negative impact on already crowded schools, town infrastructure and other community services
- Have maximized development
- Minimum open space
- Impact on traffic

Recommendations

- Phased approach with smaller parcels
- Add more open space
- Add community school
- Add community center
- Make sure the community is the priority, not the developers requested development as is.

Summary - we are not oppose to developing the space, just the size and scale of current proposal and NO benefits to the community or town of Los Gatos.

Regards,

Suzanne and Clark Cochran
60 Rogers Road
Los Gatos
408-607-7172

Marni Moseley

From: PRISCILLA RYLAND <rylandpj@gmail.com>
Sent: Tuesday, March 29, 2016 7:01 AM
To: Marni Moseley
Subject: North 40

Dear Marni,

I am writing to let you know my position to the current proposal for North 40 development. This proposal as it stands currently does not meet the North 40 Specific Plan in the following ways:

- * The project does not look and feel like Los Gatos
- * The project blocks views to the trees
- * The project lacks sufficient and proper Open Space
- * The project will have a negative impact upon our town's already stretched (to the point of breaking) infrastructure

While this project has been in the making for many years, the traffic in Los Gatos over the past 9 months has become unsustainable. It's time for the town to begin working on our infrastructure issues (traffic congestion, danger to pedestrians and cyclists, over crowded schools and stretched resources) before continuing more development.

Please use our tax dollars to fix the issues in our town before it's completely ruined.

Sincerely,

Priscilla Ryland
131 Wilder Ave
Los Gatos, CA 95030
408 865 1265

Marni Moseley

From: Julia Burg <juliaburg@gmail.com>
Sent: Tuesday, March 29, 2016 7:34 AM
To: Marni Moseley
Subject: North 40 Development Feedback

Hello,

My name is Julia Burg and I have been a resident of Los Gatos for the past 9 years. I have 2 kids who attend Van Meter Elementary. My husband grew up in Los Gatos and his family has lived in the area for over 35 years.

I am writing about the North 40 Development. The current design is well....awful. I am horrified by it. I really, really, really hope the town council does not approve it. It is an awful, greedy use of that space and a horrible legacy for the Town of Los Gatos.

We have a real opportunity here to look towards the future and use this space in a way that benefits the town for generations -- think sustainable, think green, think walkable, think beautiful. Approving this plan doesn't accomplish ANY of that. All it does is line the pockets of the developers and leave an awful (and unforgivable) legacy for the Town Council.

We need a plan with more green space, a school, and less dense housing. We need something that fits the beauty and aesthetic of the town. The current plan could be plopped in any dumpy city in California. It doesn't accomplish ANY of the approved goals of the Town Council. It will drastically overcrowd our already overcrowded schools and make Los Gatos a much less desirable place to live.

I strongly urge you to reject this plan. There is a huge fortune to be made here -- why not partner with an award winning architect on a plan that the city can be proud of? Something that the entire country can look to as an example of a green, walkable, beautiful development. Not the garbage that has been presented.

PLEASE REJECT THIS PLAN!

Thank you,
Julia Burg

Marni Moseley

From: Susie Vosky <susie.vosky@gmail.com>
Sent: Tuesday, March 29, 2016 8:31 AM
To: Marni Moseley
Subject: North 40

Ms. Moseley,

We came to Los Gatos from Sunnyvale to raise our children in a beautiful place, filled with greenery and serenity. That was 16 years ago.

Los Gatos is now feeling like old Sunnyvale-the one we left. Concrete, traffic, strip malls, and high density housing is not what we signed up for. We are still paying and continuing to pay our monthly mortgage for the Los Gatos dream.

I urge you to reject the current plan for the North 40. Please minimize development. It's too much. The height and scope of the residential units and commercial units is completely turning my stomach.

Please understand that living in Silicon Valley is stressful enough and this impactful development will definitely increase the stress for the people of Los Gatos.

Did you consider the impact on the schools? The infrastructure? The traffic? Yikes. Please reject this proposal.

Thank you for your consideration.

Susie and Dmitry Vosky
15970 Longwood Dr.
Los Gatos

Marni Moseley

From: Whitney Holton <4holtons@gmail.com>
Sent: Tuesday, March 29, 2016 8:40 AM
To: Marni Moseley
Cc: Dean Holton
Subject: North 40

Hello Ms. Moseley,

This email is to express concern regarding the North 40 Development. I understand that the application is thus unapproved. I feel that this should be very closely monitored and I am in favor of a phasing in approach that would allow the city to see impact before scaling up to the full development process. My concern is for the traffic alone in the area of the North 40. It is already nearly impossible to get through the area on a typical weekend without having to sit in bumper to bumper traffic. There is always the concern that emergency vehicles won't be able to get through the massive congestion that already exists in that area. Holiday and summer weekends find the street traffic even more unbearable. If the North 40 is committed to having the Los Gatos "feel" then they are definitely making traffic the new comfort zone for our residents. In addition, the impact to our schools with all 320 homes being within the school boundaries is also a concern. Our schools are already bursting at the seams and with the teacher shortage that is also occurring in the state of California, we will be at risk of beginning to provide sub-par educational experiences. As it is now, parents are being asked to supplement the budget to give teachers what they need and provide high quality programs for the students. As a school administrator myself, I know that more kids in schools equals more challenges and less opportunity to build community and truly know all of the students. Research definitely supports this viewpoint. My family has lived in Los Gatos for the last 80 years and we have always been so proud of our quaint, safe and charming town. As that town becomes a big city, I am less enamored with its' charm and less hopeful that it is a place my kids will want to come back to after college. Please consider a phasing approach to this development and be aware of the concerns and pleas from the community to try to keep our town from growing into a commercial mecca where merchant capital is what matters more than open space, safe schools and a close knit community.

I am strongly against this development but know that since it has already been approved, we now must express concern over the path it will take in being built. Thank you for listening to my concern and the concern of so many other residents.

Regards,

Whitney Mesa-Holton

Marni Moseley

From: Lisa Duflock <lcduflock@yahoo.com>
Sent: Tuesday, March 29, 2016 8:48 AM
To: Marni Moseley
Subject: Planned north 40

Hello

My name is Lisa Duflock and I am emailing you regarding the new development at the North 40. The town is already inundated with commercial space and we do not need any more. Also our schools and streets are filled to capacity and we do not need to increase the burdens on infrastructure with additional housing. We moved here because we loved the town. However the character of Los Gatos is fast changing with all this increased development and it needs to stop.

Thanks for your time and attention,
Lisa Duflock

lcd

Marni Moseley

From: Colette Lackovic <cql3@verizon.net>
Sent: Tuesday, March 29, 2016 8:55 AM
To: Marni Moseley
Subject: Development of North 40

Please make your decisions on development that will be in the best interests of the residents of Los Gatos.

Colette Lackovic

Marni Moseley

From: Frederick Berkowitz <fberk@icloud.com>
Sent: Tuesday, March 29, 2016 9:05 AM
To: Marni Moseley
Subject: North 40 Proposal

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,

Fred Berkowitz

Marni Moseley

From: Jeff King <jking@godaddy.com>
Sent: Tuesday, March 29, 2016 9:22 AM
To: Marni Moseley
Subject: North 40

Hello,

While I'm sad to see the orchards and openspace go I understand and have reconciled that we can't stop all development as much as I'd love to.

What I find outrageous is the housing plan. It's just unacceptable that all the housing is on the LG side of the line. This only helps the developer and hurts our town. The density, tax implications and the impact on our schools just can't be justified.

The school systems are bursting already, traffic is horrific and I can't understand how this clearly one sided part of the plan would be approved. If we can't stop this altogether, please ensure that the density is reduced or spread out to other parts of the development.

Jeff King
Littlefield Ln
Los Gatos.

Marni Moseley

From: James Konsevich <jimkonsevich@mac.com>
Sent: Tuesday, March 29, 2016 9:36 AM
To: Marni Moseley
Subject: Developing the North 40 is not a good idea!

Dear Ms. Moseley,

I live near Houge Park. Last week when I was waiting for a green light on White Oaks Avenue to turn onto Bascom Avenue the traffic on Bascom was backed up bumper to bumper as far as I could see in both directions. How is developing the North 40 going to help this traffic problem?

My wife and I used to eat dinner in Los Gatos three or four times a week with the commuters using Waze to avoid the traffic jams on Hwy 17 and Hwy 85 it is not worth the hassle of driving in the traffic on Lark, Los Gatos Blvd., University, etc. Los Gatos Blvd. necking down to 4 lanes between Hwy 85 and Lark is a real bottleneck. Once the North 40 is developed we will not be able to go to Los Gatos at any time.

If we wanted to live in a place like Los Angeles we would have.

Yours truly,

Jim

James Konsevich
jimkonsevich@mac.com

Marni Moseley

From: Bina Roy Desai <binaroydesai@yahoo.com>
Sent: Tuesday, March 29, 2016 9:35 AM
To: BSpector; Marni Moseley
Cc: Marico Sayoc; Marcia Jensen; Rob Rennie; Steven Leonardis
Subject: North 40

Dear LG Town Mayor, Council, & Planning,

My husband and I are deeply disappointed that the town of LG is still considering the North 40 project after all of the opposition in the past few years.

- The design and massive size of the project does not look like our "town" of LG
- Your decision would take business away from the very entrepreneurs who help sustain this town and tax dollars.
- Our schools are already impacted. Why has the developer chosen to put all 320 homes onto the LGSD side of North 40?
- Making a left turn onto LG Blvd is already challenging during traffic hours
- Our kids are already on guard while biking to school w/ so many cars on LG Blvd/Main St.
- Why are we not focused more on how we can improve the schooling system in LG, rather than adding more families, traffic, and pollution?
- Impacts of this need to be addressed at every stage, not just at phase 1
- Tax dollars brought in by a massive project like this should not be the ultimate priority here, and that's what it clearly looks like.

We hope you will listen to all of our fellow citizens tomorrow night and reconsider.

Thank you,

Raj & Bina Desai~

Marni Moseley

From: Amy Grespan <curlyarm@yahoo.com>
Sent: Tuesday, March 29, 2016 9:49 AM
To: Marni Moseley
Subject: North 40

Ms. Marni Moseley,

As a Los Gatos resident and parent of 3 children in the Los Gatos Schools I am very concerned about the development of the North 40. The developers plans are unclear and nonspecific. How are they planning to:

1. keep the feel of Los Gatos
2. embrace the hillside views, trees, and open spaces
3. address the impact of crowding and traffic that already exists in that area
4. minimize the impact of the already OVERCROWDED SCHOOLS!!!!

How is the developer looking out for the town's best interest????

Thank you for your time and consideration on this very important issue.

Amy Grespan

Marni Moseley

From: Bruce MacNaughton <bruceamacnaughton@gmail.com>
Sent: Tuesday, March 29, 2016 10:08 AM
To: Marni Moseley
Subject: Comments on the North 40

I recently moved from New Mexico to Los Gatos. In my 80+ years, I have lived in many other places in the USA.

In the 50's, Dallas, TX allowed developing the northern portion of the city for merchandisers and office space.. The downtown was devastated. Only in the last 10 years has the downtown started recovering.

In the 60's, Bartlesville, OK allowed development of the east side of town. This caused a major division in the town. You either belonged to one side of the subject or the other. Again, the old downtown was devastated.

In the 70's, Tulsa, OK allowed major development of commercial space outside the downtown area. This time there was a period of disruption. The various businesses started moving back to the downtown area after many of the old downtown buildings were razed and new construction took its place.

Why doesn't the Planning Commission adhere to their stated 4 guiding principles? Have these guiding principles been reduced to writing so that everyone is working with the same guidelines?

Why doesn't the Planning Commission determine what first made Los Gatos such a pleasant town to live in? It would seem to me that the Planning Commission would continue those practices without catering to any one or more special interest groups.

Since Los Gatos cannot be everything to everybody over the long haul, shouldn't Los Gatos do its planning for its present residents?

The recently issued Los Gatos Union School District's budget identified some upcoming problems which the proposed North 40 Development seems to contribute to.

As a Registered Professional Engineer, I have noticed that the local building codes don't seem to require firewalls in the new apartment construction around town. Also, the lack of egress to safety from these apartments appears to be limited in the case of a fire.

Respectfully submitted,

Bruce A. MacNaughton

Marni Moseley

From: Tim Christ <tchrist@mac.com>
Sent: Tuesday, March 29, 2016 10:15 AM
To: Marni Moseley
Cc: dsparrer@community-newspapers.com; letters@mercurynews.com
Subject: LG North 40

Dear Mrs. Moseley,

I feel compelled to add my voice to the North 40 discussion. The children in our community are at significant risk on a daily basis. Nothing can be more important.

It seems that at some point in the last few years Los Gatos lost control of it's growth, and, as has been evidenced by the severe traffic issues last summer, and the ongoing daily traffic and parking issues that have existed for years, it seems the town council and planning commission are somehow unaware of the urgency of these issues.

Have any of these members tried to drive anywhere near the High School or Middle School on a weekday? Maybe a field trip is in order.

Adding any additional housing units in our community is completely irresponsible. The focus should be on a plan to reduce congestion and increase safety.

The current High School traffic is a significant safety issue on a daily basis. If you haven't witnessed a near miss situation of a walking, riding, or driving student, you haven't been near the High School in the last 2 years.

The school has sent out notifications to all the students about parking restrictions, and the Town Council recently had to approve parking restrictions on Alpine Avenue. This is not going to keep kids from driving to school, but will have them parking and walking from farther away and in more unsafe locations.

This community needs a reduction in housing in the area, not an increase, and a serious investigation of transportation alternatives.

The number of students in an already overcrowded school, and the quality of education and therefore ratings of our great schools is an additional issue.

Citizen safety, student safety, has to come before development.

Thank you for your time,

Tim Christ
408-823-3463

Marni Moseley

From: Molly Rhine <m.rhine@comcast.net>
Sent: Tuesday, March 29, 2016 10:50 AM
To: Marni Moseley
Subject: North 40

Ms. Moseley,

As a 27 year resident of Los Gatos, I am writing you to encourage you to use the best judgment you can in the potential development of Los Gatos in the North 40.

Our Town has suffered from some very ugly and crowded development (The Robson homes and that horrific "dome" on the Chipotle building, to name just a couple.)

The feel, look, and attraction of Los Gatos will be lost if the North 40 doesn't get it right.

Think beautiful, sparse, and lovely, **NOT crowded, tacky, and "just another pretty town that sold out."**

Respectfully,

Molly Rhine
140 Belcrest Drive
Los Gatos, CA 95032

Marni Moseley

From: Karen McQuade <KMcQuade@montalvoarts.org>
Sent: Tuesday, March 29, 2016 11:09 AM
To: Marni Moseley
Subject: Please, please save our town. VOTE NO- North 40.

Dear Marni and the rest of the Town Council.

Please follow your conscience and do what's best for the longevity of Los Gatos. VOTE NO! We cannot afford the increased traffic, school crowding and disruption to the Look and Feel of true Los Gatos. Hold back the greed that has taken over our town.

Los Gatos resident- 199 Kimble Ave. Karen McQuade

Karen McQuade
Volunteer Program Coordinator
Montalvo Arts Center
15400 Montalvo Road, PO Box 158
Saratoga, CA 95071
408.961.5828
kmcquade@montalvoarts.org

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From: Kay Enriquez [<mailto:kay.b.enriquez@gmail.com>]
Sent: Monday, March 28, 2016 4:55 PM
To: Council
Subject: North 40 Concerns

I am emailing my Town Council (since public comment is closed) and telling you that I believe the core premise of the North 40 millennial/senior living (Santana Row style) development should not be taken at face value. People pay a 40% premium to live in Los Gatos because of the schools, not for a retirement home or millennial bachelor pad.

I hope to attend the Town Council meeting April 14 at 7pm. In case I can not make the meeting, I would like to be heard saying the premise of the North 40 is deeply flawed. I would like to ask you to demand proper mitigation of traffic, schools and other downsides of this Santana Row disaster that turns our **wonderful town** into another city.

M

ake the developers pay to mitigate this looming disaster or tell them to come back with a new site plan. No approval should be given until the LGUSD Board of Trustees declares that the developers have mitigated the impact to our awesome schools.

Thank you,

~ Kay Enriquez

Marni Moseley

From: Nicolette Kelly <lnicolette@gmail.com>
Sent: Tuesday, March 29, 2016 11:28 AM
To: Marni Moseley
Subject: North 40

Dear Marni,

I'm very concerned about the current North 40 proposal.

1. The project area already suffers from heavy traffic. My husband had a medical emergency a year ago and the ambulance got stuck in grid lock on Lark Avenue. There was literally no way to get through. Luckily his case was not life threatening. This new project will add to the intense traffic.

2. The developer is using averages to get the project passed. I'm concerned with how many 3 bedrooms are in the development. It's my understanding there are studios, 1, 2, and 3 bedrooms. "Averaging 1.9 bedrooms and 1500 SF". When Laurel Mews was being developed it was advertised at cottage homes of approx 2200 SF...in actuality only the row on LG Blvd were this size. The rest were significantly larger...it's very misleading.

I'm hopeful the planning commission and town council understands they could have done better on the past developments and should not continue down the path of high density in a town with limited infrastructure.

Sincerely,
Nicolette Kelly
224 Loma Alta Ave

--
Nicolette Kelly

Marni Moseley

From: donna wallerstein <violetwall@hotmail.com>
Sent: Tuesday, March 29, 2016 11:49 AM
To: Marni Moseley
Subject: North 40 Development

Dear Ms. Moseley,

We are writing to express our concerns about the development of the North 40 site. As I am driving to and from work each day on Highway 17, the outline of the project is easily visible and quite enormous. The Los Gatos school system cannot accommodate the scope of that development. The town council has already permitted far too much housing to be built into the very small footprint of our town. We are at risk of crossing the line from suburban to urban. We don't have sufficient funding to adequately support expansion of the school system and there is literally no room to grow the high school or further expand Fisher Middle School. Where are we going to fit all these extra children? We are already at high capacity in our classrooms and have inadequate resources to adequately educate the children that are in the school now. Our school district is woefully behind in areas that we took for granted in our school district on the East Coast. There is essentially no fine arts education in the lower grades and children in Los Gatos have very limited musical instruction prior to 6th grade. Our test scores and other measures of academic excellence are always less than Saratoga and we consistently see that the National Merit Finalists come from Saratoga and not Los Gatos High School. Overbuilding housing without providing for an increase in traffic and enrollment at our local schools is a recipe for disaster. It would be a wiser course of action to relocate the high school to the North 40 site and build a campus with updated facilities and room to grow for the future.

Sincerely,

Donna and Robert Wallerstein
16557 Marchmont Drive
Los Gatos, CA 95032

Marni Moseley

From: Jean Leeming <jean@cjeeming.com>
Sent: Tuesday, March 29, 2016 11:53 AM
To: Marni Moseley
Subject: STOP THE NORTH 40!!

Dear Marni,

As a 14 year resident of Los Gatos (on Hernandez Ave) I am shocked and so disappointed that the town council of our beautiful town would possibly allow this monstrosity to be built and so negatively effect our wonderful town. Traffic, residents, schools, parking — everything will take a toll and the site polls show just how much it will visually impact the area as well. I couldn't believe it took me 40 minutes to drive from Hamilton Exit on 17 south to Los Gatos exit, and I had a LOT OF TIME in traffic to look at those story polls and realize what a disgrace it is for the Town Council — elected officially in charge of protecting and caring for our town — to accept and allow this to change our town forever.

Please add my voice to the extraordinary number of residents in our town who OPPOSE this development.

Thank you.
Jean Leeming
234 Hernandez Ave

Marni Moseley

From: Debbie Ledesma <dledesma@montalvoarts.org>
Sent: Tuesday, March 29, 2016 11:51 AM
To: Marni Moseley
Subject: LG North 40 "NO"

Hello Mami,

My husband and I have raised our family and lived in Los Gatos for 20 years and have seen the congestion on streets increase 10x! Summer traffic, morning commute and school traffic on the Blvd. is not what we need more of! Enough, is enough!

Keep our town for our community!!

Thank you,

Debbie

Marni Moseley

From: Charles Leeming <charlie@cjeeming.com>
Sent: Tuesday, March 29, 2016 11:56 AM
To: Marni Moseley
Subject: NO to the NORTH 40

Please add my voice to the resounding shouts of our citizens to say NO to the North 40 development.

The horrible impact on our environment, traffic, schools and town overall is exactly why our Town Council needs to STOP this development from taking place. Once it is approved, it will change Los Gatos forever.

As a 14-year resident raising a family with my wife and three children, we greatly opposed this development.

Respectfully,
Charlie Leeming
234 Hernandez Ave
Los Gatos

Marni Moseley

From: bnkjohnson1@verizon.net
Sent: Tuesday, March 29, 2016 11:58 AM
To: Marni Moseley
Subject: North 40 Development

Hello Marni,

I'm Kathy Johnson living on Benedict Lane in Los Gatos. We have lived in Los Gatos for 33 years. I was born in Santa Clara Valley and have lived here all of my 57 years. I have seen huge changes everywhere around the valley during my lifetime.

