

Planning

From: Marie-Ange Eyoum <meyoum@gmail.com>
Sent: Monday, August 08, 2016 12:11 PM
To: Joel Paulson; BSpector; Marico Sayoc; Rob Rennie; sleondardis@losgatosca.gov; Marcia Jensen; Planning
Subject: A Los Gatos Resident Concerns on North 40 Project...

Hello Dear Council Members, My name is Marie-Ange Tagne and my husband and I own a home on Oakmont Way where we live with our daughter, just across the street from the North 40 project. So this project will directly impact me and my family.

Since I am not able to make it to the Council meeting on this topic tomorrow evening to share my concerns that I believe are probably common among many other residents living closer to this project, I would like to send me comments/inputs via email.

Let me start by stating that I am totally in favor of building affordable homes and market outlets/stores to complement (not compete) with the stores in downtown Los Gatos area. However, I do have three main concerns concerning the current North 40 Project that I have raised before in prior meetings I was able to attend that are still standing:

- The First One is the impact that such a huge development will have on traffic on Lark Avenue which is already pretty congested. We have little children who play on Highland Oaks Drive, and it is clear that there will be many more cars that will cut into our neighborhood to avoid the traffic on Lark and Los Gatos Boulevard. How do you plan to address issue of traffic on Lark Avenue with this project?

- The Second one is the density of this project. My husband and I moved to Los Gatos because of the small density city feeling of the area as well as the good school district (my 3rd point), so we are concerned about the fact that this project will create a "city inside a town".

-The third concern I have is concerning the impact on the schools, more specifically the high school. It is my understanding that there would be some provisions to accommodate the elementary and middle schools with North 40th, but not the high school. As I mentioned earlier, we moved to Los Gatos because of the good high school. So I am really concerned about the impact this project will have in Los Gatos High School class size, thus training and quality.

So I would like to understand how are three concerns that are shared among residents closer to North 40 Location will be addressed with any "Construction Development on the current North 40 Site" since this will directly impact us as residents who deeply love our beautiful town.

Kind Regards, Marie-Ange

Marie-Ange Eyoum Tagne, PhD
Group Product Manager
Consumer Electronics

ATTACHMENT 20

From: Tracey Fisher [<mailto:traceyrfisher@gmail.com>]

Sent: Monday, August 08, 2016 1:21 PM

To: BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie; Laurel Prevetti; Joel Paulson

Subject: North 40

Dear Los Gatos Town Government:

I am unable to attend the meeting tomorrow but wanted to make my feelings about the North 40 project known.

I live in the Charter Oaks Community off Lark Avenue. In the last two years traffic has increased dramatically due to the Netflix expansion and Highway 17/Santa Cruz weekend travelers. It has a negative effect on quality of life for me and my neighbors.

The streets are not set up to accommodate more traffic. The infrastructure is simply not there. There is already gridlock on Los Gatos Blvd, University Ave and Winchester/N. Santa Cruz every weekend. It has made it so that it is very difficult to frequent local businesses and is detrimental to the town.

From the town website:

Los Gatos prides itself as a self contained community. Over 3,000 businesses serve the residents and act as a destination point for visitors who are attracted to its restaurants, hotels and variety of shops within a pedestrian oriented downtown setting. The Town is also an inclusive community with the full mix of ages, family sizes and incomes. Los Gatos has many parks and greenbelt areas, as well as a vibrant downtown area. Downtown Los Gatos is listed on the National Register of Historic Places and is the model of what communities strive to achieve in a downtown

If the North 40 development goes on as planned, Los Gatos becomes additional Silicon Valley sprawl and no longer in line with that description. In fact, it creates the opposite as the increased traffic only discourages residents from going downtown. No more small town service.

Thank you for representing us in this very important issue.