I would like to see the North 40 developed for the people of Los Gatos to enjoy. We do not need any more homes. We do not need any more businesses. We do not need any more structures that will block out the views of our beautiful mountains, trees and valley. For instance, the eyesore on the corner of Los Gatos Blvd. and Blossom Hill Rd. The big bronze dome that is useless and blocks the view of the mountains.

I would like to see a community center, maybe a park in the North 40. Also, the Youth and Adult Recreation Centers moved from Main Street to the North 40 with enough parking for people taking classes. I have been taking classes from the Parks and Recreation since we moved here. Up until several years ago, parking has not been an issue. Now? I take a painting class on Monday mornings at the Youth Recreation center. There are about 10 adults in the class. In the second room is a Salsa dance class with about 20 adults. And in the third room there is a Mommy and me class with several more adults. The Youth parking lot holds about 10 cars. All the parking around the Recreation Centers is 90 minutes. Our painting class is 3 hours long, so halfway through the class we have to go out and try to find an open parking space and move our cars. The High School students, even though they know they are not supposed to park in our lot, still do.

Please keep Los Gatos the beautiful little town that it has been, and is still.

Thank you for listening.
Kathy Johnson

On Mar 29, 2016, at 4:29 AM, Thom Weatherford <t.weatherford@verizon.net> wrote:

Your Honor, I understand that phase 1 of the above development will be reviewed for approval at the upcoming town council meeting. I have been a technology executive in the Valley, including currently serving on several public company boards for the past 26 years. For the past 18 of those years, my wife and I have had the privilege of living in Los Gatos, our beautiful community by the mountains. We always make an effort to first support our local businesses as well as the city's services. This proposed development will strain our schools, roads, and way of life. As you already know, the traffic situation is becoming critical and the quality of education will suffer. Neighborhood side streets are already being used as shortcuts due to the traffic on Los Gatos Blvd, Santa Cruz, and University. While I support progress and business development, this plan is an overkill. We do not need another Santana Row or to become another Santa Clara where there is no soul. If Los Gatos becomes over developed, the consequences, while may be unintended, will be bad for all.

I ask that you and our council members, not disapprove this plan but significantly reduce the proposed dwellings and commercial space of the two phases to a more reasonable level, a level that can be adequately absorbed by our town while keeping with the current culture of our community. I find it hard to believe that any additional tax revenue gained will offset the increased infrastructure costs required to adequately serve this proposed development.

Thank you very much.

Clifton Weatherford
16488 Eugenia Way
Los Gatos

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Marni Moseley

From: Laurie <laurie.pollock@comcast.net>
Sent: Tuesday, March 29, 2016 12:16 PM
To: BSpector; Marico Sayoc; Marcia Jensen; Rob Rennie; Steven Leonardis; Marni Moseley
Subject: North 40

I am sure you are all being inundated with emails regarding North 40 so I will be brief.

Our schools and roads can not handle any further growth! Do any of you have children in school? Have you driven to any of the schools at drop off or pick up time, it is impossible!! The town keeps growing because of our great schools but there have been zero solutions to alleviate the traffic congestion that we citizens encounter daily.

Our schools can not handle any more growth. Our administration spends more time trying to tackle growth issues which takes their time and focus away from our children learning! Before we approve any further growth this town needs to plan ahead to tackle parking and the current traffic problems we have daily. How can you approve further growth without dealing with the issues we have at hand that will only further impact our town in a VERY negative way.

Thank You ,
Laurie Pollock

Marni Moseley

From: Silvia Stracey <straceyfamily@aol.com>
Sent: Tuesday, March 29, 2016 12:19 PM
To: Marni Moseley
Subject: North 40

Mrs Moseley

As a citizen of Los Gatos for the last 15 years we would please ask the town to reject the proposed North 40 development. 270 new housing units???? Our schools are crowded to the top... Los Gatos High and Fisher Middle School are at capacity and we already have parking issues and traffic issues for the current students. Living of Winchester/Wimbledon the traffic is becoming a nightmare with the new Netflix construction etc... Now the town is thinking of adding more housing and retail space.. where shall all the traffic go and how much more crowded shall our classrooms and schools get? This is getting ridiculous....

This is a town not a city... please keep it this way Silvia And Robin Stracey
185 La Montagne Court
Los Gatos

Marni Moseley

From: David Zirl <dzirl@comcast.net>
Sent: Tuesday, March 29, 2016 1:14 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Moseley,

My family resides at 16357 Hilow Road in Los Gatos and our three children attend Blossom Hill Elementary School, Fisher Middle School and Los Gatos High School. We shop in Los Gatos, we eat out in Los Gatos, we use facilities in Los Gatos like the JCC and enjoy the parks, beautiful mountains and hills and the outdoors.

We also drive in Los Gatos to pick up at schools, to go shopping, to eat out and to use the facilities. The biggest issues we face as a community are the overcrowding of all of our school and the overcrowding of our roads. Adding 320 new homes and the hundreds of students who'll be living there, will add even more strain to our schools and offer very little, if any, relief as the financial impact of adding the new homes will not make up for the financial and physical impact on the schools.

Compounding this, is the impact on traffic that these 320 new homes AND the hundreds of thousands of square feet of new shopping and dining will have on our already overcrowded roads. The traffic associated with school pick-ups backs-up from the High School on Los Gatos Boulevard to past Whole Foods. The traffic on Lark backs up well past the JCC on Oka Road and well past University Avenue. These two examples don't even take into account the Santa Cruz traffic that builds up all summer and on all weekends.

While we understand the developer's desire to maximize their profits by building in as densely a manner as possible AND understand the town's desire to satisfy State and county regulations on affordable housing, we don't understand the rush and urgency to add to the overcrowding schools and roads, without any plans to truly mitigate these problems AND without regards to the overall site specific plans and the town's own vision and direction.

We therefore ask the town council to slow down the process and to spend time to truly understand the impacts and ramifications before making decisions that cannot be undone and that will negatively impact the Town of Los Gatos for generations.

Thank you

David and Lisa Zirl

On Mar 29, 2016, at 1:28 PM, Joanne Walsh <joannepwalsh@gmail.com> wrote:

Dear Ms Sayoc:

We have lived in Los Gatos, on South Kennedy Road, for over 36 years, and we feel very fortunate to have enjoyed the beautiful Town of Los Gatos. Therefore, we are concerned about the proposed plans for the North 40, plans which will disastrously affect the streets and schools on the Town's east side.

Los Gatos Boulevard is already subject to traffic jams, due to Highway 17 snarls and to the hours of the three schools near it. The proposed housing plan that puts all the residences in the North 40 at the Lark Avenue end of the land really threatens to bring Los Gatos Boulevard to a continual crawl.

In addition, the plan promises to overload our schools, which are currently jammed.

We know that the North 40 has to be developed, but the present plan has many faults. We have understood over the years that the Town has desired to make Los Gatos Boulevard the "gateway" to Los Gatos. However, as the story poles indicate, the buildings will come right up to the street lines and block the views both into and out of Los Gatos. Rather than beautiful, the "gateway" will be crowded, citified, and very busy.

Please demand that the developers respect the needs of Los Gatans for a graceful, beautiful entryway to the Town, free of great traffic snarls and ugly sight-lines. And please study closely the impact of the project on Lark-Los Gatos Blvd traffic.

The present plan is NOT the right plan.

Sincerely yours,

Hugh and Joanne Walsh
16301 South Kennedy Road
Los Gatos, CA 95030

Marni Moseley

From: Joanne Walsh <joannepwalsh@gmail.com>
Sent: Tuesday, March 29, 2016 1:36 PM
To: Marni Moseley
Subject: The North 40

Dear Ms Moseley:

We have lived in Los Gatos, on South Kennedy Road, for over 36 years, and we feel very fortunate to have enjoyed the beautiful Town of Los Gatos. Therefore, we are concerned about the proposed plans for the North 40, plans which will disastrously affect the streets and schools on the Town's east side.

Los Gatos Boulevard is already subject to traffic jams, due to Highway 17 snarls and to the hours of the three schools near it. The proposed housing plan that puts all the residences in the North 40 at the Lark Avenue end of the land really threatens to bring Los Gatos Boulevard to a continual crawl. In addition, the plan promises to overload our schools, which are currently jammed.

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The present plan is NOT the right plan.

Sincerely yours,

Hugh and Joanne Walsh
16301 South Kennedy Road
Los Gatos, CA 95030

Small town service, community stewardship, future focus

Stewardship is an ethic that embodies the responsible planning and management of resources. The concepts of stewardship can be applied to the environment and nature, economics, health, property, information, etc., as defined by Wikipedia.

Below are my questions and comments that need to be addressed and answered. More quantifiable answers need to be provided before a project of this scope can be approved by Los Gatos and those appointed as the town stewards.

1. The North 40 will look and feel like Los Gatos.

With consideration and understanding of needing to meet the affordable housing as out lined by the government, the density and height and lack of green/open space and paved (ie parking) do not look or feel like the small town that Los Gatos has been and would like to continue to be. (twenty units per acre as per gov. outline)

The plans do not retain the historical orchard/open space feel of the current community.

2. The North 40 will embrace hillside views, trees, and open space.

Views will be obstructed 35 foot wall of attached multi-unit housing.
The developer's proposal for green space is inadequate.

3. The North 40 will address the Town's residential and/or commercial unmet needs.

Will all of the 320 residences meet the multiple family development affordable to lower income households in light of state and federal and local financing programs. Will these all be completed first and sold/rented before any other development can continue?

Do we really need any more commercial development at this time?

4. The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.

Why is the development planning choosing to place all of the 320 residences on the Los Gatos School District side of the North 40 property? If these are all affordable/low income housing, where will the money come from to offset the difference in property tax come from to support roads, schools, and emergency services? Where will the business taxes go to from the "other" side of the property development? What is the federal funding penalty (road, school and city federal funding) if these affordable housing units are not completed on the government schedule?

What impact will traffic from this development have on emergency services of Los Gatos? Of special interest is the added traffic for a major hospital across the street and emergency access to the hospital at all hours. How will ambulance and fire response be affected by this huge development? What is the current staffing and what staffing needs to be added to accommodate this change?

How will commuter traffic off and on HW 17 and HW 85 impact traffic in this area? Both interstate on and off ramps are less than a half a mile from this project. Do we have data yet on the impact from the now yet completed Netflix project and its traffic impact on Winchester/Lark and Los Gatos Blvd.? Not to mention the Oka road project also earmarked by the city.

What is the town of Los Gatos' current ratio of law enforcement to citizens? Are our policing and safety needs currently met? How are we planning to scale law enforcement and emergency response services for this size of development and who will pay for it? Not to mention fire, paramedic and ambulance service. And do these services need to be scaled and money secured before the projects can be approved?

The town lacks data on the Netflix developments. This impact is yet to be determined. The town lacks the data from the housing and multi use developments on Bluebird and one on Los Gatos Blvd and Roberts Road as well as the development on the corner of Blossom Hill and LG Blvd.) Until there is quantifiable data of the final impact of these and many other developments we cannot approve any further development.

Traffic needs to be addressed by the city. Almost all of our schools are on two lane roads and all receive neighbor complaints of gridlock and parking.

Colleen Monsef
March 29,2016

What is the town doing to address this current problem that is getting worse each year? How in good faith can we begin new large projects without first addressing our major road planning, safety and parking issues?

The town of Los Gatos has strong schools that are desirable. But they are already impacted. The schools are struggling to keep up with the continued addition of students and the requirements needed to support them and fulfilling current bond measures and looking for future bond measures. How is the city supporting our schools in their charter before we begin adding more students, drivers, and cars?

The schools job is to educate our population not react to poor town planning and approval. It is not schools job to solve post mortem poor town planning messes. I feel for our school administrators. Education of our children is their job not fighting about overcrowding, no parking, after school activities and lighted fields voted on by the tax payers of this town.

Town Development should be held accountable to say NO MORE UNTIL WE KNOW MORE.

Should size and phasing be reduced and impacts assessed after each phase?

The town of Los Gatos is not prepared for the size and scope of this project or any other at this time. It is time that our town spends our time fixing and improving our current town NEEDS.

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RECEIVED

MAR 29 2016

TOWN OF LOS GATOS
PLANNING DIVISION

177 Ivy Hill Way
Los Gatos, CA 95031
March 28, 2016

Los Gatos Planning Commission
Los Gatos, California

Re: Development of the "North Forty"

Dear Commissioners,

It would be an extremely poor decision to develop the North Forty as densely as proposed.

Given the already high traffic on Lark Avenue, such dense development would cause further negative impact on the entire area.

Some of the present issues are:

1. Drivers exiting southbound 17 at Lark Avenue are confronted by heavy traffic on Lark Avenue at the light so they run the red light, sometimes 3 or 4 cars. Those drivers with left hand green arrows must wait while the red-light runners move through - a very dangerous situation.
2. Drivers exiting from southbound 17 at Lark Avenue use both left hand turn lanes to get through the light, then speed way over the limit and cut into the right hand lane in order to turn right on Los Gatos Boulevard.

7
This causes congestion for those cars originally in the right hand lane, clear back to the light at Lark Avenue and Garden Hill.

3. There is no light at Arroyo Grande and Lark Avenue for those living in the neighborhood behind the Vasona Lake Dam, so in order to more easily access Lark Avenue they are coming up the opposite end of Arroyo Grande onto Garden Hill to use the light at Garden Hill and Lark Avenue. This has increased the traffic through our neighborhood.

It is quite apparent that development of the proposed magnitude at Los Gatos Boulevard and Lark Avenue, the North Forty, will cause significant traffic problems.

Sincerely yours,
Margaret R. Paluzzi

Marni Moseley

From: susan buxton <ssbuxton@yahoo.com>
Sent: Tuesday, March 29, 2016 2:07 PM
To: Marni Moseley
Subject: North 40 Application

Dear Ms. Moseley and Planning Commissioners,

Please deny the developers initial application for development of the North 40 property. It does not address the Vision and Guiding Principles set forth in the North 40 Specific Plan.

The Specific Plan was written to provide guidelines for the development of the entire 40+ acres. Phasing was never recommended by the Citizen's Advisory Committee, but was introduced by the developer. Please deny their highly dense Phase 1 proposal and instead work to develop the area as one unit. One plan would more clearly show the impact on our schools, the Town infrastructure, and the environment, and hopefully provide opportunities to develop solutions. In other words, as stated in the North 40 Specific Plan, "The intent of this Specific Plan is to provide a comprehensive framework in which development can occur in a planned, logical fashion rather than a piecemeal approach... This comprehensive approach will help to create a unified new neighborhood for Los Gatos residents to enjoy and will better serve North Los Gatos residents, employees, and businesses."

Please consider delaying any development until the entire 44 acres of land are available for development and then approve an application for the entire area. It can be built in phases, but a comprehensive design and layout approach will ensure that the the Vision Statement and Guiding Principles will be followed.

Sincerely,

Bob and Susan Buxton
Los Gatos Residents

Marni Moseley

From: Planning
Sent: Tuesday, March 29, 2016 2:24 PM
To: Marni Moseley
Subject: FW: disappointed with the town of Los Gatos / north 40

From: Aileen Kay Braga [<mailto:aileen@saratogarim.com>]
Sent: Tuesday, March 29, 2016 2:21 PM
To: Planning
Subject: disappointed with the town of Los Gatos / north 40

To whom it may concern,

My husband and I have been residence of Los Gatos since we were children. We own a home in Los Gatos near Fisher middle school. Both of our children grew up attended the schools in Los Gatos, one if which is still attending Los Gatos High school.

We feel Los Gatos town members have lost sight of what Los Gatos has in its favor; charm, not over population our city and schools. By approving the North 40 project, the number of houses and lack of additional schools along with no attention to the traffic conditions, causes us to wonder what happen to our community leaders. I am thinking the members do not have kids in the school systems anymore and have not needed to be on the streets during school traffic hours . We can only assume people are only looking at the revenue.

Education needs to be the highest priority for our kids. Having a small town environment in our schools has been one of the attractive selling features Los Gatos. We were told the addition of the houses near Fisher Middle school would have no or little impact to the schools or traffic. Clearly, that is not the case. The traffic has greatly increased and the construction continues at Los Gatos High School to make room for the increasing school population. Bigger schools is not what we need for our kids.

We are strongly against the number of houses to put into this property. There needs to also be consideration of adding another school on the property.

~Aileen Braga

To; the Town of Los Gatos Planning Commission

March 29th 2016

Re; North 40 phase 1

Dear Los Gatos Planning Commission,

Now that the story poles have been erected we can see the absurdity of the height and denseness of the Grosvenor/Summerhill project and how it most certainly does not "seamlessly blend into the fabric" of Los Gatos.

The 51 foot height is not only an exception to the town's commercial height limit (which will be clearly visible from highway 17) but as seen in the attached photos taken from inside the project, obstruct the views of the mountains from within the very project that is supposed to protect and enjoy those same views. The fallacy in the developer's plans to gain additional height is that somehow the sloping grade is faulty and measurements should be taken from the 2 story buildings along Los Gatos Blvd and extrapolated all the way across the whole of the orchard, when in fact the current and historical grade is the natural gradient sloping towards the creek, as evidenced by the Yuki property on Oka Road. These buildings should be stepped down in height along the perimeter where the project is contiguous to Lark, Los Gatos Blvd and highway 17.

The projected increased traffic count of an additional 3800 cars per day on Phase 1, while not acceptable even at current levels of use, can only be a guess because there is zero traffic coming in and out of the orchard today. The notion that only 180 new car trips in the AM and 200 in the PM will be generated by some 300+ new (residential) housing units cannot be accurate, and has been clearly paid for by the developer.

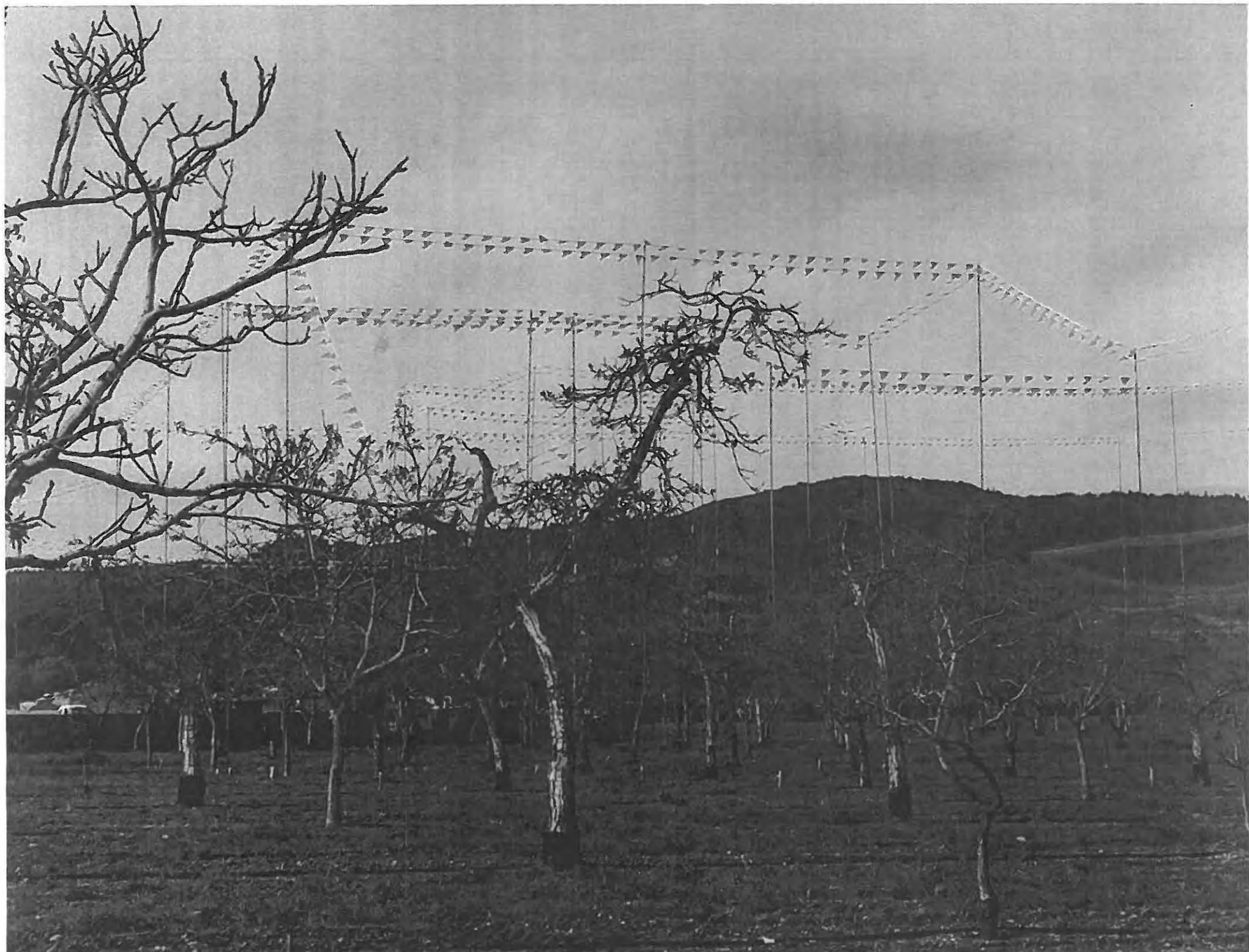
While I have no objections to any property owner selling or developing his property as is the case with the Yuki family, this project at its current scale will only add to the gridlock we are now witnessing all across Los Gatos because of large scale developments like the Albright Way project, which I may add, was flipped by the developer once entitlements were granted by the town.

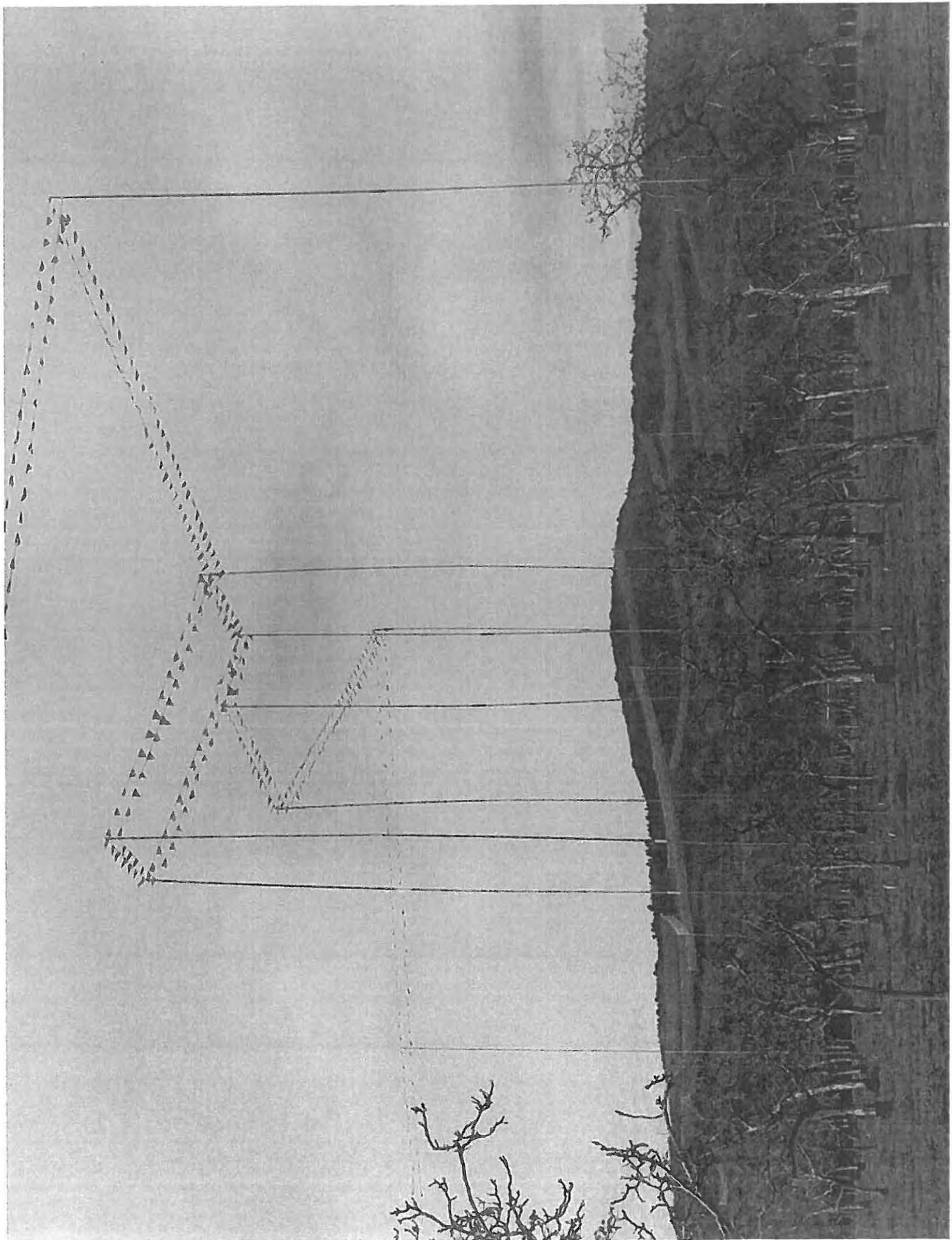
Bear in mind that Phase 1 is only one half of the total project with the second half bringing all the more attendant traffic and infrastructure problems. By setting a new precedent on height and mass along Los Gatos Blvd the town invites a further loss of quality of life for us and our children.

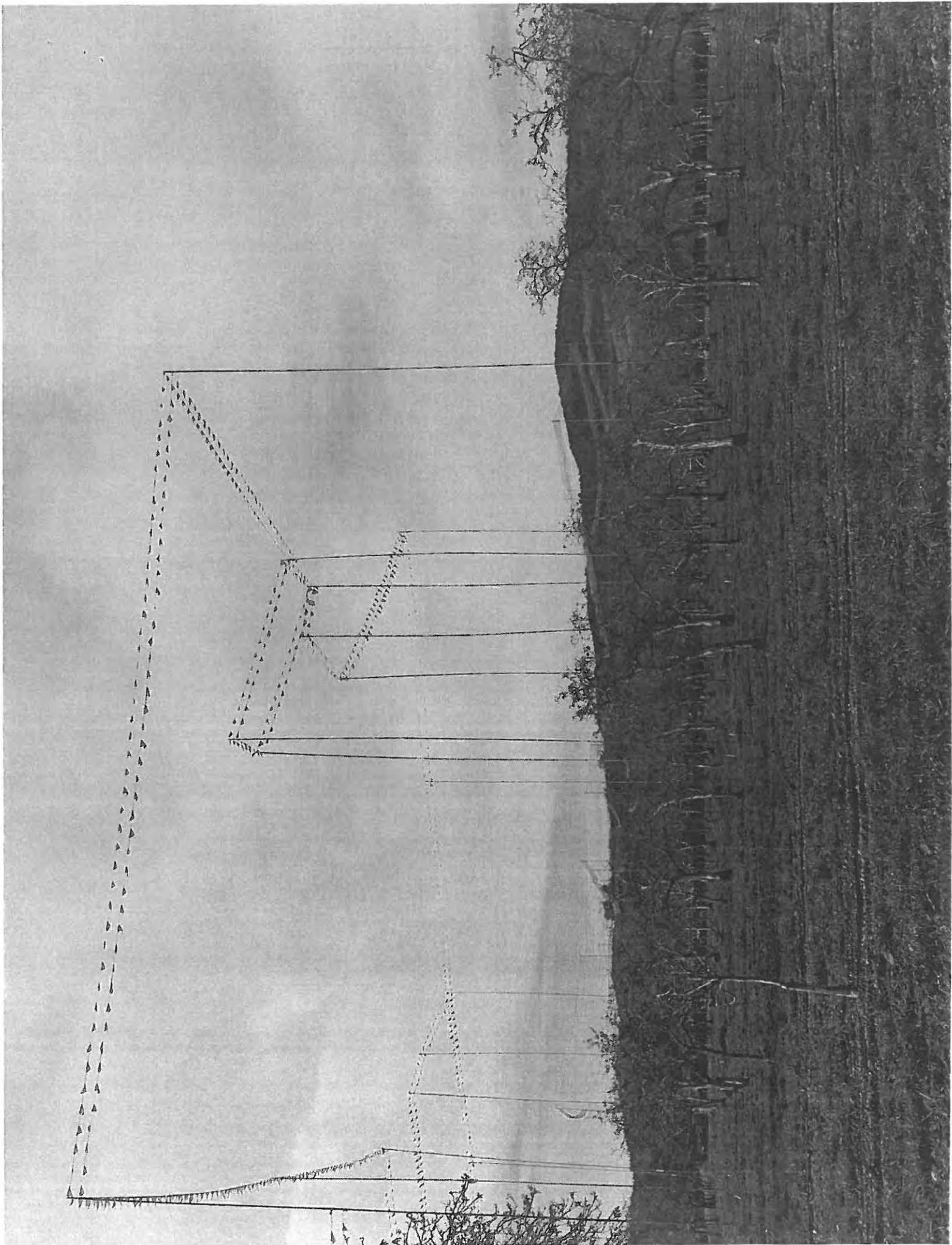
Respectfully,



JM Whalen, Los Gatos, Ca







Mary C. Martin

254 Vista del Monte • Los Gatos, CA 95030 • 408.354.8878 • mbrence@comcast.net

RECEIVED

March 29, 2016

MAR 29 2016

Dear Ms. Moseley:

TOWN OF LOS GATOS
PLANNING DIVISION

Contemplating the proposed North 40 project, I'm reminded again, as I have been so many times in the past few years, of Aesop's fable of the goose that laid the golden egg. Cramming into Los Gatos so much high-density housing and so many stores (as the proposed project is likely to do) is gradually causing this town to lose much of what makes it such an attractive place to live and visit. For example:

Pastoral hillside views: The story poles at the project demonstrate that we would be in for another bunch of tall buildings that obstruct our views, especially a parking garage that's over 35 feet tall.

Charming, unique stores: While there are still many locally owned businesses, our downtown is increasingly filled with chain stores that make it resemble a shopping mall. We don't need more.

Excellent schools: If this project goes through without the developer having to build a school, it will be at the expense of our children and the Los Gatos taxpayers. How could we even contemplate adding 320 housing units—in addition to all the other densely populated recent developments in town—that will cram more kids into schools that are already overcrowded?

Open space: One of the charms of Los Gatos is its vestiges of days gone by, such as the walnut orchard on the North 40, and a sense of breathing room. Do we really need to build on every scrap of land that is currently vacant?

Easy pace of life: "One word: TRAFFIC. It is already nightmarish trying to drive around here during the school rush hour or the work rush hour or anytime in the summer. What measures would be taken to ameliorate the effects of the North 40 development?"

I am also worried about the effect of such a large development on our infrastructure—roads, sewers, and water usage, especially if all those apartments were not individually metered.

In short, I ask you and the Planning Commission and Town Council to make sure that any project on the North 40 will conform to the character of the town we all love. That means leaving plenty of open space, providing a new school, keeping the profile low, and figuring out beforehand how to minimize the impact on present residents and businesses. We need to remember Aesop's admonition that those who short-sightedly destroy something in hopes of a big payoff may soon have nothing left.

Sincerely,
Mary Martin

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MAR 29 2016

TOWN OF LOS GATOS
PLANNING DIVISION

69 Ellenwood Ave.
Los Gatos, CA 95030
March 30, 2016

Subject: North 40 Phase 1---Item 2 on 3/30/2016 Planning Commission Agenda

Dear Commissioners,

We have studied the plans for development of the "North 40" and are opposed to approval of those plans for the following general reasons and many more specific ones:

1. Housing is too dense with entrances and garages too close to the street. Tandem garages are likely to cause traffic problems or use of half the garage for storage and parking of a second car elsewhere. Three story buildings are too high for a residential area and do not "look and feel like Los Gatos."
2. Parking is insufficient and poorly located. Some units have only one garage. That would often mean parking an extra car elsewhere. Senior housing allots only ½ space per unit when most people in the facility would have a car.
3. Open space is insufficient. The emphasis on dogs is incompatible with the closely packed design of the housing units. There is play space for dogs but not children.
4. We need affordable housing for residents like teachers and hospital/medical clinic staff. The proposed "affordable senior" housing facility does not provide the level of services/amenities needed by older/handicapped seniors. It appears that the senior option was chosen largely because it requires less parking. A percentage of regular units should be "affordable" for moderate income residents.
5. Density is too great for the traffic situation in that area of Los Gatos. Traffic on Los Gatos Boulevard is heavy already. An additional 500 or more cars adds to congestion and impedes access to Good Samaritan Hospital and other medical facilities in that area. Highway 85 is already overcrowded for long periods at the morning and evening commute hours. There are often long waits at the metering lights.

The general concept of combining living space and neighborhood commercial is a good one. However, the execution of the concept in this case is too dense for Los Gatos. Please do not approve this plan. The number of units needs to be reduced. More parking and open space are needed. Affordable housing should be for everyone not just seniors.

Sincerely,

Peter Siemens

Diane Siemens

Los Gatos Planning Commission

110 E. Main Street

Los Gatos, CA 95030

RECEIVED

MAR 29 2016

TOWN OF LOS GATOS
PLANNING DIVISION

Ladies and Gentlemen;

I urge you to REJECT the Phase 1 planning application for the North 40 Specific Plan development that you will be considering at your special meeting on March 30, 2016.

You should oppose this application because:

1. The housing density is excessive.

It was my understanding that the initial specific plan documents suggested lower residential housing density for the area near Lark Avenue, with higher densities suggested for the area near Highway 85. That idea is simply common sense and consistent with surrounding single-family, larger lot neighborhoods. However, the application before you (as well as the story poles) seems to ignore this. The application proposes high density housing, with almost of all of the housing units allowed for the entire North 40 closest to Lark Avenue on the application's 20 acres..

2. Traffic impacts and the new street entrance onto Lark Ave. is wrong.

I was shocked to see that the project continues to feature direct entry and exit onto Lark Avenue. The traffic on Lark Avenue is currently very heavy. This new street will significantly exacerbate Lark Avenue's current (bad) traffic problem. If this access is deemed essential for public safety reasons, then perhaps it should be restricted via a gate for use only by emergency vehicles. If it's absolutely critical for overall traffic circulation, then it warrants very serious study, and probably some expensive public works improvements. It's important to note that decreasing the housing density in this area would diminish the need for this street.

3. The first phase is much too large.

The first phase of development of the North 40 should not be done on such a gigantic scale. Rather it should be a "pilot phase" of a much smaller scope. If the project were phased in smaller increments, the Town could take the "lessons learned" from the initial phase, and apply them to later phases. The overall vision and master plan is kept in place, but with the flexibility to adjust, tweak and tune subsequent phases based on prior experience and the changing environment. This approach also gives extra time to measure and analyze the incremental traffic impacts, determine the proper amount of additional housing appropriate for later phases, and assess the needed street and road improvements (e.g., access entrances onto Los Gatos Boulevard). Therefore, instead of one huge Phase I, please demand smaller phases. To me and many other residents, this is the most prudent, reasonable, and responsible approach.

4. The proposal ignores key environmental elements of the initial specific plan.
 - a. The building heights and placements obstruct our view shed.

This building heights and short setbacks of the proposed development significantly obstructs the views of both the East San Jose foothills to the North and the Santa Cruz Mountains to the South. This is obvious from the story poles.
 - b. The amount of open space is woefully inadequate.

For a project of this magnitude, I expected to find lots of "green", plus soccer fields, children's play areas, and walking trails that might be enjoyed by the general public. Instead I see only pavement for parking lots, sidewalks bordered with token landscaping, and some private residential patios and balconies. The North 40 development must do better.
5. The project's overall density, design, and "attractiveness" are inconsistent with our Town's unique character.

In my opinion, this is the primary reason I and so many Los Gatos oppose this development proposal. The developer's renderings show closely spaced, multi-story buildings more typical of San Jose, Campbell, and Cupertino, and not Los Gatos. Where in Los Gatos is there a development that resembles this proposal? I feel, like many residents, that if built as proposed, the project will be detrimental to the Town overall and negatively affect the current residents' quality of life.

While I sincerely appreciate the time and efforts of all the council members, planning commissioners, staff, and citizenry who participated in the North 40's early visioning and review activities, I feel strongly that you should "go slow "with this project. Take your time to listen to the public, articulate your thoughts, and guide the developer toward a more optimal solution. It's likely to take multiple iterations and many months, but in the end it will be worth it. This is probably the largest development opportunity ever in Los Gatos. Please don't rush this development. It's imperative that we get it right.

Very truly yours,

Joanne Benjamin

109 Worcester Loop

Los Gatos, CA 95030

408-836-7266

Joanne.benjamin@verizon.net

From: Joanne Walsh <joannepwalsh@gmail.com>
Date: March 29, 2016 at 1:27:42 PM PDT
To: BSpector <bspector@losgatosca.gov>
Subject: The North 40

Dear Ms Spector:

We have lived in Los Gatos, on South Kennedy Road, for over 36 years, and we feel very fortunate to have enjoyed the beautiful Town of Los Gatos. Therefore, we are concerned about the proposed plans for the North 40, plans which will disastrously affect the streets and schools on the Town's east side.

Los Gatos Boulevard is already subject to traffic jams, due to Highway 17 snarls and to the hours of the three schools near it. The proposed housing plan that puts all the residences in the North 40 at the Lark Avenue end of the land really threatens to bring Los Gatos Boulevard to a continual crawl.

In addition, the plan promises to overload our schools, which are currently jammed.

We know that the North 40 has to be developed, but the present plan has many faults. We have understood over the years that the Town has desired to make Los Gatos Boulevard the "gateway" to Los Gatos. However, as the story poles indicate, the buildings will come right up to the street lines and block the views both into and out of Los Gatos. Rather than beautiful, the "gateway" will be crowded, citified, and very busy.

Please demand that the developers respect the needs of Los Gatans for a graceful, beautiful entryway to the Town, free of great traffic snarls and ugly sight-lines. And please study closely the impact of the project on Lark-Los Gatos Blvd traffic.

The present plan is NOT the right plan.

Sincerely yours,

Hugh and Joanne Walsh
16301 South Kennedy Road
Los Gatos, CA 95030

Marni Moseley

From: Cheri Lozoya <clozoya@lgusd.k12.ca.us>
Sent: Tuesday, March 29, 2016 3:20 PM
To: Marni Moseley
Subject: Stop and Rethink the

Hello Ms. Moseley,

I am a teacher at Blossom Hill School and have lived and worked in this wonderful community of Los Gatos for over 20 years.

I am frustrated and sad that our town council approved the North 40 Specific Plan in June 2015. The North 40 will have long term, negative effects on the town of Los Gatos, the roads, schools, traffic and most of all the wonderful people who live here and call Los Gatos home.

I am asking you to rethink your position when you hear the first application tomorrow night on March 30 about specific development. Please listen to the community and their expertise and knowledge about the negative impact The North 40 will create. The North 40 Specific Plan approved by the Town Council is the very maximum that can be built on that site. The North 40 doesn't have to be built that way. The developer with the current application has chosen what benefits him the most, not necessarily our town.

Please be mindful of all the people that live and work in Los Gatos who have been to meetings, wrote emails and passed out flyers expressing their deepest concern of this development on our town when you make any and all decisions going forward.

Thank you.
Cheri Lozoya

Marni Moseley

From: Robert Gore <robertgore@aol.com>
Sent: Tuesday, March 29, 2016 3:24 PM
To: Marni Moseley
Subject: Schools and North 40

Marny,

There seems to be wide spread confusion regarding the North 40 proposals and its immediate and long term impacts on the Los Gatos schools.

Should the North 40 properties create a few hundred new students, which is very likely, where are they going to attend elementary, middle, and high school?

How much money will it cost to build the additional classrooms needed? I have heard the cost to do this could easily exceed \$50 million dollars, and this North 40 developer has offered to pay only \$6 or \$7 million? Is this acceptable to anyone, other than the developer?

The elected officials of this town have a responsibility to the citizens that they are elected to serve, and to protect the schools from irresponsible developing. NO approval of even a single building of North 40 should be allowed to proceed unless the school situation is honestly and openly debated, with a realistic school impact report, using a realistic estimate of the number of new students, and a realistic cost estimate to build more classrooms, in all grades, to educate all of these new students.

Those in the 2016 planning department will be remembered, by name, for either doing the right thing now and pushing back on irresponsible developing, or they will be remembered for doing the wrong thing and creating a decades long mess that the town is left to clean up. Please be remembered for the former.

Robert Gore

Sent from my iPhone

Marni Moseley

From: Shannon Connelly <shannon@sancopipelines.com>
Sent: Tuesday, March 29, 2016 3:32 PM
To: Marni Moseley
Subject: North 40

Hi,

I was born and raised in our beautiful small town of Los Gatos. I moved back "home" five years ago and I'm raising my own family here. When I grew up our population was 20,000. I moved back to raise my family in this so called "small town". Obviously our current population exceeded the 20,000 years back, but I beg you....please do not let it grow more!!! I am fearful we will lose our town.... The traffic and congestion is already horrible!!! I personally have been terribly impacted by the Netflix addition and the new campus is not even open! Our streets, schools & current shop owners can't handle it.

Please, please, PLEASE DO NOT let North 40 happen!!!

Thank you,
Shannon Connelly

Marni Moseley

From: dancers2@aol.com
Sent: Tuesday, March 29, 2016 3:46 PM
To: Marni Moseley
Subject: RE: The discussion of a new development to be placed on the North 40 in Los Gatos by the Planning Commission on March 30th, 2016

Dear Marni Mosely,

I have been a citizen in the Town of Los Gatos for over 45 years and a native Californian born and raised in Saratoga growing up mainly in Cupertino and was there when all the Apricot, Prune Orchards and Strawberry fields started to disappear for the new tract homes around the mid 1950s. I even remember having a large Walnut ranch across the street from where we lived being removed in the mid 1960s to make room for a new tract of homes, next door to Garden Gate Village off Stelling Rd, Cupertino. So I have seen plenty of ranch lands be destroyed to make way for progress, but I guess at that time it was a necessity, especially in the 50s not being so long after WWII they needed housing for the GI's and their families. However, today, I don't feel this is the case with the 40 acres they intend to use for homes/business in our Town. We are so overcrowded right now with people, automobiles and certainly cannot afford to put forth more water for these new residences and businesses. Due to the major shortage of water we are constantly reminded of... and which so many of us are trying hard to

conserve. How can the planning commission even begin to address the possibility of adding many new homes, more businesses (to take away from the downtown Los Gatos businesses and the other businesses on Los Gatos Blvd?).