Sincerely,

Tracey Fisher

From: Nick Goddard [mailto:nickjgoddard@gmail.com]

Sent: Monday, August 08, 2016 1:34 PM

To: Council

Subject: Retail Void Analysis Los Gatos

The common thread of the anti North 40 development seems to be

a: Increased traffic

b: Destroy downtown

c: School impact

To actually apply some scholarly thought and scientific data on the a & b I attach a a retail void analysis between supply and demand in our quaint little burgh. As we know from basic economics, we will not accept a gap in between these two vectors, so we can reasonably assume that the gap between supply and demand is being met by increasing the traffic of Los Gatos residents to other cities, but across our streets, to be able to satisfy their unmet demands.

One could also surmise that any spare new retail space being added to the existing Los Gatos inventory would try and satisfy these huge unmet needs rather than trying to compete with an established area that consumers are satisfied with the offerings.

Thus the proposed development will actually reduce internal traffic, add amenities to the residents of Los Gatos and present a huge increase in sales taxes.

The data forecasting model can never be perfect, but this void analysis would be accepted by most as the gold standard in forecasting.

I hope this objective data, helps with your deliberations

Regards

Nick Goddard



Retail MarketPlace Profile

Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 1 mile radius

Summary Demographics

2014 Population	12,039
2014 Households	5,332
2014 Median Disposable Income	\$102,606
2014 Per Capita Income	\$73,028

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Summary						
Total Retail Trade and Food & Drink	44-45,722	\$348,318,321	\$292,416,342	\$55,901,979	8.7	246
Total Retail Trade	44-45	\$311,495,249	\$240,044,524	\$71,450,725	13.0	199
Total Food & Drink	722	\$36,823,072	\$52,371,818	-\$15,548,746	-17.4	47

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Group						
Motor Vehicle & Parts Dealers	441	\$60,694,170	\$27,183,164	\$33,511,006	38.1	6
Automobile Dealers	4411	\$52,085,637	\$22,760,631	\$29,325,006	39.2	2
Other Motor Vehicle Dealers	4412	\$4,309,391	\$715,773	\$3,593,618	71.5	2
Auto Parts, Accessories & Tire Stores	4413	\$4,299,141	\$3,706,760	\$592,381	7.4	2
Furniture & Home Furnishings Stores	442	\$8,059,950	\$10,192,672	-\$2,132,722	-11.7	9
Furniture Stores	4421	\$4,043,585	\$719,416	\$3,324,169	69.8	2
Home Furnishings Stores	4422	\$4,016,366	\$9,473,256	-\$5,456,890	-40.5	7