We certainly don't need more traffic, anyone who ever drives on some of our main streets in town from Los Gatos Blvd. to Main St. to Santa Cruz Ave., to Saratoga-Los Gatos Rd. can

tell you most weekdays from 8 am 7 p.m at night these roads are always busy, and weekends are even worse. So bringing in more people is not the answer.

Please, if this 40 acres need to be re-developed keep a part of the acreage for a heritage orchard and or some historical buildings, a community school or community center could be in addition, and leave the rest as open space.

Thank You.

Sincerely,

Adrienne Zimmerman

Marni Moseley

From: Ruth Seifert <rtsmlp58@me.com>
Sent: Tuesday, March 29, 2016 3:49 PM
To: Marni Moseley
Subject: North Forty

My name is Ruth Seifert, I have lived in Los Gatos most of my life and worked hard to be able to make my home here for my family. The small town feel and country charm was always apparent. Over building on the last forty acres of country atmosphere does not serve the people of our lovely town. Please keep any development to the minimum allowed. We already suffer from traffic problems daily in this area. My neighborhood, Live Oak Manner is quite close to the future building site and I don't believe this plan will benefit the residents at my side of town.

Sincerely,
Ruth Seifert

Sent from my iPhone

Marni Moseley

From: Eddie McMorrow <emcmorrow@gmail.com>
Sent: Tuesday, March 29, 2016 3:57 PM
To: Marni Moseley
Cc: Nadia Oskolkoff
Subject: North 40

Hi Ms. Moseley,

I'm writing to you so that I can express my opposition to the proposed project at North 40. I believe the story poles show that the project is too tall and dense for our town.

As I drive home on state 17 towards Lark Ave our green mountain village town of Los Gatos will be obscured by a too-tall development blocking the surrounding hillside. I don't think our town should follow similar housing in San Jose, Sunnyvale and Milpitas which takes away the small town character we have come to love.

Please do not move forward with this project proposal.

Thank you
-Eddie McMorrow
16345 Los Gatos Blvd Unit 19
Los Gatos CA 95033

Marni Moseley

From: Linda Tasner-Rutt <troylindarutt@yahoo.com>
Sent: Tuesday, March 29, 2016 3:59 PM
To: Marni Moseley
Subject: North 40

Hello Marni,

It is incredibly discouraging to see the planned development with the Orange Poles on the North 40. One of the reasons I pay a fortune to live in Los Gatos is due the great school ratings. I am already seeing over crowding at Blossom Hill and Fisher.

There is not nearly enough highway lanes to provide for the congestion that will ensue. Lark is already jam packed and on Fridays in the summer, it takes me 20 minutes to go 1/2 mile.

Is this the quality of life we want to pursue? Is this what you want to pursue?

Do we want to look like another cement city?

This is the last great undeveloped piece of land in Los Gatos and walnut orchard in the valley. What we do need is more sports fields and green places for kids.

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

The density is unprecedented; the height blocks our views and creates a concrete barrier.

We as citizens of the town should maintain the beauty we live in and cherish. I hope that the town will reconsider

No building should be driven by the town unless it is compliance with the State Housing Element Law or some other component of the General Plan. How can we possibly think it is ok to count housing units toward our allocation that don't fit the income distribution requirements?

I hope you will consider the people who live in and Love Los Gatos. Let's please keep this town special.

linda

Marni Moseley

From: Randie Wann <miranda.wann@gmail.com>
Sent: Tuesday, March 29, 2016 4:25 PM
To: Marni Moseley
Subject: North 40

Hello Madam,

I urge you and the others responsible to the citizens of Los Gatos to reconsider the current plans to develop the North 40.

At the least, traffic studies must be done to determine the impact of such a large development will have on an area that already has terribly heavy traffic most of the day. Please consider that the value of the quality of life of those already living in Los Gatos may outweigh the desire of developers to make more residences and commercial buildings.

Thank you for taking my concerns into consideration.

Randie Wann

Los Gatos resident who drives to De Anza Community College every day on the roads that will be negatively impacted by increased traffic if the current plan to develop the North 40 passes.

Sent on the wings of doves

Marni Moseley

From: Desiree Hedberg <desiree@uberink.com>
Sent: Tuesday, March 29, 2016 4:30 PM
To: Marni Moseley
Subject: Impact of North 40 on Traffic

As a mountain resident, we're already struggling with the gobs of traffic on HWY 17, especially at the Lark and Santa Cruz exits. It slows down every morning between the two exits on the way North, and is literally crawling for at least 2 hours in the evenings Southbound, not to mention on the weekends: it's nuts! I'm sure the new proposal is lovely, but how does it impact traffic? And what plans does the developer have, or the Town Council have of mitigating the impact on traffic? Hwy 17 just cannot take that many more people coming in and out.

Thank you,
Desiree Hedberg, M.A.
Outer Zayante Road, Los Gatos, CA 95033

Marni Moseley

From: Nancy Moss <nancy@qcamfg.com>
Sent: Tuesday, March 29, 2016 4:37 PM
To: Marni Moseley
Subject: North 40 opposition

Please vote NO on the development of the north 40 project.

1. A project of this magnitude does not look or feel like Los Gatos.
2. The gateway views to our town are completely obliterated.
3. We are already beyond gridlock on our streets.
4. We do not have the infrastructure to support the business and residential traffic for a project this big.

Thank you for your consideration,

Nancy Moss
21495 Aldercroft heights road
Los Gatos, CA
498.608.8851

Sent from my iPhone

Marni Moseley

From: Jeff Okubo <jeffokubo@gmail.com>
Sent: Tuesday, March 29, 2016 4:45 PM
To: Marni Moseley
Subject: Move non-senior housing to the north end of North 40

We have two kids at Van Meter. The school is already bursting at the seams. There is no more room for more kids at Van Meter, Fisher, or LGHS. There is no more room on LG Blvd for more cars. We're packed!

Can we force Grosvenor to build the non-senior housing on the North (non-LGUSD) side of the property? What needs to happen to force this change in plans? How can the residents of Los Gatos help?

From: Van Le [vanle12003@yahoo.com]
Sent: Tuesday, March 29, 2016 4:56 PM
To: BSpector
Subject: North 40 project

Dear Mayor Barbara,

I am writing you this email because I am unable to make it to the hearing on Wednesday evening re North 40 project development. I want to let you know that I am against this project. I believe that the traffic in our small town is already congested and we do not need another 320 homes. I believe that our class room size will not be able to take in more students.

Thank you and I appreciate all your help to not have North 40 project happen.

Van
16168 Blossom Hill Rd
Los Gatos

Sent from my iPhone

Marni Moseley

From: Laurie Prestine <lprestine@yahoo.com>
Sent: Tuesday, March 29, 2016 5:11 PM
To: Marni Moseley
Subject: Not approve - North 40 application

Dear Ms. Moseley,

I would like to let the town of Los Gatos know that I do not approve of the current developer application/proposal for the Los Gatos North 40.

In my opinion, the developer has not met with the approved guidelines set forth in the North 40 Specific Plan.

My solution would be for the applicant to resubmit a proposal using the North 40 Specific Plan rules as a guideline.

Best regards,
Laurie Prestine
25 year resident of Los Gatos/Monte Sereno
15300 Via Palomino

On Mar 29, 2016, at 5:20 PM, Babette Goldstein Ito <babettegoldstein@yahoo.com> wrote:

Our family has lived in Los Gatos for over 10 years and have children in Van Meter. We own our property. Pls let your conscience guide you when thinking about the North 40. We already cannot move more than 5 mph in Los Gatos during peak driving times. Our children are in overcrowded classrooms as it is. We have to fund the school to keep decent standards up. Life in Los Gatos has 100% changed in 10 years with all development and traffic. Pls find it in your hearts to reduce the scale of this project.

The 320 living units will likely be ALL families w children and likely less people who will contribute money to the school fund as we do. The traffic will be horrendous - worse than now.

PLEASE reduce the scale of this program - put more green space in it, reduce the # of units or give them a school of their own - this is really, really bad for the future of Los Gatos. I am amazed it has gotten this far but underestimated power of developer money. PLEASE scale it down and make it more in line w Los Gatos Town feel.

Babette and Doug Ito
Worcester Loop, Los Gatos

Marni Moseley

From: Jeff Des Jarlais <jeffdj@gmail.com>
Sent: Tuesday, March 29, 2016 5:27 PM
To: Marni Moseley
Subject: Los Gatos resident comments on North 40 Pending Plan Application

Dear Ms. Moseley,

I would like to submit my comments on the pending application for the North 40 Phase I (Specific Plan Phase I Revised Plans as it is named on the Town's website), in advance of the Planning Commission's Special Meeting on March 30.

I live in Los Gatos on Longridge Road near Hollycrest Drive, a few blocks from the North 40. I married into a multi-generational Los Gatos family, and I share their concerns about two issues that this proposed development will impact, primarily:

-the increase in **traffic**

-the increased burden on **schools**

In light of the Town Council Vision / Guiding Principle to "Minimize or mitigate impacts on the Town's infrastructure, schools and other community services", I would like to ask that you and the Planning Commission consider the impact that a development of this size will have on my family and all of our neighbors. Therefore:

We ask that the overall **size of the development be reduced in order to minimize the impact on traffic in the area and in our schools**. By reducing the size of the residential and commercial areas in the North 40 Phase I, we can also **add more trees and open space** in the North 40, meeting another of the Town Council's guiding principles.

Another guiding principle is to "look and feel" like Los Gatos. To that end, look at existing neighborhoods in Los Gatos and count the number of residential units; the count in the North 40 should "look and feel" the same. In our estimation, this application is far more dense than what the rest of Los Gatos looks and feels like - and with that would come a high cost in terms of traffic and impact on our schools.

Also, even though the residential units are designed to not have school-age occupants, we know that families with children will move in. It's impossible to know how many will move in, so to best minimize the impact, the number of residential units should be reduced.

Thank you,
Jeff Des Jarlais

Marni Moseley

From: Suzanne Seibert <sseibert1@mac.com>
Sent: Tuesday, March 29, 2016 5:35 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Moseley,

The proposal for the North 40 over development makes me sick to my stomach.

Reading through the EIR, it is obvious that the current residents of this section of Los Gatos are not being considered. The impact report mitigations, resolutions and favorable findings are based upon studies that are years old.

Several concerns are stated to be mitigated by monetary restitutions, which will not resolve the original concerns or flat out disregarded with the statement "the impact would be less than significant".

In reading the comments by Berliner and Cohen, I see that several of the conditions and requests of the city have been disregarded, that they've requested the EIR be "updated" to accommodate the developer and the commission has complied. These updates include several of the "mitigations" that would reduce environmental impact to "less than significant", i.e. the additional traffic lanes, widening Burton Rd., the length of the sound barrier, asking for taller buildings (high density housing), the perimeter buffer (requested to be vegetative and declined by the builder), I could site many more examples where the EIR was amended per the developer's interest and request.

This little corner of Los Gatos is already significantly over built and the town continues to allow more development. The addition of the Netflix complex (Albright Way) has tripled the traffic on Winchester Blvd and Lark Ave (I know, I live behind Courtyard and experience the horrendous traffic every day). Adding 320 more families (x 2 commuters each) to the already over capacity roads giving access to SR 85 and HWY 17, not to mention the workers commuting into the 435,000 sq ft. of retail space nor the shoppers that will be attracted to it, is criminal. Adding bike lanes and other TDM suggestions will NOT mitigate the issue.

We don't need more housing and strip malls in this area, we don't need more traffic on Lark Ave. Just because this part of Los Gatos isn't downtown, doesn't mean the city should continue to allow it to be destroyed in the name of the almighty tax dollar!

Please, stop the madness!
Suzanne Seibert
Lancewood Place, Los Gatos

Marni Moseley

From: Vanja Josifovski <vanja.josifovski@gmail.com>
Sent: Tuesday, March 29, 2016 5:59 PM
To: Marni Moseley
Subject: opposition to the N40 development

Dear Los Gatos Planner,

I would like to express my strong opposition to the N40 development. The developer should include a school and a highway exit at minimum for such big development approval.

Sincerely,

Vanja Josifovski

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Marni Moseley

From: arlene hamacher <arlenehamacher@gmail.com>
Sent: Tuesday, March 29, 2016 6:14 PM
To: Marni Moseley
Subject: North 40

Marni:

I do not envy your position! I am sure you are hearing at full roar the discontent and disapproval of the proposed developers plan of North 40 from many in town. Many, many years ago I went to a few meetings on the proposal town plan and the North 40 was always something so far away.

Mike and I would like to express our disapproval of this proposed development. We have lived in Los Gatos for over 27 years. We love our town, raised our children here and would love to stay here. While we are not anti-growth, we certainly feel every spare piece of land has been bought up and allowed to be developed. We did not settle here years ago so we could live in a city, with city traffic, major parking issues and noise. We, like hundreds of others loved the sense of community and the "get away from it all" feel the town used to have. That feeling has rapidly diminished.

With development a forgone conclusion, we would propose dialing this project way back. Parcel out smaller pieces, see how the impact affects traffic and LG infrastructure. Without widening any roads how can Lark Ave and Los Gatos Blvd. handle the possible 10,000 to 20,000 visitors this development could attract if allowed to go forward? Add the impact of the new Netflix headquarters, Stanford and Sutter Health and our roads will be more of a parking lot than it already are.

Does this project align with the general plan and guiding principles? I think not. How can a project this size have minimal impact on the town infrastructure, schools and community services? It seems impossible. Again, dial back the amount of retail allowed to be built or better yet let's see who wants to come in there. We certainly have enough grocery stores, restaurants, nail and hair salons. I would not endorse a mini mall or a Santana Row. Too crowded and too noisy.

As far as the as the town's unmet residential and commercial needs? What is the determination we lack commercial space? Is there enough affordable housing? Why does all the housing appear to be in one space? Is that so the other 369, 000 square feet can be developed into retail alone? Spread the housing out. Sprinkle in retail if it is absolutely necessary and make the housing so the elderly can afford them.

Increase the green space to a maximum allowance, not the minimum. Although the town does not run the schools, insist a school be built on the property or property be found to build. Money offered to the district coffers will not give the desperately needed space our children need.

Please pass along our strong disapproval of this proposed project, Marni.

Thank you.

Sincerely,

Arlene and Michael Hamacher
16906 Mitchell Ave.
Los Gatos 95032

Arlene Hamacher Events
408-205-7954

Marni Moseley

From: M Nicolai <mnicolai408@gmail.com>
Sent: Tuesday, March 29, 2016 6:31 PM
To: Marni Moseley
Subject: AGAINST North 40 Development Plan 2016

Dear M. Moseley:

I have been a resident in Los Gatos since 2001. It was a quaint and charming town with nice people who were polite and civil.

Since Netflix has moved in and built that monstrosity and due to the fact that they do not have immediate freeway access to 85, all traffic gets routed through town on Lark Avenue. They drive aggressively and it has been a dangerous place for pedestrians to cross the street and children never mind the rudeness that comes with people frustrated by being in traffic.

Needless to say, Netflix only hires Asian and Indian imports on temporary visas and refuses to hire US citizens. So the only jobs they have created thus far are foreigners seeking US residency. This in no way helps our economy, our communities and local residents.

Offering housing to the foreigners who take away jobs from US citizens and California natives is offensive at best. If Los Gatos Town Planning wants to preserve what little is left from our community, then allowing others in who do not appreciate nor respect our community and do nothing to integrate into our way of life, including not even being able to speak English, will be the last nail in the coffin of American societies as we knew it.

The North 40 enormous development will not only ruin our town, but offers no jobs and increases more congestion so we will never be able to access hwy's 17 nor 85 due to the bottleneck that we already face.

Compounded by the fact that on the weekends of HWY 17 to Santa Cruz, it's a mess and generally stopped both on Saturday and Sunday for the beach goers.

I appreciate your attention to this matter and ask that you consider my vote as a NO to North 40 in Los Gatos.

With kind regards,

Monique Nicolai
mnicolai408@gmail.com

Marni Moseley

From: Susan Elletson Jamieson <susanelletson@gmail.com>
Sent: Tuesday, March 29, 2016 6:44 PM
To: Marni Moseley
Subject: North 40

Hello Ms. Moseley,

I am writing to express my concern against the proposed North 40 project. Very simply put, our town, our residents, our tax-paying citizens cannot and should not absorb the burden of additional traffic. We are currently so impacted, as evidenced of the summer beach traffic, the numbers of crossing guards needed simply to get our children across the street in the morning, the amount of time that it takes to drive across town - we are a bubble ready to burst. Why push the limits and create something that can not be undone? At what point does the town win, when it's residents have to find alternate routes to travel to avoid an area that is already back-logged. Please consider these issues when evaluating the North 40 proposal.

Kind regards,
Sue Jamieson
285 Marchmont Drive
Los Gatos, CA 95032

Marni Moseley

From: amygibsonbooks@yahoo.com
Sent: Tuesday, March 29, 2016 6:58 PM
To: Marni Moseley
Subject: Please reconsider the North 40 plan - reject as currently proposed

Dear Ms. Moseley,

I am writing to express my utter dismay at the North 40 development project as proposed. Not only is it overly dense, not in keeping with the character of the town, lacking in open space, and bound to vastly increase traffic and negatively impact town infrastructure, but the proposed project appears to adhere to *none* of the guiding principles the Town has laid out:

The North 40 will look and feel like Los Gatos.

The story poles show an entirely different story: a dense, three-story wall of attached buildings, with neither charm nor adequate open space. If all the proposed housing will be crammed into 22 acres, half the parcel, the development is far more dense than typical Los Gatos neighborhoods.

The North 40 will embrace hillside views, trees and open space.

The three-story wall of attached multiple-unit housing blocks such views. The proposed project preserves none of the heritage orchard. As our elementary-aged children learn on school field trips, Campbell's orchards are gone forever, lost to development; it would be a shame not to preserve even a small portion of Los Gatos history, as neighboring Saratoga has done.

The North 40 will address the Town's residential and/or commercial unmet needs.

As I understand it, it does nothing to alleviate the town's burden of complying with the State Housing Element Law regarding lower-income housing, under which the town is required to meet the following allocation of 619 homes:

- 201 very low income housing (0-50% of average median income (AMI))
- 112 low income housing (50-80% of AMI)
- 132 moderate income housing (81-120% of AMI)
- 174 above moderate income housing (120%+ of AMI)

Since AMI in our region is \$104,000, and no dwelling in the development is affordable to residents with incomes less than 120% of AMI, the proposed merely project serves to enrich the developers at the expense of the Town. (My thanks to Tim Canepa of the Los Gatos Main neighborhood for providing these numbers.)

If affordable housing projects are required, the Town should look into the attractive, thoughtfully-designed inter-generational communities being created by MidPen Housing, which are an asset to the surrounding neighborhoods. Attractively-designed senior housing, built around open green space, is a felt need in our community.

The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.

Any 2-3 bedroom units are bound to attract families to the Los Gatos Union School District, which is stretched to capacity. As it is, Lark Ave. and Los Gatos Blvd. are already gridlocked at key times of day. The addition of 270-320 housing units (only 50 of which

are affordable senior housing) will make the one-lane route down Los Gatos Blvd. to the high school next to impossible to navigate. Founded in the 1800s, our town does not have an adequate transportation infrastructure to support its current residents during the school year. And in the summer months, we have seen how beach traffic routed through town creates a dangerous and untenable situation, where residents and emergency vehicles cannot reach downtown neighborhoods. The proposed project would create a similar traffic nightmare year-round.

As I see it, the current project meets next to none of the Town's requirements, while creating unrelenting traffic and massive long-term problems. I realize how difficult reaching an agreement must be, but the project as proposed is a disaster in the making, destroying quality of life in Los Gatos for generations to come. This is a once-in-a-lifetime development within the Town of Los Gatos. For the sake of our schools, our families, and our seniors, it is critical we get it right.

Sincerely,

Amy Gibson

By Day, by Night

A 2015 Bank Street of Education Best Books of Year selection

All author proceeds benefit The Global Orphan Project

Marni Moseley

From: Aaron Lepold <alepold@gmail.com>
Sent: Tuesday, March 29, 2016 7:05 PM
To: Marni Moseley
Cc: Council
Subject: North 40 concerns

We've recently reviewed the plans and other material posted at losgatosnorth40.com and have some concerns that we think are relevant to the discussions taking place at the planning commission and city council.

Our concerns center on the impact of this massive development, which is out of character with the lower density, suburban atmosphere which has made our town such a desirable place to live. Zoning regulations exist to protect quality of life in the surrounding neighborhoods and the agricultural zoning on the Yuki property has had minimal impact. As part of the plan to rezone this parcel into residential and commercial, it is unclear to us how the likely impact is going to be mitigated.