Electronics & Appliance Stores	443	\$7,856,317	\$51,775,978	-\$43,919,661	-73.7	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$11,726,814	\$4,249,172	\$7,477,642	46.8	14
Bldg Material & Supplies Dealers	4441	\$10,540,513	\$3,142,128	\$7,398,385	54.1	12
Lawn & Garden Equip & Supply Stores	4442	\$1,186,302	\$1,107,043	\$79,259	3.5	2
Food & Beverage Stores	445	\$54,677,592	\$24,082,148	\$30,595,444	38.8	14
Grocery Stores	4451	\$49,246,823	\$21,631,742	\$27,615,081	39.0	6
Specialty Food Stores	4452	\$2,053,081	\$881,251	\$1,171,830	39.9	5
Beer, Wine & Liquor Stores	4453	\$3,377,688	\$1,569,155	\$1,808,533	36.6	3
Health & Personal Care Stores	446,4461	\$24,387,234	\$21,324,031	\$3,063,203	6.7	14
Gasoline Stations	447,4471	\$25,172,046	\$22,923,061	\$2,248,985	4.7	6
Clothing & Clothing Accessories Stores	448	\$22,986,625	\$53,583,332	-\$30,596,707	-40.0	64
Clothing Stores	4481	\$17,237,259	\$45,531,092	-\$28,293,833	-45.1	48
Shoe Stores	4482	\$2,630,426	\$1,702,739	\$927,687	21.4	7
Jewelry, Luggage & Leather Goods Stores	4483	\$3,118,940	\$6,349,501	-\$3,230,561	-34.1	9
Sporting Goods, Hobby, Book & Music Stores	451	\$7,435,775	\$3,791,380	\$3,644,395	32.5	15
Sporting Goods/Hobby/Musical Instr Stores	4511	\$5,902,886	\$3,033,955	\$2,868,931	32.1	12
Book, Periodical & Music Stores	4512	\$1,532,889	\$757,425	\$775,464	33.9	2
General Merchandise Stores	452	\$45,236,181	\$128,867	\$45,107,314	99.4	1
Department Stores Excluding Leased Depts.	4521	\$19,197,310	\$128,867	\$19,068,443	98.7	1
Other General Merchandise Stores	4529	\$26,038,871	\$0	\$26,038,871	100.0	0
Miscellaneous Store Retailers	453	\$9,549,872	\$14,707,399	-\$5,157,527	-21.3	41
Florists	4531	\$530,128	\$2,075,980	-\$1,545,852	-59.3	4
Office Supplies, Stationery & Gift Stores	4532	\$1,768,751	\$1,710,137	\$58,614	1.7	10
Used Merchandise Stores	4533	\$812,585	\$8,330,591	-\$7,518,006	-82.2	9
Other Miscellaneous Store Retailers	4539	\$6,438,408	\$2,590,691	\$3,847,717	42.6	18
Nonstore Retailers	454	\$33,712,671	\$6,103,321	\$27,609,350	69.3	6
Electronic Shopping & Mail-Order Houses	4541	\$29,781,613	\$1,612,850	\$28,168,763	89.7	2
Vending Machine Operators	4542	\$439,990	\$77,742	\$362,248	70.0	1
Direct Selling Establishments	4543	\$3,491,069	\$4,412,729	-\$921,660	-11.7	4
Food Services & Drinking Places	722	\$36,823,072	\$52,371,818	-\$15,548,746	-17.4	47
Full-Service Restaurants	7221	\$17,539,802	\$34,260,419	-\$16,720,617	-32.3	26
Limited-Service Eating Places	7222	\$16,479,997	\$15,337,083	\$1,142,914	3.6	13
Special Food Services	7223	\$1,686,522	\$1,472,124	\$214,398	6.8	3
Drinking Places - Alcoholic Beverages	7224	\$1,116,751	\$1,302,192	-\$185,441	-7.7	5

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.

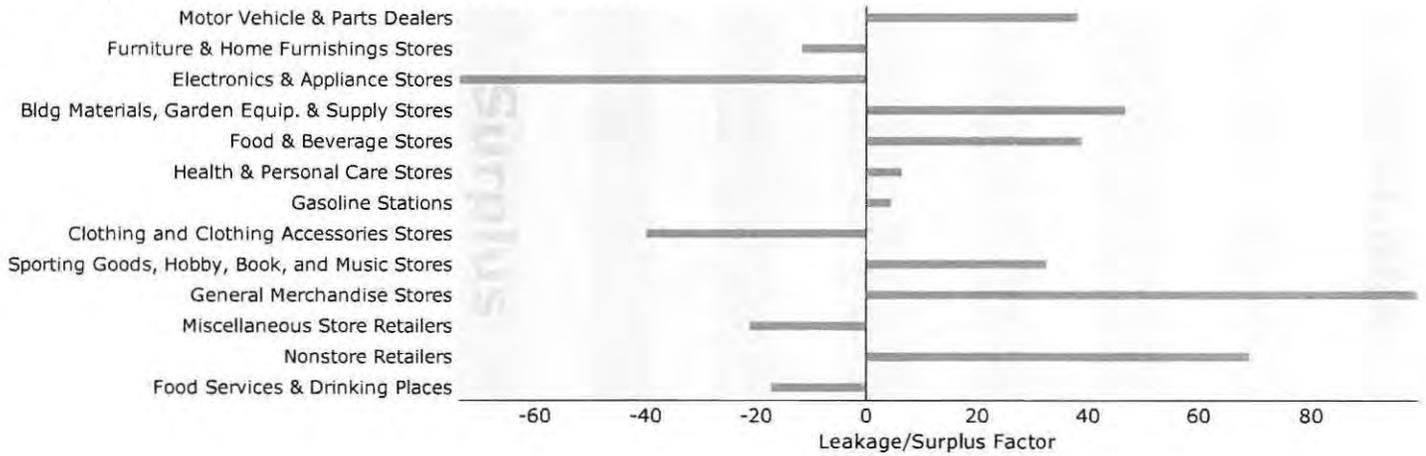


Retail MarketPlace Profile

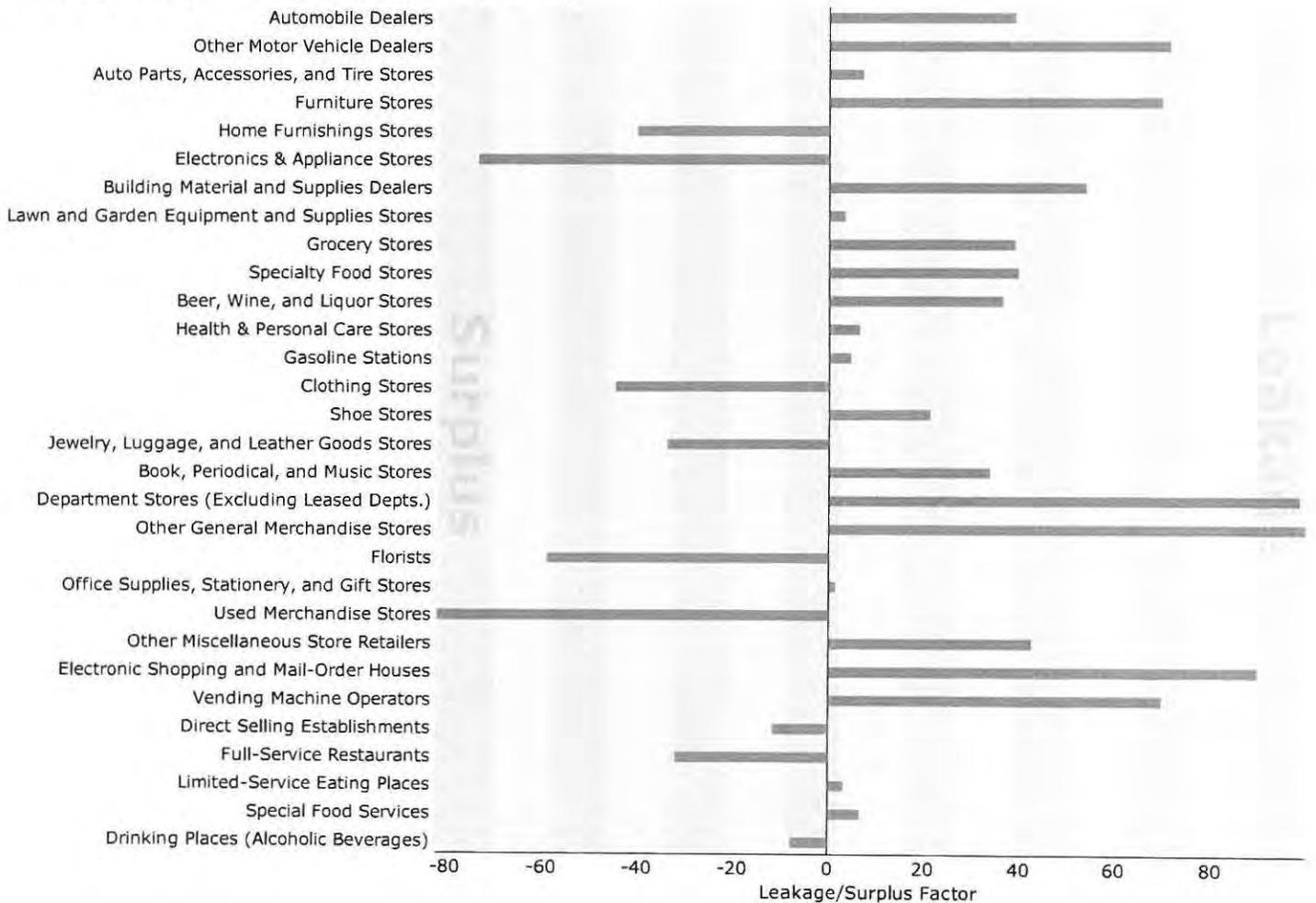
Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 1 mile radius

© 2014 Esri
 All rights reserved.