Our schools are already at capacity and the influx of several hundred new students from the 270-365 housing units will exacerbate the problem, especially with many traveling down an already congested Los Gatos Blvd to and from existing schools. We read the developer's assertion that these residential units will not attract families with school age children, but we find this claim ridiculous. Many people already do and will live in a two bedroom unit both for affordability reasons and in order to get their children into Los Gatos schools.

Traffic congestion is another factor. Both Los Gatos Blvd and Lark Avenue are already gridlocked at various times of the day and the addition of hundreds of cars belonging to new residents and commercial customers coming from and going to this small corner of our town will make an unpleasant situation worse.

In summary, we believe that the infrastructure required to support a project of this scope is not adequately reflected in the current plan and the imagined impact and mitigation is currently being minimized by the developers for obvious reasons. We understand that the town general plan allows for some development to take place in the North Forty, but we request that the planning commission and town council take a closer, more realistic view of this ambitious project and scale it down to supportable proportions. We need lower density and more green space that is more in character with the surrounding area. In addition, the developers need to bear the cost of any infrastructure required for the long term viability of this project that maintains our quality of life. Once built, this project cannot be undone.

Please help us to preserve the charm and beauty of our town.

Sincerely,

Robin and Aaron Lepold
116 Calfill Court, Los Gatos

Marni Moseley

From: Georgia Crowder <gcrowder12@yahoo.com>
Sent: Tuesday, March 29, 2016 7:06 PM
To: Marni Moseley
Subject: North 40 Project

To Marni Moseley & Planning Commission Members,

I'm sorry that I cannot attend the meeting Wednesday night. I had an opportunity to view the project & meet with Developers from SummerHill Homes on a Thursday morning. They answered all of our questions & openness to the public is appreciated.

I agree with the plan for 60 under market value homes for seniors. I understand that this is a state mandate & needs to progress as soon as possible. "The Market" sounds like a creative idea too

My major concern is the remaining 260 Housing units.

1. Traffic congestion: It appears that there are only two access points to enter & exit the entire development. One on Los Gatos Blvd. entering the Market. The other entrance on Lark Avenue, is a much bigger problem. The traffic between LG Blvd. and Winchester Blvd. and access to Hwy. 17 off ramp will be Impossible. It's already slow.

2. School overcrowding & added traffic since a school is not included in the plan.

I understand that the developers are not responsible for building a school on this site.

Further, I understand that they donated

12 million dollars to the Town. Perhaps to use toward building a school?? Apparently it can be used for any purpose, not necessarily at the North 40 project. I understand that there are two school districts involved, and the town is responsible for resolving this issue.

So, my concern is that infrastructure, Traffic,

Lark Ave. issues, school issues.... Are all details that need to be resolved before the project can be a success. I realize that this plan has been on the table for years and yet glaring problems are not resolved.

My suggestion is that you build the 60 units for low income seniors & build the Market complex. And stop & resolve these issues before moving forward on the remaining 260 units Thank you Mrs Georgia Crowder Los Gatos resident since 1971.

Sent from my iPhone

Marni Moseley

From: C. McIntyre <cmcmintyre@yahoo.com>
Sent: Tuesday, March 29, 2016 7:12 PM
To: Marni Moseley
Subject: North 40

As residents of Los Gatos, we would like to strongly urge those of you who have the future of our town in your hands to please take your responsibility seriously. The North 40 Specific Plan as represented by the story poles and the developer's model clearly do not adhere to your 4 Guiding Principles. Please DO NOT approve.

1. The density of the project in no way feels like Los Gatos. It is massive and overbuilt and does not represent the feel of our town. Traffic problems on Los Gatos Blvd. and Lark Avenue exist now, a huge safety issue for our fire, police & emergency services without the addition of the density of this proposed plan.
2. The project is a far cry from embracing hillside views and open space. What other area in Los Gatos does this complement? Densely built three story buildings and far too little open space, not ok.
3. The Town's residential & commercial unmet needs are overstated in this first portion of the project. Do not build to what has been deemed as maximum "needs".
4. Does this North 40 plan minimize or mitigate impacts on town infrastructure, schools, and community services? More people to serve. How can our Town & our schools be capable of handling extreme growth with the recent & pending projects? Too many housing units here and why all on this portion of North 40?

We have supported and loved this town for over 40 years and would like to know that future plans take into consideration the best of decisions for Los Gatos residents and future generations to come. This plan is not it.
Thank you for your consideration.

Sincerely,
Carolyn & Phil McIntyre
March 29, 2016

Marni Moseley

From: Chris <cspotter5@hotmail.com>
Sent: Tuesday, March 29, 2016 7:14 PM
To: Marni Moseley
Subject: North 40 Plan and excess housing development within the LG School District

I am writing to voice my opposition in the strongest manner to the North 40 plan for overbuilding of residential housing units within the LG School District side. It unfair and unjust to expect the LG School District to take all these new students who will move into North 40 housing. This will result in overcrowded classrooms in the LG schools and further compromise our public education in the Town. Despite the extra donations we've made to the public schools, we have seen our children's experience at Fisher MS and LGHS suffer in quality already due to extra housing developed on Los Gatos Blvd, and our students now deserve better.

If any plan goes forward to overbuild residential housing units within the LG School District North 40 side, we will stage protests at the building site, write letters to the local blogs and newspapers, and stop supporting anyone now on the Planning Commission and Town Council.

Sincerely - Christopher Potter, 20 year resident at 33 Tait Ave, Los Gatos

Marni Moseley

From: Tina Goodman <tinagoodman@me.com>
Sent: Tuesday, March 29, 2016 7:15 PM
To: Marni Moseley
Subject: North 40 project

Dear Ms. or Mr. Mosley,

Is there a way the town of Los Gatos or the land owner can sell or donate the fruit trees ??

Here are 2 links. The first one is a video, the second one is the website.

<https://www.facebook.com/toolito.fr/videos/1138941066127812/>

<http://dutchmantruckspade.com/>

Thank you,

Tina

Thumbs flying over my iPhone.
Please excuse auto corrections and typos !!

Marni Moseley

From: Becky Yoder <becky_55@yahoo.com>
Sent: Tuesday, March 29, 2016 7:19 PM
To: Marni Moseley
Subject: Outraged by the North40 proposal

I am outraged by what I am seeing among that sea of poles and orange netting on the North 40 property. The traffic in Los Gatos is already horrendous. Traffic on Highway 17 going both ways through Los Gatos is just about unbearable as it is. The numbers from the "traffic study" is a joke.

I've lived in Los Gatos my entire 60 years and it is heartbreaking to see what has happened to Los Gatos. This plan will be the final nail in the coffin of the death of Los Gatos as a beautiful, delightful town. It's a ruined mess and is only getting worse.

Becky Yoder
Los Gatos, CA

Marni Moseley

From: Barry Phillips <barryphillips07@gmail.com>
Sent: Tuesday, March 29, 2016 7:47 PM
To: Marni Moseley
Subject: North 40

My name is Barry Phillips. I live at 120 Amanda Lane in Los Gatos. This is a letter of opposition to the proposed plan for the North 40 as the plan does not adhere to the four guiding principles:

1. The North 40 will look and feel like Los Gatos.

It looks like nothing in Los Gatos, especially in East Los Gatos where it is. It looks like Santana Row. It is almost as bad as the recent application where Artisan Wine Depot is located.

I was forced to have my house design approved when we remodeled as were many people in the town. Everyone had to abide by making their homes fit in. How come there is even a consideration for anyone not to have to also abide?

2. The North 40 will embrace hillside views, trees, and open space.

Really? It is the exact opposite of this. It is a Santana Row part 2, not anything like Los Gatos, Palo Alto, Los Altos, etc.

3. The North 40 will address the Town's residential and/or commercial unmet needs.

Our schools are busting at the seams. How does this fit the residential needs? You already approved the area where Philz is located which was formerly commercial and someone slipped in too many houses. Plus there are the other new housing areas along Los Gatos Blvd. Why do we need more residences when no new schools were included with the approval of these housing projects? As far as commercial, why don't we use all the empty space along Los Gatos Blvd where we would actually get some tax revenue?

4. The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.

This is the absolute biggest joke of all. You have already approved way too much housing for our schools. Our school district is what keeps out housing prices up. This will kill the housing prices of everyone in Los Gatos.

Why are all the housing units in the LG school district and all the revenue producing businesses not in Los Gatos? This is the absolute opposite of what is best for Los Gatos.

We cannot expand out schools any more. We need new schools. Why don't you approve a charter school for this area? The worst part of this is to propose a senior center to try and influence that population. Its despicable.

As a Naval Academy graduate and veteran, I swore to protect my country and I did. You all wanted the roles you are in and you should be protecting this down. Please do not let the town of Los Gatos down.

Thank you for your time.

Marni Moseley

From: Eileen Werner <ewerner4@gmail.com>
Sent: Tuesday, March 29, 2016 7:58 PM
To: Marni Moseley
Subject: N. 40 Development in Los Gatos

March 29, 2016

Att: Los Gatos Planning Commission Members
Los Gatos Town Council Members
c/o Marni Moseley

Re: N. 40 Development

I am writing to recommend the following implementation for the N. 40 Specific Plan:

- 1) Reduce the housing footprint at the N. 40 but increase the commercial space. The Town of Los Gatos will benefit from commercial space whereas the housing element will further exacerbate the Los Gatos school system with increasing student enrollment AND congestion/traffic. The quid pro quo approach whereby the developer purchases two acres in Los Gatos for an elementary school in exchange for maximum housing numbers is a failed proposition; there is no adequate space in which to build an elementary school.
- 2) Create an actual transportation plan inside the N. 40 that isn't just for vehicles but addresses moving people away from their vehicles and into alternative transportation. Widening Los Gatos Blvd. is not a transportation plan.
- 3) Build a pedestrian bridge to actually connect the Town of Los Gatos to roads and bike paths. Lark Avenue is wholly unrealistic to move people besides vehicles.
- 4) Reduce the size and scope of the development. The existing story poles with orange netting are a Behemoth to Los Gatos, not a Gateway to Los Gatos.

Thank you.

Eileen Werner
Resident of Los Gatos

Marni Moseley

From: Jennifer Jones <Jen2005@verizon.net>
Sent: Tuesday, March 29, 2016 8:05 PM
To: Marni Moseley
Subject: North 40

Marni,

I was born and raised in Los Gatos and so I have been here for 44 years along with my parents. We had a family owned health food store that is now a bicycle shop and we have seen this town change a lot throughout the years and my family and I do not want to see the North 40 get approved. The traffic congestion is horrible as is and adding that many more people and businesses to our small quaint town is going to cause huge issues. Our streets and freeway just can't accommodate this. It will be a huge mistake.

Please, don't approve this. My mom doesn't have email so please consider this 2 votes NO.

Thank you,
Jennifer Jones

Sent from my iPad

Marni Moseley

From: captsteven@aol.com
Sent: Tuesday, March 29, 2016 8:18 PM
To: Marni Moseley
Subject: North 40 proposal

I am writing in response to the proposed North 40 plan. The current plan does not fit into the needs of the Town for the following reasons.

1. The amount of residential units is too large. The town services are all ready stretched and adding this many homes further stretches these resources (streets, fire response, police, schools, ETC.)
2. The area around this proposed development is already jammed with traffic during peak traffic hours. Adding an additional 300+ cars is insane.
3. Why is the town of Los Gatos want to become another "big city" with high density housing units?
4. Please make the developer put a school on this development if they want to help with the schools. There proposing to donate 2 acres for a school is not obtainable.

This developer will build this massive project, collect their money, and leave this collection of buildings for us to look at for 50+ years. Please reduce its footprint !

Thank you,
Steven Werner
Town Resident

Marni Moseley

From: Jenelle Phillips <jenellep.email@gmail.com>
Sent: Tuesday, March 29, 2016 8:23 PM
To: Marni Moseley
Subject: The North 40 - Pls protect us

My name is Jenelle Phillips. I live at 120 Amanda Lane in Los Gatos. I will not be able to be at the meeting tomorrow night, so wanted to send in my opinion, which is whatever is approved should fit in with the guiding principles.

1. The North 40 will look and feel like Los Gatos.

The current model and story poles do not look anything like Los Gatos. Drive down any street with houses in Los Gatos and that is what this should look like. It should not look like Santana Row. Every remodel in the town has been forced to look like Los Gatos. Every new housing project should also follow the same rules, even if it means less money for the developers as they cannot cram as many homes into one area that would make them maximum profit.

2. The North 40 will embrace hillside views, trees, and open space.

Once again, it looks like Santana Row, not any location in East Los Gatos

3. The North 40 will address the Town's residential and/or commercial unmet needs.

We have plenty of housing with what has already been approved. We are lacking in the school space to support the everything that has been built. There should no other housing projects approved until new schools are built.

4. The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services.

Our schools and roads cannot take as much housing as the developer wants to cram in there. All the residential in the North 40 should not be on the LGUSD side and all the revenue producing commercial should not be outside Los Gatos. It is the worst possible situation for our town.

Please protect our schools, our housing prices, and our town. Don't protect the developers and make them rich at the expense of all of us.

Thank you for your time.

Marni Moseley

From: Louise Nemirov <louisenemirov@yahoo.com>
Sent: Tuesday, March 29, 2016 8:24 PM
To: Marni Moseley
Subject: Los Gatos North 40

NO NO NO!!!

Sent from my iPhone

Marni Moseley

From: Maureen Hardiman <maureenhardiman@yahoo.com>
Sent: Tuesday, March 29, 2016 8:29 PM
To: Marni Moseley
Subject: North 40

I am a 30 year LG resident and have seen our beautiful town become like most others.... A good thing going, going.... but hopefully not gone yet. I live a stone's throw from lg Blvd and the corridor that runs by the north 40. It is a traffic nightmare... We all get nowhere in a hurry. Approving the requested housing development/shopping would be a sin. How about a beautiful open park or community center - someplace for teens? Los Gatos is so beautiful ... We are ruining it one development at a time... Let's put the brakes on, PLEASE..

Thank you for representing the interests of your towns people.

Respectfully,

Maureen Hardiman
149 Hollycrest Drive
Sent from my iPhone

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Marni Moseley

From: Jamie Fumia <jamie.fumia@gmail.com>
Sent: Tuesday, March 29, 2016 8:30 PM
To: Marni Moseley
Subject: North 40 proposal

To whom it may concern:

I am writing today because I am very upset/confused by the current proposal for the north 40.

I grew up in Los Gatos, went to van meter, fisher and graduated from Los Gatos high in 1995. After college and living in San Francisco for over 12 years, my husband and I decided to move back 3 years ago with our two small children. While we loved living in San Francisco we found ourselves missing the quaint, kind, peaceful life we both were given growing up in Los Gatos. Our families are still here and the idea that we could raise our kids here, surrounded by family, strong schools and such a great community was a no brainer.

And I am not going to lie, it's been wonderful. I'm proud to be born and raised here, even though it has changed. My kids are happy and moving has been everything we could have asked for. BUT, I will say over the last year or so I find myself constantly frustrated by the traffic in this town. I live off of college ave and it takes me 20-25 minutes to drive my son to van meter in the morning. A drive that normally takes 5. I also cannot leave my house most weekends during the summer because I can't get home. The traffic is literally stopped from college all the way to blossom hill road. So yes I can get to the grocery store but I can't get home. My parents who live by whole foods literally can't come to my house. Everywhere I look plots of land are being developed, four houses crammed into a space that should be one. That is insane!!!

When we moved back I immediately started hearing rumblings of the North 40. Yes it was a long time coming, yes it's annoying that people are complaining now when it's been going on for years but for me it was new....and I just don't understand. I'm not naive, I know that while yes it would be gorgeous to keep an orchard there and not build a thing on it, its that's not the time we are in. It will be developed and I get that. What I don't get is why on earth is the town ok with over 300 homes being built on the Los Gatos side. Why? Why not half on Los Gatos half on Campbell? Why high density? Why does it sound like a good idea to build an insane amount of retail and housing in a spot that already is a traffic disaster. And by adding all of this retail aren't we in reality just going to up the amount of housing the government is going to require us to provide. I was told the state has mandated LG to add 600 homes to meet job to housing ratios. So do these 300 houses even count if we're in fact adding more jobs. I'd like to trust the town and the people who have worked so hard for years to get this development thru but my gut does not understand. When I first saw the poles I felt sick. Like how is this happening and why?? Isn't there a way to develop in a smaller way, high quality not high density???

My number one concern at this moment, while maybe selfish, is schools. While our schools are great, they are impacted and it's near impossible to imagine them taking on any more without flailing. And I keep hearing that the north 40 is not housing for families it's for retired people and young people so it won't really effect schools but that's not reality. Reality is that families will live wherever if it means getting their kids into good schools. And I get that, I have kids and if needed I'd do it.

I guess in this moment I'm just hoping for intelligent, thoughtful decisions by the town council. Don't ruin this town. I get the need for development, revenue for the town etc. But isn't there a better way? Isn't there a compromise? I'm scared that if this is done wrong there is no turning back.

I am planning on attending the meeting tomorrow and simply hoping to come away with a better understanding. Maybe I'm missing something, but right now I honestly don't get how anyone is okay with the current plan.

Thank you for your time!
Jamie Fumia

Sent from my iPhone

Marni Moseley

From: Laura Rodriguez <laura.j.rodriguez@gmail.com>
Sent: Tuesday, March 29, 2016 8:33 PM
To: Marni Moseley
Subject: No North 40

Please no North 40. This is my official vote in hope of no North 40.

Thank you,

~ Laura
Sent from my iPhone

Marni Moseley

From: Jennifer Lambert <jen.lambert@me.com>
Sent: Tuesday, March 29, 2016 8:48 PM
To: Marni Moseley
Subject: No to North 40

Please don't allow the "North 40 project" to come in and change the landscape of our little town. We live in Los Gatos because it's a charming town and it is already over-populated and incredibly busy. Have you tried driving down Santa Cruz Avenue at 8am lately? Have you been on Los Gatos-Saratoga Road at 5pm?

The horrendous orange story poles outline a major change in our community for the worse. Have you driven on highway 17 to see what it looks like? I can't believe it.

I have lived here for 16 years and have enjoyed the sweet pace of this town. I'm afraid adding that type of project to the Boulevard is going to be a destructive move for our community. Please don't succumb to bully developers. Stand up for the town. Stand up for the community you're meant to protect. Believe in it.

Thank you!

-Jennifer Lambert

Mom to two young children whom I hope can appreciate the small town feel for an infinite amount of years to come...

Marni Moseley

From: Monica <moenonoke@yahoo.com>
Sent: Tuesday, March 29, 2016 8:49 PM
To: Marni Moseley
Subject: North 40

Dear Ms. Moseley,

I am unable to attend the meeting tomorrow but wanted to voice a few of my concerns about the North 40 project. I've read information on the North 40 website and find it extremely hard to believe that the impact on the Los Gatos schools will be "minimal". We all know that the number one reason families move to Los Gatos is because of the schools. Even if the houses are 1 or 2 bedrooms (and I know there will be some 3 bedroom residences as well), families will flock there just for the schools. There needs to be another school built, our classrooms are already getting larger and larger each school year. I see the impact of it on the teachers and of course, on the students as well. I'm speaking as a mother of 2 children that attend Blossom Hill Elementary. The second concern is traffic. We live at the end of Oka Rd. Already, if we have to go somewhere during the evening commute, we are waiting on Oka Rd to turn on to Lark Ave at LEAST 4-5 light cycles. Even when the light is green, the traffic is so backed up on Lark, there is nowhere to go. Also, it's not a matter of if but WHEN there is a significant earthquake, there is only one way out of Oka Rd. When there is an emergency or an evacuation, I cannot imagine the panic and chaos that will ensue from people trying to get out of our little neighborhood. I hope you will consider these points and talk more with the community at length about this. The whole idea of it is extremely troubling for me and reeks of greed with no concern to the people that have been living here for years and years. Thank you for your time.

Monica Park

16431 Mozart Way
Los Gatos, CA 95032

Marni Moseley

From: RON CANARIO <racanario@sbcglobal.net>
Sent: Tuesday, March 29, 2016 8:59 PM
To: Marni Moseley
Subject: North 40

Hi Marni – I have a few questions regarding the Los Gatos North Forty. I have called you a few times in the past week, but we seem to be playing phone tag, so let me try to ask my questions by email.

Is the maximum height of the buildings 3 stories?

The fluorescent mesh on the landscape indicates the height of the structures. Did the developer erect the mesh voluntarily, or was it required by the City of Los Gatos?

I live in San Jose; the city officials here have a VERY high priority to increase housing density in the area to meet the expected needs of the future. The characteristics of one and two story quiet residential neighborhoods, which lie adjacent to urban village developments, are being radically changed by the massive structures being proposed there. I believe (if I'm not mistaken) that the density in Saratoga has been fairly constant over the preceding decades, and probably will remain so in the future. I was wondering if you could give me some idea how Los Gatos City officials plan to address the population increase expected in the Bay Area. I am considering moving to a city with a less crowded environment.