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.



Retail MarketPlace Profile

Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 3 mile radius

APRIL 2015

Summary Demographics

2014 Population	55,432
2014 Households	22,075
2014 Median Disposable Income	\$99,501
2014 Per Capita Income	\$63,666

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Summary						
Total Retail Trade and Food & Drink	44-45,722	\$1,381,042,937	\$746,581,674	\$634,461,263	29.8	500
Total Retail Trade	44-45	\$1,236,078,065	\$666,602,493	\$569,475,572	29.9	415
Total Food & Drink	722	\$144,964,872	\$79,979,181	\$64,985,691	28.9	85

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Group						
Motor Vehicle & Parts Dealers	441	\$242,060,935	\$134,327,663	\$107,733,272	28.6	23
Automobile Dealers	4411	\$207,962,464	\$119,962,070	\$88,000,394	26.8	10
Other Motor Vehicle Dealers	4412	\$17,087,925	\$2,394,690	\$14,693,235	75.4	5
Auto Parts, Accessories & Tire Stores	4413	\$17,010,546	\$11,970,904	\$5,039,642	17.4	8
Furniture & Home Furnishings Stores	442	\$31,910,505	\$14,451,054	\$17,459,451	37.7	21
Furniture Stores	4421	\$16,005,053	\$2,952,130	\$13,052,923	68.9	7
Home Furnishings Stores	4422	\$15,905,452	\$11,498,924	\$4,406,528	16.1	14
Electronics & Appliance Stores	443	\$31,123,052	\$56,974,205	-\$25,851,153	-29.3	24
Bldg Materials, Garden Equip. & Supply Stores	444	\$46,040,358	\$9,302,644	\$36,737,714	66.4	24
Bldg Material & Supplies Dealers	4441	\$41,220,222	\$6,828,959	\$34,391,263	71.6	20
Lawn & Garden Equip & Supply Stores	4442	\$4,820,136	\$2,473,685	\$2,346,451	32.2	4
Food & Beverage Stores	445	\$216,536,654	\$157,392,312	\$59,144,342	15.8	36
Grocery Stores	4451	\$195,067,297	\$152,701,157	\$42,366,140	12.2	17
Specialty Food Stores	4452	\$8,128,779	\$1,938,271	\$6,190,508	61.5	14
Beer, Wine & Liquor Stores	4453	\$13,340,578	\$2,752,884	\$10,587,694	65.8	5
Health & Personal Care Stores	446,4461	\$97,161,390	\$112,795,535	-\$15,634,145	-7.4	33
Gasoline Stations	447,4471	\$100,454,955	\$65,480,361	\$34,974,594	21.1	13
Clothing & Clothing Accessories Stores	448	\$90,675,954	\$59,418,846	\$31,257,108	20.8	89
Clothing Stores	4481	\$68,067,635	\$48,204,299	\$19,863,336	17.1	62
Shoe Stores	4482	\$10,361,043	\$2,100,564	\$8,260,479	66.3	9
Jewelry, Luggage & Leather Goods Stores	4483	\$12,247,276	\$9,113,982	\$3,133,294	14.7	18
Sporting Goods, Hobby, Book & Music Stores	451	\$29,268,792	\$7,601,555	\$21,667,237	58.8	29
Sporting Goods/Hobby/Musical Instr Stores	4511	\$23,268,934	\$5,521,445	\$17,747,489	61.6	25
Book, Periodical & Music Stores	4512	\$5,999,858	\$2,080,110	\$3,919,748	48.5	5
General Merchandise Stores	452	\$179,301,148	\$1,779,046	\$177,522,102	98.0	4
Department Stores Excluding Leased Depts.	4521	\$76,003,130	\$327,847	\$75,675,283	99.1	3
Other General Merchandise Stores	4529	\$103,298,018	\$1,451,200	\$101,846,818	97.2	2
Miscellaneous Store Retailers	453	\$37,933,222	\$24,943,426	\$12,989,796	20.7	97
Florists	4531	\$2,146,905	\$2,748,893	-\$601,988	-12.3	7
Office Supplies, Stationery & Gift Stores	4532	\$7,004,308	\$7,417,151	-\$412,843	-2.9	23
Used Merchandise Stores	4533	\$3,196,040	\$9,038,317	-\$5,842,277	-47.8	15
Other Miscellaneous Store Retailers	4539	\$25,585,969	\$5,739,065	\$19,846,904	63.4	52
Nonstore Retailers	454	\$133,611,100	\$22,135,845	\$111,475,255	71.6	22
Electronic Shopping & Mail-Order Houses	4541	\$117,510,530	\$14,250,013	\$103,260,517	78.4	4
Vending Machine Operators	4542	\$1,741,253	\$1,711,785	\$29,468	0.9	5
Direct Selling Establishments	4543	\$14,359,317	\$6,174,047	\$8,185,270	39.9	13
Food Services & Drinking Places	722	\$144,964,872	\$79,979,181	\$64,985,691	28.9	85
Full-Service Restaurants	7221	\$69,005,321	\$46,504,754	\$22,500,567	19.5	40
Limited-Service Eating Places	7222	\$64,920,187	\$29,042,324	\$35,877,863	38.2	29
Special Food Services	7223	\$6,695,065	\$2,069,538	\$4,625,527	52.8	6
Drinking Places - Alcoholic Beverages	7224	\$4,344,299	\$2,362,564	\$1,981,735	29.5	10