Thanks, I appreciate your time,
Ron Canario
racanario@sbcglobal.net

Marni Moseley

From: Paul Papageorge <paulpapa@me.com>
Sent: Tuesday, March 29, 2016 9:10 PM
To: Marni Moseley
Cc: Tiffany Papageorge
Subject: Against the North 40 development

Hello Ms. Moseley,

I'm a resident of Los Gatos living on Kennedy Rd with my wife and three children.

I want to make sure I contacted you ahead of tomorrow's Planning Commission Meeting and let you know that I am against the proposed developer's plan for the Los Gatos North 40.

This plan will negatively impact Los Gatos in many ways:

1. Traffic congestion nightmare. This is already a problem. This development would make it unbearable.
2. Class sizes in our schools. We pay a lot in property tax to be in this school district and to have the class sizes we have. This will make it much worse
3. Negative impact to views. The view driving into Los Gatos will be ruined.
4. Los Gatos is blessed with a beautiful downtown. Towns without such beautiful downtowns have to try to create a downtown-like hub to compensate—by building such a development. This plan is incompatible with the very strength of Los Gatos and what we love about our town.
5. Height and density of the development seems to me to be unprecedented and unacceptable.

If this is approved, I will do everything I can do to get every city official voted out of office. This plan is the wrong plan for Los Gatos. Please do not support it.

Thank you for listening.

Paul Papageorge
408-656-5119

Marni Moseley

From: Jolie Veltmann <jlv@veltmannlawgroup.com>
Sent: Tuesday, March 29, 2016 9:13 PM
To: Marni Moseley; DSparrer@community-newspaper.com; letters@mercurynews.com
Subject: opposition to North 40

I am a resident of Los Gatos, (LG"), and I live at 403 Los Gatos Boulevard. I suffer the traffic nightmare everyday on Los Gatos Boulevard ("LGB") from Lark to downtown Los Gatos. On more than one occasion, I have called the city while sitting in bumper to bumper traffic at a virtual standstill. It can take ½ hour to travel a few blocks. When calling the city, I was never able to talk to a person who has any interest or responsibility regarding traffic. I have left my name, but have never received a return phone call from anyone.

To add to the traffic congestion, recently beach traffic has been routed through LG by the popular GPS app WAZE. The city has been unsuccessful in resolving this traffic issue and actually put up an unattractive sign reading, "Beach traffic should use the freeway." This, of course, could never be enforced, and it was ignored by beach going drivers. To my knowledge, no further efforts have been taken by the city to resolve this traffic issue.

LG is a small older town with a small older town infrastructure. For example, in some places, LGB is a one lane road each way that cannot be expended to more lanes. In fact, it was just recently that the city narrowed parts of LGB from two lanes each way to one. This bottleneck phenomenon has exacerbated our already extreme traffic jams. Either the city experts could not forecast that this would occur, or they did not care about the inconvenience that all residents living in LG now experience. LG's infrastructure cannot withstand the development proposed by North 40.

It is inherently unfair for the developer to take advantage and the city to approve development of the natural acreage at issue. There is no way for the city and its residents to recoup what would be given up. There is no way that in exchange for giving up this open orchard space that the developer can help improve the traffic congestion. The developer gets it all. The Planning Commission must consider the best interests of the residents of LG – not the best interest of the developer. There should be no reason the planning commission would approve the urban sprawl and the next link this development adds in a march toward meeting San Jose.

Jolie Veltmann
Veltmann Law Group
jlv@veltmannlawgroup.com
(619) 885.7385 (cell)

Marni Moseley

From: Jillian Ramsey <jillianrenae2@icloud.com>
Sent: Tuesday, March 29, 2016 9:18 PM
To: Marni Moseley
Subject: North 40

I am writing regarding the development of the North forty.

Three generations of my family have grown up in Los Gatos. It was such a lovely place to grow up for all of us. We have all since moved out of Los Gatos as it has become more and more crowded, and traffic became worse.

I have to say, I am sad for the residents that will be around to see this development happen. Los Gatos residents are already overcrowded.

I am also a former resident of Bennett way located in the North forty. Leaving my street and pulling onto Los Gatos Blvd. was always very challenging. Even before development that stretch of Los Gatos Blvd. has too much traffic. I can only imagine what it will be like with any homes and businesses added to that section.

In the end, I would really like to see Los Gatos take care of the residents it already has rather than meet the needs of residents it doesn't have yet. I hope you will listen to and give careful consideration to what the current residence are asking for.

Thanks for your time.

Warmly,
Jill Seabock

Sent from my iPhone

On Mar 29, 2016, at 9:23 PM, Tamara Bodner <tbodner@gmail.com> wrote:

Dear Vice-Mayor Marico-

My name is Tamara Bodner and I am a resident of the town of Los Gatos. My sons are 10 and 8 and attend Blossom Hill. I am writing to you to please not approve the North 40. Some of my reasons include but are not limited to the issues surrounding the increase in traffic not only around the proposed area but all the entrances to Los Gatos. It is already a challenge with the beach traffic on weekends and 85 during the week. I do not want to imagine what a project this size will do. Our family in Los Altos already refuses to meet us in Los Gatos for dinner because of the bottlenecks to our home. Second our schools. Fisher Jr and Los Gatos are already huge! The campuses can not support more children nor can the roads to get to the schools. With so many new homes, the increase in students only will add to the competitiveness for sports, music and classes. Our high school will become like a college. Lastly, we move to Los Gatos for its small town feel. This project will make LG an extension of San Jose. Not exactly why people move here. We are already difficult to commute to and from, this project will only make our town less attractive for well paid executives.

Thanks,

Tamara

Marni Moseley

From: Brooks Allen <brooks.allen@stanfordalumni.org>
Sent: Tuesday, March 29, 2016 9:57 PM
To: Marni Moseley
Cc: roneeta_guha@yahoo.com
Subject: North 40 Development

Dear Ms. Moseley,

My family and I live at 108 Arroyo Grande Way, just off of Lark Avenue, in Los Gatos. We have been residents of the town since 2003. Our two children attend Blossom Hill Elementary School. I'm writing this evening because as much as we have been hesitant to engage in the contentious debates around the North 40 development, after studying the issues and proposal, we have grown very concerned. Unfortunately, due to work commitments, we cannot attend the meeting tomorrow night.

We strongly urge town staff, the Planning Commission and the City Council to require developers to adopt a phased approach that appropriately adheres to the Specific Plan.

With regard to the requirements of the Specific Plan, the story poles clearly demonstrate that the proposed development would not embrace hillside views, trees, and open space. Moreover, the proposal does not mitigate or minimize impacts on town infrastructure and schools. Speaking as someone who faces very dangerous situations and unrelenting traffic when turning onto and off of Lark Avenue every day, the traffic plans appear inadequate. We need mitigation measures to address current conditions. Expansion that will bring substantial numbers of new drivers will make the dangerous situation even worse. Finally, based on my experience as a parent and having served on the school district's facilities planning committee, I can attest to the fact that our schools are already very crowded, with extremely limited options for new construction. New students will not bring additional funding to the schools because we are a basic aid district. Despite any history, the fact is that at this point, any development proposal that includes hundreds of new homes without providing land and funding for constructing a new school cannot be said to mitigate or minimize impacts on schools in Los Gatos Union School District.

In my career, I have served as an assistant city attorney, and I empathize with the situation you and town staff are in. Please ensure that the developers adhere to the Specific Plan and appropriately minimize and mitigate the impacts on our roads, traffic, views, and most importantly, our schools and children.

Thank you for your service.

Sincerely,
Brooks Allen

Marni Moseley

From: Sbrady6000 <sbrady6000@aol.com>
Sent: Tuesday, March 29, 2016 9:59 PM
To: Marni Moseley
Subject: North 40

Marni,

I am a third generation Los Gatos resident. My children are the third generation to graduate from Los Gatos Schools and may or may not be the forth generation to call Los Gatos their home in adulthood. I have seen this town grow to a point where it has lost a good deal of its charm to development, overcrowding, traffic and I get it. More and more people wish to move to the Bay Area and there is more pressure on politicians to allow high density growth. The recent development at Los Gatos Boulevard and Roberts Road is an example of that and it has added to traffic and to our already over crowded schools. Now there is a similar development being planned across the street at Shannon Road and most assuredly with the same outcome, more traffic and an additional burden on our schools. I'll bet there are studies that indicate the development at Los Gatos Boulevard and Shannon Road will not impact traffic or our schools but we all know better.

I know the owner of the North 40 property wants to make money through the sale of the property and the developer wants to make as much money as possible by seeking the highest density and the most commercial space. I'm sure the developer will show studies that have been performed demonstrating that the area can handle the proposed growth and their planned improvements will mitigate traffic problems and school overcrowding but again, we all know better. I urge the Town Council Members and the Los Gatos Planning Commission to do what is right for the Town of Los Gatos. Do not put money in the hands of a few by allowing the North 40 to be populated with high density housing and commercial development that will surely have a negative impact on our town infrastructure, schools, community services and most importantly the character of the Town of Los Gatos.

Thank you,
Scott and Vasyla Brady
16780 Chirco Drive
Los Gatos, CA 95032

Marni Moseley

From: Vi Nguyen <vi07nguyen@gmail.com>
Sent: Tuesday, March 29, 2016 10:06 PM
To: Marni Moseley
Subject: North 40

Hello Marni,

I'd like to let you know that I oppose the plan of North 40 that will attract more traffic in our neighborhood.

Furthermore, Los Gatos has the natural beauty of orchard and green belt area. So, if the developer wants to build residential apartments along Los Gatos Blvd and Lark, it will degrade of its inheritance beauty.

Last summer 2015, lots of traffic came to LG Blvd for Santa Cruz; and if the North 40 is approved, it will make it worse!

I hope you will help us to stop this project and protect our natural beauty Los Gatos.

Yours sincerely,

Victoria Nguyen

Sent from my iPad

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Marni Moseley

From: Amy Despars <amydespars@hotmail.com>
Sent: Tuesday, March 29, 2016 10:25 PM
To: Marni Moseley
Subject: North 40

To the Members of the Town of Los Gatos Planning Commission,

I am writing to you because you are the stewards of our wonderful town. You hold the future of our charming town in the palms of your hands. You can either keep Los Gatos wonderful, charming, historic, family friendly-a true community. A place where people will want to come and retire or come and raise their families because of the schools, the resources, the history, the supportive community we live in. OR you can choose to turn it into a small town that resembles a developers dream come true. A mini-city with a lot of houses and buildings crammed onto small lots just so the developer can fill his pockets at our expense. A place with a lot of traffic and and even more frustrated people who will want to move away because they are tired of it taking 30 minutes to get from one side of town to the next. **We voted for you to make decisions that will enhance our community not jeopardize our town's infrastructure, schools, and community services. Please listen to the people of this UNIQUE town and do not feel YOU owe the developers anything. WE LIVE HERE! WE LOVE THIS TOWN! WE HAVE A COMMITMENT TO MAKING IT THE BEST IT CAN BE. AS DO EACH OF YOU!**

With that said, I am asking that you take look at the Vision Statement for the North 40. Do you really believe...

***The North 40 will look and feel like Los Gatos?** I have seen the photos and will have to disagree with this statement. Los Gatos is charming, historical, welcoming. The development is massive with too many things shoved into a small space. Spread the development out throughout the 40 acres. Where is the historical aspect of this development? The streets should be widened, the vineyard enlarged, and the homes should be charming to represent our history! **JUST BECAUSE THE APPLICANT IS ASKING FOR THE MAXIMUM DEVELOPMENT STANDARDS DOES NOT MEAN YOU HAVE TO ACCEPT THE APPLICATION. I ENCOURAGE YOU TO USE THE MINIMUM REQUIRED STANDARDS.**

***The North 40 will embrace the hillside views, trees, and open space?** Did you know you can see the story poles from the dog park in Campbell? How is it ok to tear out an orchard yet we make it impossible for someone to tear out at tree that is uprooting a sidewalk or foundation? On top of that the North 40 open space should be vast areas of open space, not small patches of greenery scattered throughout a development. The developer needs to spread everything out and **THIS ENTIRE DEVELOPMENT SHOULD BE PHASED IN AND RE-EVALUATED AFTER EACH PHASE IS BUILT. NOTHING NEW SHOULD BE BUILT UNTIL PHASE 1 HAS BEEN COMPLETELY DEVELOPED AND ALL RESIDENTS AND COMMERCIAL BUILDINGS HAVE BEEN LIVED IN OR OPEN FOR AT LEAST A YEAR. AFTER ONE YEAR A NEW TRAFFIC STUDY AND EIR SHOULD BE DONE BEFORE APPROVING THE NEXT PHASE.**

***The North 40 will address the Town's residential/and or commercial needs?** I understand that the state is requiring housing but do we need to put it all in one place? We all know there are a lot of undeveloped lots though out Los Gatos. Just drive around Alpine and Foster Road and look at all of the undeveloped land. **LOOK AT ALL OF THE LOTS WHERE PEOPLE ARE TEARING DOWN ONE HOME AND BUILDING TWO OR THREE. TAKE A MORE IN-DEPTH LOOK AT OUR RHNA REQUIREMENTS. WE HAVE THE NEXT 8 YEARS TO FILL OUR HOUSING REQUIREMENT. WHY DO IT ALL AT ONCE?**Do we really have commercial needs. I never have to leave Los Gatos. Everything we need is here. What are our commercial needs?

***The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services?** Our schools are bursting. Put houses in the Campbell School District and the Los Gatos School District and spread everything out. The town can't even take care of our roads and parks as is, so how do we

expect the North 40 to be monitored and taken care of? Our streets can not handle any more traffic. I have watched EMERGENCY VEHICLES GET TRAPPED IN TRAFFIC, as I have been trapped in traffic.

The application as submitted and to be heard on Wednesday March 30th should either be denied or not heard until all studies are complete including the traffic studies and full installation of the story poles. The little orange flags do not represent how massive the building will be. Not that the orange netting is a fair representation but at least it stands out and is a better visual.

No specific timeline was established in the North 40 Specific plan so I ENCOURAGE YOU TO TAKE YOUR TIME AND LOOK INTO EVERY ASPECT OF THIS PROJECT AND MAKE SURE IT WILL FULLY **“celebrate our history, agricultural heritage, hillside views, and small town character. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.”** -Vision Statement

Thank you for your time, energy, and commitment to the Town of Los Gatos.

**Amy Despars
267 Longridge Rd.**

Marni Moseley

From: Erin Kasenchak <ekasenchak@yahoo.com>
Sent: Tuesday, March 29, 2016 11:16 PM
To: Marni Moseley
Subject: North 40 concern

Dear Ms. Mosley,

I'm writing to voice my extreme concern and dissatisfaction over the North 40 project. I am unable to attend tomorrow's meeting due to travel, but I feel it's important that all residents express their thoughts about this project for our town. I expressed my reservations and dissatisfaction with this project before it was approved and feel that I need to reiterate my concerns, as I was deeply disappointed that the council approved the plan last June.

Now that the story poles have gone up, the true impact has become visual and is even worse than I feared. And this is just phase 1? The height of the project is something that will change the landscape of our small, wonderful town. Additionally the scope will greatly impact traffic in this already very congested area. I don't see how, according to the Vision statement, the North 40 will minimize or mitigate the impact to our infrastructure. I know that the North 40 plans to address traffic, but I adding another light onto LG Blvd and an extra turn lane on Lark and LG will not make much difference. Lark and LG Blvd already need extra lanes with our current traffic so adding an additional lane with the extra cars and traffic this project is likely to bring does not feel sufficient. The traffic around 85, Good Samaritan and LG Blvd is also quite impacted. Again, this project will just add to it. Additionally, how long will these traffic improvements take from completion to end? I can't imagine what the situation will be like while the construction will be taking place.

The Vision statement for North 40 states it will celebrate hillside views and our small town character, but over 300 residential units and potentially 501,000 foot of commercial/retail space does not align with "small town character". Additionally, the story poles showing the impact actually will block hillside views and not celebrate them. I suppose those living at North 40 will like their hillside views, but the rest of Los Gatos residents will lose views to buildings. I don't believe we have unmet residential needs that this project needs to address.

My husband and I were born and raised in the Bay Area and moved specifically to Los Gatos over 20 years ago because of the charm and unique aspect this town had compared the hustle and bustle of the rest of Silicon Valley. We knew this would be a wonderful place to raise our family in an amazing small town feel with a great community. I'm very, very concerned that the size and scope of this project will forever change the feel of Los Gatos from the wonderful small town and community to just another Santana Row or big city feel.

I firmly believe that what this town needs is open space, parks and sports fields for our youth and families, not additional housing. I understand that those do not generate revenue for a town but it's what we need.

I urge you and all members of our town council to revise this design and lessen the proposed intensity/scope of the project. If you've read Town not City's facebook page, you'll see the overwhelming comments and concerns from fellow citizens about this project. Please I urge you to keep our town just that, a small town.

A very concerned citizen –
Erin Kasenchak

Erin Kasenchak
ekasenchak@yahoo.com

RECEIVED

MAR 30 2016

TOWN OF LOS GATOS
PLANNING DIVISION

To the Los Gatos town council:

I am unable to attend the March 30 meeting where you will be discussing "the north 40" and its potential development, but I am hoping this letter will suffice to put my two cents' worth into the discussion.

I moved to Los Gatos with my husband and four children in 1962 and have enjoyed living here ever since. One thing that has always appealed to me was the commitment to the small town atmosphere. But in recent years, that commitment seems to have taken a back seat to revenue generating construction. For example, the lovely small town look of Los Gatos Boulevard between the corners of Roberts Road and Caldwell Avenue has been totally destroyed by the construction of multiple enormous houses with almost no space between them. And now another of these atrocities is planned for the corner of Shannon Road and Los Gatos Boulevard. To top it off, there is NO public street parking in those areas.

If you have looked at the orange webbing across from the Lark Avenue car wash, you can see the frightening prospect of the planned development there. That will overpower the entire area and forever change the open feel that we so appreciate.

So I am begging you please, please, PLEASE do NOT go forward with this east coast urban development!!! We do not need it. We do not want it.

The best thing to do with the north 40 would be to turn it into open parks. There could be a regular town park, a dog park, a skateboard park and plenty of open space with parking and rest rooms. This is the ONLY open space left available for our town, and I beg you not to destroy it.

If you do go ahead with this boondoggle development, future generations will condemn you for your lack of foresight and your money grubbing. The only possible reason for wanting this development is money. But what you gain today in income, you will more than lose in the long term by the too-high cost.

Thank you.

Marilyn Keeney
16601 Ferris Avenue
Los Gatos CA 95032
4978-356-9322

P. S. I would appreciate getting some feedback from this to let me know you got this letter and read it. Thank you.

Marni Moseley

From: Alexander L Clemm <ludwig@clemm.org>
Sent: Wednesday, March 30, 2016 12:16 AM
To: Joel Paulson; Marni Moseley
Cc: 'Sigrid Clemm'
Subject: Concerns about North 40

Hi,

I live in the Blossom Manor on Cherry Blossom Lane and was forwarded an email (attached below) that this is the right email address to voice concerns to regarding North 40.

To me, it appears that North 40 has many downside and virtually no upsides for Los Gatos residents:

Quality of life suffers. Los Gatos becomes a less desirable place to live. Property values go down, resulting in additional financial loss to residents.

The only upside is to the developers, but why should it be at our expense?

- **The proposal does not address population / overcrowding of Los Gatos High School and Fisher Middle School, and is IMHO overly optimistic in stating the number of students would only increase slightly. At the end of the day, the schools will be overcrowded, education will suffer, scores will go down, and all of us may be asked to support some bond measure / tax increase to pay for amends.**

The project needs to present a realistic plan how it will pay for needed expansion of LGHS and Fisher Middle, including ongoing added operational expenses.

- **Traffic. I am sure many have raised these concerns.**
- **A lesser concern, but still worth mentioning: Water conversation. In the Blossom Manor we are being asked to let our yards die because we are in a drought. Development of North 40 will compound the situation, and will likely result in further cutbacks. Many of the cutbacks may be one-sided, because free standing homes with individual water meters, different from the multi-residential units on North 40. We have all shown that we are willing to cut back if there is a real need, but not just so we can develop more. With giant projects like North 40 being developed, how can anyone take calls for future conversation serious?**

In summary, the situation presents itself like this:

- **No upside for the residents of the town**
- **Many down sides.**

The only upsides appear to be the developers who stand to make a killing. But why should they be allowed to do so at everybody else's expense? I ask you to not approve the plan, respectively make significant amends to make sure the concerns are addressed appropriately.

Thank you and kind regards

--- Alex Clemm

From: Sylvie Roussel <SRoussel@losgatosca.gov>

Date: March 18, 2016 at 4:43:29 PM PDT

To: Undisclosed recipients.;

Subject: North 40 Phase 1-Upcoming Planning Commission Public Hearing

The Planning Commission is conducting a public hearing regarding the proposed Phase 1 planning applications for the North 40 Specific Plan area at a **Special Meeting on Wednesday, March 30, 2016 at 7:00 p.m.** in the Town Council Chambers at 110 E. Main Street.