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.

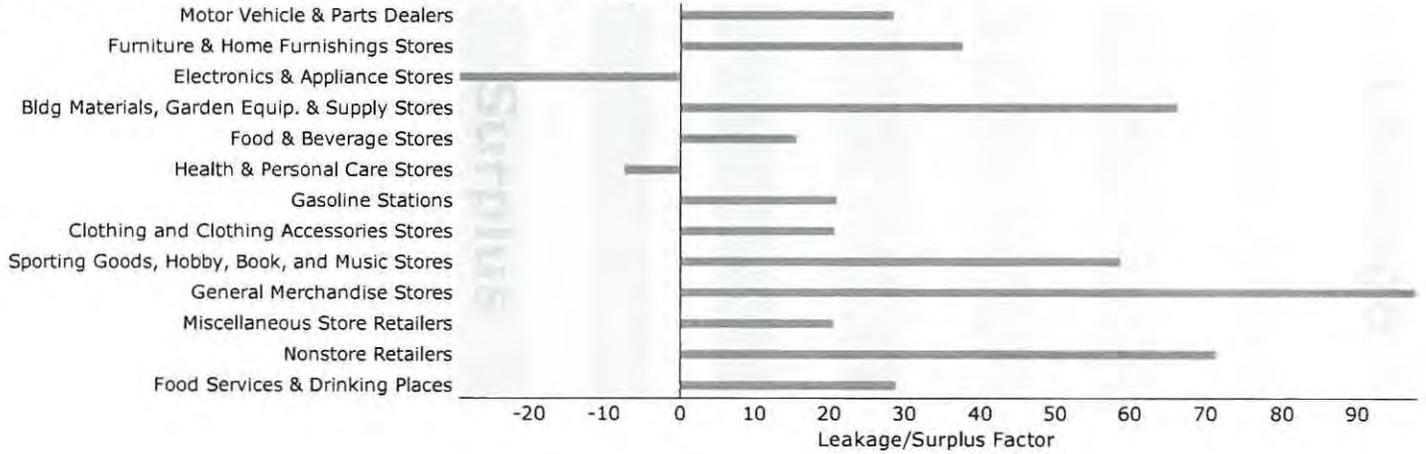


Retail MarketPlace Profile

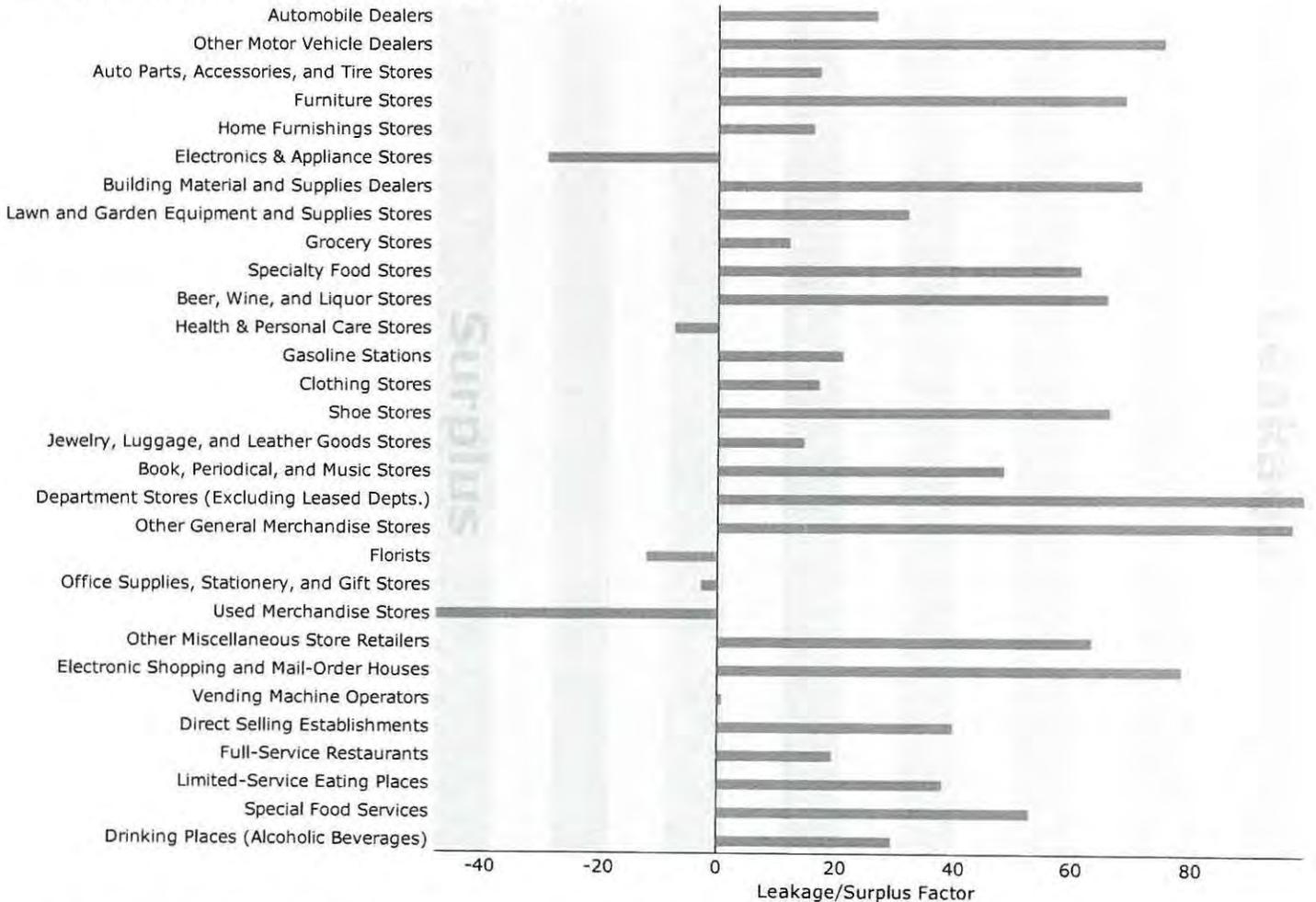
Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 3 mile radius

Source: Esri
 Date: 04/07/2015

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.