Planning applications for the Phase 1 development of the southerly portion of the North 40 Specific Plan area propose 320 residential units (of which are 50 affordable senior units), approximately 66,000 square feet of commercial uses (including a market hall), and on-site and off-site transportation and infrastructure improvements. The adopted North 40 Specific Plan and the proposed Phase 1 development plans are available for review online at <http://www.losgatosca.gov/N40SP> and in the Community Development Department at 110 E. Main Street, Los Gatos, CA 95030. A scale model is located in the Town Council Chambers Lobby and is available for viewing throughout the public hearing process. Story poles are being installed to provide a visual representation of the majority of the Phase 1 proposal and to invite public involvement in the application review process. The Planning Commission makes a recommendation to the Town Council who is the final deciding body on the planning applications.

The public is welcome to participate in the Planning Commission public hearing by providing verbal testimony at the meeting and/or by submitting written comments by 11 a.m. on Wednesday, March 30, 2016. Written comments should be sent to Marni Moseley in the Community Development Department (110 East Main Street, Los Gatos CA 95030) or emailed to MMoseley@losgatosca.gov.

Sylvie Roussel

Community Development Department | Town of Los Gatos

110 East Main Street | Los Gatos, CA 95030

408.354.6857 work | 408.354.7593 fax

sroussel@losgatosca.gov

www.losgatosca.gov

Community Development Counter Hours: 8:00AM – 1:00 PM, Monday – Friday

Please note the upcoming Town closure: May 30, 2016 – Memorial Day

Marni Moseley

From: Chris Cowan <chriscowan@yahoo.com>
Sent: Wednesday, March 30, 2016 1:55 AM
To: Marni Moseley
Subject: Comments for North 40 Public Hearing

Town of Los Gatos Planning Commission,

Traffic is already a disaster on Lark Ave and the roads that feed into it. Traffic is already a disaster before the Albright development is even half-way complete, and before the North 40 development is even started. Drivers are already frustrated with traffic and making dangerous maneuvers to shave seconds from their commute time. Now is the time for the Planning Commission to take action to require additional traffic mitigation and prevent permanent congestion in Uptown Los Gatos.

I live off Oka Road, and the only route out of my neighborhood requires that I pass through Lark Ave. During average evening commute traffic (4-6PM), my family regularly has to wait 5-10+ minutes (sometimes up to 30 minutes) to simply turn from Oka Road onto Lark Ave.

Traffic congestion has a negative impact on quality-of-life and property values for residents of Los Gatos. Traffic is a problem that can be avoided with sufficient planning and commitment. However, Town staff, leadership, and elected officials do not currently enforce sufficiently rigorous requirements for new development projects related to traffic Level of Service. Current Level of Service criteria specifies that Los Gatos residents should expect service rated D or better (on an A-F scale), corresponding to "noticeable congestion, longer delays, and unfavorable signal progression". I am confident that you would find very few residents of Los Gatos who would be satisfied to know that Town leadership has allowed over-development and under-mitigation resulting in D-rated traffic congestion.

Traffic congestion associated with large developments in North Los Gatos is permanent, and traffic problems should be addressed in advance of any additional development progress. Traffic problems should be resolved before the Planning Commission recommends that any development proceeds on the North 40 site, because it is too late to make significant and detailed adjustments by the time the decision is presented to the Town Council.

I ask the Planning Commission to raise the bar for traffic level of service criteria used in planning developments. Los Gatos residents who live near the North 40 will be impacted by new traffic, and deserve at minimum C-rated traffic Levels of Service, corresponding to "stable flow, fair signal progression, and a significant number of vehicles stopped at signals".

I also ask the Planning Commission to reject any potential suggestion by Town staff (as previously done) that unmitigated traffic problems could be ignored and abdicated to CALTRANS.

Thank you for your consideration,
Chris Cowan, Los Gatos Resident

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Marni Moseley

From: James Lyon <jim@lyonfamily.tv>
Sent: Wednesday, March 30, 2016 2:47 AM
To: Marni Moseley
Cc: Kathy Romero; Mimi Lyon
Subject: North 40 Development Proposal

Ms. Mosley – I apologize for the late submission – please include as a desk item for the Planning Commission.

Dear Planning Commissioners,

As a former Commissioner and Commission Chair, I understand the challenge that lies before you. The proposed project on the North 40 is massive in scale for the Town of Los Gatos. Fortunately, you have a Specific Plan to guide you. The goals of the plan are as follows:

- ? The North 40 will look and feel like Los Gatos.
- ? The North 40 will embrace hillside views, trees, and open space.
- ? The North 40 will address the Town’s residential and/or commercial unmet needs.
- ? The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services

This proposal submitted by Grosvenor, Eden and Summerhill does not even come close to meeting these goals.

Goal 1 - The North 40 will look and feel like Los Gatos.

First, the intensity of development proposed in the Lark and Transition zones is at a level higher than that of the entire specific plan. **This does not look and feel like Los Gatos.** Specifically, the maximum number of housing units as stated in the Specific Plan for the entire scope of the plan is 270 (Section 2.5.1 and 2.7.3b). The applicant has submitted 320 units for just the southern two zones – claiming a density. Do not let the letter from their lawyer put you off, this project must comply with the specific plan. This proposal is not Los Gatos. **Goal not met!**

Goal 2 - The North 40 will embrace hillside views, trees, and open space.

Given that all massive buildings proposed are tightly clustered and at the 35’ height limit and 150-200’ long elevations, there are no hillside views – you would have to stand on the corner of Lark and Los Gatos Boulevard to get a hillside view. Further, asking for a waiver to almost 50’ for the low income building creates more destruction of view shed. Finally, the open space calculation is a farce – using every small square foot of planter around a parking lot does not equate to open space. **Goal not met!**

Goal 3 - The North 40 will address the Town’s residential and/or commercial unmet needs.

Given that the applicant chose to focus in loading the two zones with residential, though the mix is good, the intensity is far too high. Further, the limited commercial space in the development proposal does to address the commercial unmet needs. **Goal not met!**

Goal 4 - The North 40 will minimize or mitigate impacts on town infrastructure, schools, and other community services

The proposed 320 residential units put undue impact on town infrastructure – specifically the overcrowded and underfunded schools. Why has the applicant loaded more than the maximum residential into the southern zones? Because they are within the boundaries of the Los Gatos School district, thus fetching a higher price! What about a true park, ball field or other community benefit. **Goal not met!**

I will not go on into further specifics, as I know you all have reviewed the Specific Plan details, the Staff report and all the letters of concern on the project.

My recommendation to you is to outright deny the application. Do not send the applicant back to staff and give guidance – this just allows the developer to wear down the Town staff. Send a clear message that this level of development will not be tolerated in the Town of Los Gatos. There is a Specific Plan – developers need to follow it.

Regards,

James Lyon

239 Johnson Ave

Marni Moseley

From: bill99cmt@aol.com
Sent: Wednesday, March 30, 2016 7:37 AM
To: Marni Moseley
Cc: deborahacosta@altamicrotec.com
Subject: Re: North 40 Development on 3/30/16 Planning Commission Agenda

Planner Marni Moseley,

Please add this email to the communications to the Planning Commission re: the North 40 topic in the Subject line.

Dear Los Gatos Planning Commission and Planning Staff,

I am not able to attend the 3/30 meeting and instead, send this email.

I have lived in Los Gatos for over 50 years and just in the last 15 years I have experienced significantly longer travel times within the Town; ie, a trip to my bank would have taken 5 minutes and now it is 10 to 15 minutes during a similar time of day. Other travel times in Los Gatos have similarly increased and yet whenever I have read or heard about a development, the consultants of the developer indicate that there will be no measureable or no significant effect on traffic. How can it be then that travel times have increased 100 to 200%? Clearly, these consultants are not being candid.

I've reviewed the North 40 development proposal and found it to contain too high a building density and building heights that are too tall.

Further, it seems that the majority of the demos planned for the North 40 should not be granted. There is an issue with Sec 29.10.09030(e) Item 3 given the property owner CAN MAINTAIN the structures as they exist. Some of the structures have challenges that indicate a demo but the majority are in good condition that at most require some deferred maintenance to be performed.

To demo or not to demo is a minor issue, the big problems with the development are the North 40 development density and heights, the North 40 plan has a density and average height that is taller and more dense than adjacent areas, a comparable Los Gatos neighborhood, and the Town in general.

Planning Commissioners, please reject the current plan and suggest that the density should be reduced to levels that are typical of the Town. If the density is reduced, the heights would typically go down as well.

If the North 40 development is not scaled back, then the Town will be a party to the taking of the other Los Gatos property owners' value due to a change in the character of our Town and a reduction in our property values and more importantly a reduction in the quality of life. Please do not allow this project to proceed as proposed, residents of Los Gatos, want to live in our Town, not a copy of LA.

Thank you,
Bill Kraus
Kimble Ave
Los Gatos

On Mar 30, 2016, at 7:38 AM, Terry Rinehart <tlrinehart@comcast.net> wrote:

Please put a stop to the build up of the North 40. 320 homes and the traffic would be terrible for our town. The impact on the schools would be huge. Being able to drive on LG Blvd would be impossible at any time of day.

Put in a senior living community instead. We need something for our seniors with apartments, assisted living and memory care. A senior community would severely limit the number of cars and have no impact on our schools. It is the correct solution.

Please stop the North 40!!

Terry and Bob Rinehart
35 year LG residents

Marni Moseley

From: Annie Magnee <annemagnee@me.com>
Sent: Wednesday, March 30, 2016 7:45 AM
To: Marni Moseley
Subject: Just say NO

I would like to give my two cents about the undeveloped piece of land called the North 40.

There impact to the towns traffic and schools will have a big impact. This intersection at Lark as of now is already a nightmare.

We don't need anymore commercial space. The last time I looked there are several buildings open for lease now.

I would love to attend tonight's meeting, but I am unable.

I vote NO.

I live in the Manor for 15 years and I would hate to see this big development.

Annie

Marni Moseley

From: Erika Hazy <hizyerika08@hotmail.com>
Sent: Wednesday, March 30, 2016 7:48 AM
To: Marni Moseley
Subject: Preserve the integrity of Los Gatos!

Dear Ms. Moseley,

As a native Northern Californian of 60 years, I am taking *my* retirement to the state of Washington. No lack of water there, affordable housing, breathtaking views and a way of life reminiscent of yesteryears. The last thing Santa Clara County needs is another development site!

The orchards have all, but, disappeared to make room for the European-like feel of Santana Row, with its million dollar balconies, so few can afford. Apple is hiring tens of thousands (?) of new employees who will need to learn to share the limited availability of water. Where does it all end? California is *already* home to 40 million people, almost one tenth of the entire U.S. population, which feeds 10 percent of the nation's mouths. Why are we talking growth when the roads are already perilously dangerous (i.e. Hwy 17), especially when it rains. Without the rain, we would be even *more* desperate for water. Shasta Dam is filled for NOW. We hope and pray that the drought is almost over, but we know that we will probably need to purchase water from our northern neighbors, if we don't build another dam or recycle enough water to fill the thirst of the entire state.

And, I haven't even mentioned the drastic rise in crime! All over Santa Clara County, since 2012, the effect of the passage of police pension reform has been devastating! As a teacher in SSJ, I have witnessed the DISTRESS on my students faces every time we deal with, yet, another lockdown. If I'm not mistaken, a number of years back, this city held the honor of being the SAFEST city in the United States. We are losing our best and brightest, most highly trained civil servants, who educate and protect the citizens of this county. My heart is grieving for a glimpse of the California I grew up in.

Let the RESIDENTS of Los Gatos grant North 40 as an orchard or community garden for all who live, drive, or work in the area.

Regards,
Erika Hazy
Good Sam HOA
San Jose, CA

Marni Moseley

From: Molly Sauter <sauter_ca@comcast.net>
Sent: Wednesday, March 30, 2016 8:37 AM
To: Marni Moseley
Subject: North 40 Phase I Application

Hi Ms. Moseley,

I am writing to address my concerns regarding the North 40 Phase I Application currently under review by the Los Gatos Planning Commission.

One of the guidelines of the North 40 Specific Plan is that the development meet the "unmet residential needs". The North 40 Specific Plan specifically identifies these unmet residential needs as: Senior housing, affordable housing and housing catering to young adults and "empty nesters".

Unfortunately, the specific criteria regarding sq. footage for what would be considered "housing catering to young adults and empty nesters", does not appear to be specified in the North 40 Specific Plan. There are some general guidelines in the document that identify this housing as "smaller units" for married couples without kids, more people living alone and more single parents and "affordable housing".

I do not believe that the North 40 Application currently under review meets the unmet residential needs identified in the North 40 Specific Plan. Only 50 of the 364 units proposed are identified as senior and affordable housing, which is only about 16%. While it is very difficult to sort through the entire document to identify exactly how many of the units would be considered as "catering to young adults and empty nesters", it appears that the great majority of the proposed units are more than 1,500 sq. feet and based upon the price per sq. ft of housing in Los Gatos, would likely not cater to young adults and empty nesters simply based upon the guidelines of "smaller unit" and "affordable". It looks like there are a tremendous number of units in the proposed plan that would certainly not be attractive to young adults and empty nesters simply based upon the sq. footage of the units. I would guess that no more than 25% of the entire development would actually be designed to meet the unmet residential needs of Los Gatos.

I would like to see the developers explain in detail how they believe that the proposed development meets the unmet residential needs identified in the North 40 Specific Plan. I would like for the developers to identify each unit that they believe would be considered as "catering to young adults and empty nesters" in relation to the sq. footage of the unit, number of bedrooms, and the anticipated sale price of each unit. I would like to see the Town also place some specific parameters on these same elements so that the Town can really determine whether or not the proposed development will meet the unmet residential needs of Los Gatos.

Another guideline specified in the North 40 Specific Plan is to minimize or mitigate impacts on the town infrastructure, schools and other community series. The North 40 Application currently under review places virtually all of the residential development in the Los Gatos School District. I am sure that the majority of complaints from the residents of Los Gatos regarding the North 40 Development Plan are the increased traffic and the impact on the schools. Obviously, the easiest way for the Planning Commission and the Town Council to address the concerns of the residents of LG is to require the developer to spread the residential development out equally over the entire 40 acres. This will mitigate the impact on the traffic and the schools. I strongly feel that the Planning Commission and the Town Council would not be following the guidelines of the North 40 Specific Plan if they allow the developer to put all the residential housing in the Los Gatos school district.

Regards,

Molly Sauter
16385 Peacock Ln.
Los Gatos

Marni Moseley

From: Paul Jaramillo <lgpj@yahoo.com>
Sent: Wednesday, March 30, 2016 8:53 AM
To: Marni Moseley
Subject: 131 Olive Street

Hi,

I am a 3rd generation Los Gatos native. I think it is self evident that the North Forty development will be detrimental to Los Gatos. Our schools are our crown jewel as can be seen with the price difference in homes right next to each other separated by only a school boundary. Why would you risk the over crowding of our most precious asset. I don't see how this development will benefit anybody in this community except to make a profit for the developer. I urge you to reject this plan as it stands for the benefit of the entire community rather than the profit of the developer.

Paul Jaramillo
131 Olive street
Los Gatos, Ca

Marni Moseley

From: Diana Pleasant <dgpleasant@earthlink.net>
Sent: Wednesday, March 30, 2016 8:55 AM
To: Marni Moseley; Marico Sayoc; Marcia Jensen; BSpector; Steven Leonardis; Rob Rennie; Laurel Prevetti
Subject: North 40

For years I have been following the progress of the North 40 project both in the newspaper and at town council meetings. You have not heard from me, because I was in general agreement with the progress of the project. An incredible amount of effort has gone into this, and I appreciate the careful and thoughtful process. I did submit emails to the "send message" page of the North 40 website with various questions, but never received a response.

Like numerous town residents, I have been holding out for the possibility that the plan would offer a viable option for downsizing seniors who seek multi-generational single floor residences in Los Gatos near downtown. I was encouraged with the plan I downloaded from the North 40 website on 4.29.14 which presented a variety of spacious one floor "move down" and "empty nester" condominiums in Area C.

At the February 23, 2016 town open house I spoke with Sean Southwick of the Dahlin group who was a representative for the North 40 project. I was surprised to hear that the one-floor "empty nester" and "move down condominium" facet of the development (formerly known as Area C and now referred to on the North 40 website as Area C and D) was eliminated because of its height and replaced with multi-story Row-houses and Condominiums. Unfortunately, this is no longer the development that was previously presented, as multi-story townhouse units are not conducive to seniors.

Although the North 40 website <http://losgatosnorth40.com/the-vision/> states it offers "high-end condominiums for empty nesters," in actuality the only single floor offerings left are small senior affordable housing apartments. This is very disappointing, as our seniors were looking forward to remaining in Los Gatos by transitioning into the residences described as "high-end condominiums." This sector of our population has been overlooked in the revised plan. Is it too late to remedy this?

On another subject, it is wonderful that the development team reached an agreement with the Los Gatos Union School District, offering funds and/or land to the district. Los Gatos High School is pictured on the <http://losgatosnorth40.com/general-faq> page. Has there been any discussion on the impact of the development to Los Gatos High School (in the Los Gatos Saratoga Union High School District)? The High School is already at capacity.

Thank you for considering my thoughts and input on the subject. We are indeed fortunate to have dedicated and smart citizens serving our town.

Diana Pleasant ♪
<dgpleasant@earthlink.net>
814 Bicknell Road

Marni Moseley

From: Sigrid Clemm <sigridclemm@yahoo.com>
Sent: Wednesday, March 30, 2016 8:57 AM
To: Alexander L Clemm; Marni Moseley; Joel Paulson
Subject: Re: Concerns about North 40

I agree. This is a very bad deal for our town. The project should be renegotiated to benefit Los Gatos residents, not be detrimental.

Sigrid Clemm (on Cherry Blossom in the Manor)

On Mar 30, 2016, at 12:15 AM, "Alexander L Clemm" <ludwig@clemm.org> wrote:

Hi,

I live in the Blossom Manor on Cherry Blossom Lane and was forwarded an email (attached below) that this is the right email address to voice concerns to regarding North 40.

To me, it appears that North 40 has many downside and virtually no upsides for Los Gatos residents:

Quality of life suffers. Los Gatos becomes a less desirable place to live. Property values go down, resulting in additional financial loss to residents.

The only upside is to the developers, but why should it be at our expense?

- **The proposal does not address population / overcrowding of Los Gatos High School and Fisher Middle School, and is IMHO overly optimistic in stating the number of students would only increase slightly. At the end of the day, the schools will be overcrowded, education will suffer, scores will go down, and all of us may be asked to support some bond measure / tax increase to pay for amends.**

The project needs to present a realistic plan how it will pay for needed expansion of LGHS and Fisher Middle, including ongoing added operational expenses.

- **Traffic. I am sure many have raised these concerns.**
- **A lesser concern, but still worth mentioning: Water conversation. In the Blossom Manor we are being asked to let our yards die because we are in a drought. Development of North 40 will compound the situation, and will likely result in further cutbacks. Many of the cutbacks may be one-sided, because free standing homes with individual water meters, different from the multiresidential units on North 40. We have all shown that we are willing to cut back if there is a real need, but not just so we can develop more. With giant projects like North 40 being developed, how can anyone take calls for future conversation serious?**

In summary, the situation presents itself like this:

- **No upside for the residents of the town**

- Many down sides.

The only upsides appear to be the developers who stand to make a killing. But why should they be allowed to do so at everybody else's expense? I ask you to not approve the plan, respectively make significant amends to make sure the concerns are addressed appropriately.

Thank you and kind regards

--- Alex Clemm

From: Sylvie Roussel <SRoussel@losgatosca.gov>

Date: March 18, 2016 at 4:43:29 PM PDT

To: Undisclosed recipients.;

Subject: North 40 Phase 1-Upcoming Planning Commission Public Hearing

The Planning Commission is conducting a public hearing regarding the proposed Phase 1 planning applications for the North 40 Specific Plan area at a **Special Meeting on Wednesday, March 30, 2016 at 7:00 p.m.** in the Town Council Chambers at 110 E. Main Street.

Planning applications for the Phase 1 development of the southerly portion of the North 40 Specific Plan area propose 320 residential units (of which are 50 affordable senior units), approximately 66,000 square feet of commercial uses (including a market hall), and on-site and off-site transportation and infrastructure improvements. The adopted North 40 Specific Plan and the proposed Phase 1 development plans are available for review online at <http://www.losgatosca.gov/N40SP> and in the Community Development Department at 110 E. Main Street, Los Gatos, CA 95030. A scale model is located in the Town Council Chambers Lobby and is available for viewing throughout the public hearing process. Story poles are being installed to provide a visual representation of the majority of the Phase 1 proposal and to invite public involvement in the application review process. The Planning Commission makes a recommendation to the Town Council who is the final deciding body on the planning applications.

The public is welcome to participate in the Planning Commission public hearing by providing verbal testimony at the meeting and/or by submitting written comments by 11 a.m. on Wednesday, March 30, 2016. Written comments should be sent to Marni Moseley in the Community Development Department (110 East Main Street, Los Gatos CA 95030) or emailed to MMoseley@losgatosca.gov.

Sylvie Roussel

Community Development Department | Town of Los Gatos

110 East Main Street | Los Gatos, CA 95030

408.354.6857 work | 408.354.7593 fax

Marni Moseley

From: MacSween Family <macsweensinca@aol.com>
Sent: Wednesday, March 30, 2016 9:07 AM
To: Marni Moseley
Subject: North 40 Proposal Before Planning Commission

Dear Ms. Moseley,

I would like to thank you, all of the Los Gatos City Staff, the Planning Commissioners and the Town Council members past and present who have spent countless hours on this project. It is a large and complex project. I have been following this process since the spring of 2014 when I first heard about the work being done on creating a new Specific Plan for the area known as the North 40. I can't begin to address all the complexities, but wanted to express my overall concerns.

Guiding Principles:

Look and Feel of Los Gatos - This is really such a subjective guiding principal. Despite the developers including on every page of the proposal that the development will look and feel like Los Gatos, the renderings on line look nothing like anywhere else in Los Gatos. Just because they say it, does not make it so. The only 3 story homes that I can think of in Los Gatos are The Terraces a retirement/senior living complex. The height of the row houses and density do not look or feel like anything in Los Gatos.

Embrace Hillside Views, Trees and Open Spaces – With the story poles and netting up, you can see that the view of Los Gatos as you drive southbound on Highway 17 will be of a row house wall. This is what will greet anyone coming into Los Gatos. It will look like any other overdeveloped area in Fremont, San Jose or Cupertino. Los Gatos is a special place, we should not look like other over developed cities. We have the advantage of the Santa Cruz Mountains as the back drop for our town and that view will be blighted by the height of the new development. Also, it appears from the renderings that the open space the developers contend is included in the project is still spread out in the form alongside of walkways that are necessary ingress/egress from the proposed buildings and the dividers in the parking lots. There is no real significant open space. This is especially noticeable along the alleys of row homes which if they are anything like the developments in Milpitas will feel like concrete canyons looming over the heads of pedestrians.

Addressing the Town's residential and/or commercial unmet needs - I agree with the senior housing element. I do not believe that the supposed targeted millennial will have a spare million dollars to spend on a 3 story row home. If the developer is truly courting the millennial to our town, then they could propose 2 story condos/row homes that are more reasonable in price and have the effect of reducing the height of the row homes.

Minimize and mitigate impacts on town infrastructure – My largest concern (apart from schools which is legally not a consideration of the Town) is about traffic and congestion in our town. Because of the beauty of being nestled at the base of the Santa Cruz Mountains, we are also restricted by those mountains. There is no where to build another major access road to Los Gatos and through the mountains to Santa Cruz. Despite accepting the EIR last year, there have since been huge traffic issues that are out of the control of the Planning Commission and Town Council. They are a reality and the full development of the North 40 will only compound the problem. This was not addressed in the EIR because it passed before all the traffic issues erupted last summer. We cannot put our heads in the sand and say that the EIR was accepted so the development can go forward. I think some serious consideration should be given to reviewing the affect of the traffic last summer on the new development. Otherwise we are going to be in utter gridlock on weekends. During the worst of the traffic, we could barely get to the grocery store and did not consider venturing downtown except on foot or across to the other side of Highway 17.

With the story poles and netting in place, I feel physically ill about the seemingly unstoppable changes coming to the **town** I love. This development as proposed by the developers will change the face of Los Gatos forever. I strongly urge you and the Planning Commissioners to reject the plan as proposed and instruct the applicants to reduce the housing height and density to preserve look and feel of Los Gatos which would also have the effect of reducing the additional traffic such density will cause. I agree with Council members Barabara Spector and Steve Leonardis that the Specific Plan should not have been passed. However since it has, we need to be very careful to not let the developers railroad us into a permanent situation we can never change.

Respectfully submitted,

Cynthia M. Damesyn

16610 Ferris Ave.
Los Gatos, CA 95032

Marni Moseley

From: Susan Freiman <srfreiman@gmail.com>
Sent: Wednesday, March 30, 2016 9:11 AM
To: Marni Moseley
Subject: N 40 Application

Hello & thank you for all your hard work,

My family & I plan to attend tonight's 7 pm mtg to show our opposition to the proposed development.

I have 2 suggestions that I plan to bring up in a comment card, both concerning the impacted schools. Both these ideas arose from reading Dr. Abbati's impact report to the town last year.

1) Ideally, an elementary school would be included in the development plans for those 40 acres. If that can't be done, then a school bus to Lexington Elementary would solve both that school's underutilized status & alleviate everyone's concern at Van Meter.

2) Fisher will still have to accept these N40 students. To create new space for them, I propose moving all the current LGUSD office on Roberts Rd to a site on the N40. This would free up some badly needed space for the middle school to expand.

Looking forward to participating tonight,
Susan Freiman
Co-lead Project Cornerstone @ LVM

Marni Moseley

From: Roselli, Robert-P62140 <Robert.Roselli@gd-ms.com>
Sent: Wednesday, March 30, 2016 9:27 AM
To: Marni Moseley
Subject: North 40 Planning Input

To whom it may concern in the Los Gatos Town Planning Commission,

I just wanted to take a minute to express my views about the proposed development in the North 40. As a longtime resident (since 1994), Los Gatos is a place where I love to live, it's my home, it's where my two children were born and go to school, and it is my refuge when I return home each evening. Truthfully, I don't see many areas of the way this town is set up that needs improvement. So when it comes to new developments, I'd like to see them fit in with the current look and feel of Los Gatos.

The story poles I've seen on the land bordered by Lark and Los Gatos Blvd do not indicate a continuation of idyllic Los Gatos town life. They tell a story of 3 story monstrosities of densely packed housing and commercial buildings like a Santana Row? Why would any resident of Los Gatos want this? The overwhelming answer is that they don't. The only one who wants this is the developers; they know that the more buildings that can be packed into that property the more money they will make. A project like this, as indicated by the story poles is better suited for San Jose, not at the Northern gateway to Los Gatos.

My house is in a neighborhood not far from the North 40. The homes in the area were built in the late 1950's and the lots are small (my lot is 7,000 sq. ft.), but the neighborhoods are nice and they come with a sense of community. Several years ago we wanted to remodel the home and we were considering adding a second story. The architect warned us that it would be difficult to get approval for that second story because there were no other homes in the area with a second story. At the time, I didn't quite understand what the issue was, but I respected it and we went with a remodel plan that expanded the home on a single story level. Years later, I get what the town planning commission was trying to achieve. They were trying to maintain the character of life in Los Gatos and make sure I didn't build some big ugly thing that didn't fit in with the neighborhood.

Now the Town Planning Commission has some decisions to make. What the developers are currently proposing is a "big, ugly thing", and it definitely does not fit in with the neighborhood or Los Gatos. Please make the right decisions and significantly curtail the North 40 development. If you use my lot size as a gauge, you could fit 124 single family homes in the 20 acres of Phase 1 without any consideration for land lost for streets, so 80 single family homes and a park sounds about right for the first 20 acres to me.

Regards,
Robert Roselli
247 Carlester Drive
Los Gatos, CA 95032

Marni Moseley

From: Fishers <maefisher@aol.com>
Sent: Wednesday, March 30, 2016 9:31 AM
To: Marni Moseley
Subject: North 40

State law requires each city and county to adopt a general plan containing at least seven mandatory elements including housing. Unlike the other general plan elements, the housing element, required to be updated every five to six years, is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (Department). Housing elements have been mandatory portions of local general plans since 1969. This reflects the statutory recognition that housing is a matter of statewide importance and cooperation between government and the private sector is critical to attainment of the State's housing goals. The availability of an adequate supply of housing affordable to workers, families, and seniors is critical to the State's long-term economic competitiveness and the quality of life for all Californians.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, affordability and choice. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

The housing element process begins with the Department allocating a region's share of the statewide housing need to the appropriate Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to the cities and counties within the region. The RHNP is required to promote the following objectives to:

- (1) Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- (2) Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- (3) Promote an improved intraregional relationship between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan. The housing element component of the general plan requires local governments to balance the need for growth, including the need for additional housing, against other competing local interests.

The Council of Governments or (COG) Los Gatos belongs to is known as ABAG (Association of Bay Area Governments) is the body that produces the Los Gatos housing requirements. Our Regional Housing Need Allocation (RHNA) requirement over the next 8 years is as follows:

201 units of Very Low Income housing (0%-50% of Average Median Income (AMI)), 112 units of Low income housing (51%-80% of AMI), 132 Moderate Income housing (81%-120% of AMI) and 174 units of Above Moderate Income housing (120%+ of AMI) for a total of 619 homes.

Given that the Average Median Income in the ABAG region is \$104,000, 201 of the 619 homes need to be accessible to people with incomes of \$52,000 or less, 112 need to be accessible to people with incomes of \$83,200 or less, and 132 need to be accessible to people with incomes of \$124,800 or less. And that is the AMI for home owners! The AMI for renters is only \$52,000.

The units being built at the North 40 do not fit this distribution. Of the 331 units proposed in Phase 1, only 60 are in the 500-800 sq ft range, which in Los Gatos might fall into the Low to Moderate AMI ranges above (\$124,800 or less). The remaining 271 are 1300-2200 sq ft range, which are going to certainly be in the Above Moderate affordability.

That means homes built in the North 40 might satisfy 234 units of our housing requirement (174 units of Above Moderate Income and 60 Units of Moderate income housing), all at the high end prices of the housing allocation. The remaining

units cannot possibly count in our allocation unless we are bending the rules.

This development doesn't satisfy the state housing element requirements, so I think the project needs more consideration. We really need to decide as a town how we are going to meet the state mandates, or even if it is feasible to meet the state mandates. It's a big challenge for the town council, as well as for the people of the town and it needs to be addressed openly and honestly.

No building should be driven by the town unless it is compliance with the State Housing Element Law or some other component of the General Plan. How can we possibly think it is ok to count housing units toward our allocation that don't fit the income distribution requirements?

Bruce & Mary Fisher
Los Gatos

Marni Moseley

From: Barbara Keller <barbara_keller@verizon.net>
Sent: Wednesday, March 30, 2016 9:33 AM
To: Marni Moseley
Subject: North 40

Please do not approve over development of this space. More open space is needed not over building contributing to more traffic gridlock not to mention impact on schools.

WHAT commercial need is currently unmet?

Where will all the cars go that belong to 270-320 more housing units?
Please "plan" with common sense.

Thank you, Barbara Keller

Marni Moseley

From: marnetteatkinson@comcast.net
Sent: Wednesday, March 30, 2016 9:34 AM
To: Marni Moseley; DSparrer@community-newspapers.com; letters@mercurynews.com
Subject: Los Gatos North 40

We would like to voice our opinion - NO to the current Los Gatos North 40 project. Unfortunately, we will not be able to attend tonight's meeting but would like our voice heard. The current plans will

1. **Not** look and feel like Los Gatos
2. **Does not** embrace hillside views, trees, and open space
3. **Does not** address the Town's residential and/or commercial needs
4. **Will not minimize or mitigate** the impact on town infrastructure, schools and other community services.

We feel that this town needs another school and fields to support the various recreational activities. The current plan will completely obstruct the views of the hills - it is soo sad to see the poles on this property!!!! I am shocked that the owner and developer would even consider the current set of plans. A school and recreational fields with open space should be built and leased back to the town if they want to truly meet the needs of the town. We do not need any more housing. Traffic will be severely impacted with this current plan. We already have gridlock on the main roads through town on a daily basis.

THIS PLAN SHOULD BE DENIED!!!!

Marnette and Jim Atkinson

Marni Moseley

From: Alice Perry <radmimi@aol.com>
Sent: Wednesday, March 30, 2016 9:48 AM
To: Marni Moseley
Subject: North 40

I have not heard one good thing about this current application. It is way over the top and the impact will be impossible to deal with. The abundance of health related offices on Los Gatos Boulevard is already overwhelming. A BIG NO NO NO to this project. Alice Perry

Marni Moseley

From: Melissa Cullinan <Melissa@hunterproperties.com>
Sent: Wednesday, March 30, 2016 9:50 AM
To: Marni Moseley
Cc: Melissa Cullinan
Subject: North 40 concerns

Importance: High

I'm proud to say I live in Los Gatos and have been a resident for 27 years!
I live off Los Gatos Blvd. My commute to/ from work depending on WAZE traffic is either *Hwy 17 or 85*, so the development of the North 40 is a big concern of mine.

3 big concerns are density of residential units, traffic and schools.

- **RESIDENTIAL:** The proposed 320 units are a concern as it will impact our streets & schools. Therefore, I would like to see fewer residential units.
- **TRAFFIC:** With the Netflix traffic already having impacted our streets---Winchester, Lark and South Bascom. By adding the North 40, this will be a bigger nightmare. I would like to propose adding a Hwy 85 southbound entrance off Winchester to help the traffic flow and increase the traffic lanes on Lark and South Bascom Ave.
- **SCHOOLS:** The Los Gatos Schools –elementary, middle school and high schools are at their limits with no more land to add more classrooms. What are the plans to accommodate these new children? Build more schools? At whose cost?

As much as we would like to see a mini Santana Row with cute boutique shops I know that is not realistic. While I don't want BIG BOX retail (i.e. Target, ULTA, Marshalls, etc) either I know this would **ADD** a lot of sale tax revenue that will help subsidize our (new) schools and streets improvements (Hwy 85 southbound off Winchester), etc.

Thank you,
Melissa Cullinan

Marni Moseley

From: Donald Prolo <donaldprolo@gmail.com>
Sent: Wednesday, March 30, 2016 10:08 AM
To: Marni Moseley
Subject: North 40

Hello Marni,

I am just about finished building my house at 134 Loma Alta in Los Gatos and spent over a year working with my neighbors and the Town of Los Gatos to get my plans approved through planning back in 2014. I have recently seen the story poles erected for the North 40 development as I travel along hwy 17 and in my opinion this development is not an improvement to the Town of Los Gatos. Los Gatos Blvd, hwy 17 near Los Gatos and other surrounding streets are already congested with traffic and this project will only worsen the current situation. Additionally the size of the development is out of scale compared to other structures seen along the hwy 17 Landscape. It seems to me to be the product of Investors trying to maximize their return and not something that benefits the town in its current design. Unfortunately I did not become aware of this project until I saw the story poles, but I hope it's not too late for me to voice my opinion.

Thank you,
Donald Prolo

(408) 891-4053

Sent from my iPhone

Marni Moseley

From: Kristin Dillehay <kristin.dillehay@verizon.net>
Sent: Wednesday, March 30, 2016 10:43 AM
To: Marni Moseley
Subject: Objection to current North 40 developer plan

Dear Ms. Moseley,

I am a resident of the Blossom Manor neighborhood. I have two primary concerns with the current plan under consideration by the North 40 developer.

My first concern relates to the proposed housing element and its impact on our schools and streets. I understand that the North 40 Specific Plan, which was approved in June 2015, covered the entire 44-acres that comprise the North 40. I also understand that the housing element of the Specific Plan permits a maximum of 270 housing units (plus 50 more) attached and non-attached or apartments, plus 50 units of affordable senior housing, over the entire 44 acres.

I have two children who have grown up in Los Gatos public schools: a sophomore at LGHS and a 5th grader at Blossom Hill. I have watched class sizes increase every year my children have been in school. I have also served as president of the Blossom Hill Home & School Club, which raises roughly \$300,000 each year to help provide Blossom Hill teachers and students with the resources they needed to be successful in teaching and learning, because schools in Los Gatos are seriously underfunded. I cannot imagine how many new students the developer's proposed housing would bring to Los Gatos. These students would flood our already overcrowded and underfunded schools, and they would bring traffic in the town of Los Gatos to a standstill. Is it not possible to spread the proposed housing over both phases of the North 40 development? Can the developer include a school in its plans? Is it fair to burden existing Los Gatos schools with all the new students this housing will bring?

My second concern relates to the look and feel of Los Gatos. I understand that one of the guiding principals for the North 40 Specific Plan is that any development look and feel like Los Gatos. In my opinion, while some new commercial business on this side of town would be a welcome addition, this sort of massive, dense, overbuilt proposal does not "look and feel like Los Gatos." Rather, it begins to look and feel like Santana Row. Please don't allow this to happen to my town.

Kristin Dillehay
kristin.dillehay@verizon.net

Marni Moseley

From: Melody Lewis <mj.lewis@comcast.net>
Sent: Wednesday, March 30, 2016 10:49 AM
To: Marni Moseley
Subject: NO ON LARK/LG BLVD PROJECT

How could you even consider this disgusting project? As a 37 year resident of Los Gatos, AND a resident in this area of your plan, ENOUGH! You know the traffic impact will be gridlock. What is the matter with you on the planning commission? Have you lost your minds to even consider this? Politics do not get to destroy our town!

NO NO NO to this insane plan.

Melody Lewis

Sent from my iPhone

Marni Moseley

From: Dana Saich <danasaich@me.com>
Sent: Wednesday, March 30, 2016 10:52 AM
To: Marni Moseley
Subject: Opposed to North 40 development

Dear Ms. Moseley,

As current residents of Los Gatos and parents in the Los Gatos School District, we are strongly opposed to the North 40 development project. Our town is overpopulated. It takes 20 minutes to travel to our local schools during peak hours because it is so congested on Los Gatos Blvd. By building more housing, we are pushing local people out because our town is losing its desirability due to overcrowding. The schools will be overpopulated as well. There are not enough resources to accommodate this growth. Please keep Los Gatos charming to us native residents and stop the progress of this monstrous development. The space would be better served for the residents as a sporting complex to meet the needs of our families in Los Gatos.

Sincerely,
Dana Saich (teacher, parent)

Sent from my iPad

Marni Moseley

From: Markene Smith <markene@comcast.net>
Sent: Wednesday, March 30, 2016 10:56 AM
To: Marni Moseley
Subject: North 40 Development Application

Dear Ms. Moseley,

Neither Gerald Grosvenor nor the marketing and development people he hired to promote the current N40 application lives or works here. Those developers will never be impacted by their project's homogenous urbanization, pollution, and gridlock.

The Town of Los Gatos should require Grosvenor to modify its Phase I Application, in order to comply with the N40 Specific Plan. Application should include:

- ? Public (not private) streets
- ? Wider pedestrian walkways
- ? Larger greenbelt areas
- ? Public park and playground
- ? Larger community garden area, with individual raised-bed garden plots available to every unit that has no yard space to grow food or other plants.
- ? Single-family detached homes
- ? Community center

To mitigate traffic and transportation issues, Town should require:

- ? Developer to fund 100% of traffic improvements, because CalTrans cannot provide matching funds, due to greatly decreased gas-tax revenues.
- ? Developer to fund 100% of VTA extension of Light Rail to Vasona Station, with an additional station at Town-owned property at Southeast corner of Winchester Blvd and Lark Avenue, to serve the N40 and surrounding neighborhoods. Los Gatos has been waiting for a Light Rail extension for more than a decade, and this developer has the funds to make it possible.

Los Gatos is one of Santa Clara County's oldest communities. The Town began in 1868, when 100 acres of a Mexican rancho was selected as a Town site. The Town's first 100 acres were gradually developed over a period of 150 years.

While we do not expect the development of the town's last large piece of undeveloped property to take 150 years, we are at a critical moment. The public saw Phase I renditions and mock-ups for the first time just this month.

Thank you for taking the time and effort to ensure that North 40 development meets the needs of current and future residents.

Markene Smith
markene@comcast.net
201 Drakes Bay Avenue
Los Gatos, CA 95032
(408) 356-2613

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From: Babette Goldstein Ito [babettegoldstein@yahoo.com]
Sent: Tuesday, March 29, 2016 5:20 PM
To: BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie
Subject: No on North 40 Project - Reduce the scale or cancel altogether

Our family has lived in Los Gatos for over 10 years and have children in Van Meter. We own our property. Pls let your conscience guide you when thinking about the North 40. We already cannot move more than 5 mph in Los Gatos during peak driving times. Our children are in overcrowded classrooms as it is. We have to fund the school to keep decent standards up. Life in Los Gatos has 100% changed in 10 years with all development and traffic. Pls find it in your hearts to reduce the scale of this project.

The 320 living units will likely be ALL families w children and likely less people who will contribute money to the school fund as we do. The traffic will be horrendous - worse than now.

PLEASE reduce the scale of this program - put more green space in it, reduce the # of units or give them a school of their own - this is really, really bad for the future of Los Gatos. I am amazed it has gotten this far but underestimated power of developer money. PLEASE scale it down and make it more in line w Los Gatos Town feel.

Babette and Doug Ito
Worcester Loop, Los Gatos

> From: Terry Rinehart [tlrinehart@comcast.net]

> Sent: Wednesday, March 30, 2016 7:33 AM

> To: BSpensor

> Subject: Stop the North 40

>

> As a concerned LG resident I strongly urge you to stop the North 40 development. The traffic alone is reason enough, but the impact on our schools is huge.

>

> How about a senior living community? Not as many drivers, no school age children! We need a new, good senior living community in LG. We need apartments, assisted living and memory care. It makes perfect sense. Open space and a decent place for our aging population.

>

> Please stop 320 new homes.

>

> Terry and Robert Rinehart

> LG resident for 35 years

>