Retail MarketPlace Profile

Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 5 mile radius

Summary Demographics

2014 Population	197,545
2014 Households	74,533
2014 Median Disposable Income	\$85,753
2014 Per Capita Income	\$52,918

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Summary						
Total Retail Trade and Food & Drink	44-45,722	\$4,095,110,578	\$2,080,571,951	\$2,014,538,627	32.6	1,591
Total Retail Trade	44-45	\$3,664,908,843	\$1,829,534,198	\$1,835,374,645	33.4	1,294
Total Food & Drink	722	\$430,201,735	\$251,037,753	\$179,163,982	26.3	298

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Industry Group						
Motor Vehicle & Parts Dealers	441	\$713,801,568	\$174,873,281	\$538,928,287	60.6	71
Automobile Dealers	4411	\$613,325,679	\$137,759,526	\$475,566,153	63.3	24
Other Motor Vehicle Dealers	4412	\$50,048,894	\$13,799,889	\$36,249,005	56.8	18
Auto Parts, Accessories & Tire Stores	4413	\$50,426,995	\$23,313,866	\$27,113,129	36.8	29
Furniture & Home Furnishings Stores	442	\$93,807,962	\$60,704,877	\$33,103,085	21.4	91
Furniture Stores	4421	\$46,932,892	\$21,644,270	\$25,288,622	36.9	28
Home Furnishings Stores	4422	\$46,875,070	\$39,060,607	\$7,814,463	9.1	63
Electronics & Appliance Stores	443	\$92,142,340	\$87,060,427	\$5,081,913	2.8	88
Bldg Materials, Garden Equip. & Supply Stores	444	\$132,523,321	\$92,890,911	\$39,632,410	17.6	77
Bldg Material & Supplies Dealers	4441	\$118,407,290	\$82,967,847	\$35,439,443	17.6	67
Lawn & Garden Equip & Supply Stores	4442	\$14,116,031	\$9,923,065	\$4,192,966	17.4	10
Food & Beverage Stores	445	\$647,730,504	\$594,670,427	\$53,060,077	4.3	147
Grocery Stores	4451	\$583,703,319	\$553,151,713	\$30,551,606	2.7	77
Specialty Food Stores	4452	\$24,352,671	\$16,593,206	\$7,759,465	19.0	46
Beer, Wine & Liquor Stores	4453	\$39,674,514	\$24,925,508	\$14,749,006	22.8	24
Health & Personal Care Stores	446,4461	\$286,473,087	\$216,757,877	\$69,715,210	13.9	81
Gasoline Stations	447,4471	\$299,451,015	\$172,786,538	\$126,664,477	26.8	38
Clothing & Clothing Accessories Stores	448	\$269,579,053	\$110,093,805	\$159,485,248	42.0	192
Clothing Stores	4481	\$202,825,813	\$83,004,462	\$119,821,351	41.9	128
Shoe Stores	4482	\$31,068,951	\$6,669,577	\$24,399,374	64.7	22
Jewelry, Luggage & Leather Goods Stores	4483	\$35,684,289	\$20,419,766	\$15,264,523	27.2	43
Sporting Goods, Hobby, Book & Music Stores	451	\$86,881,227	\$58,363,900	\$28,517,327	19.6	106
Sporting Goods/Hobby/Musical Instr Stores	4511	\$69,120,690	\$46,940,322	\$22,180,368	19.1	89
Book, Periodical & Music Stores	4512	\$17,760,537	\$11,423,578	\$6,336,959	21.7	18
General Merchandise Stores	452	\$533,909,442	\$124,961,693	\$408,947,749	62.1	24
Department Stores Excluding Leased Depts.	4521	\$225,108,777	\$110,050,895	\$115,057,882	34.3	13
Other General Merchandise Stores	4529	\$308,800,665	\$14,910,798	\$293,889,867	90.8	10
Miscellaneous Store Retailers	453	\$111,874,155	\$87,230,525	\$24,643,630	12.4	314
Florists	4531	\$6,277,499	\$4,761,097	\$1,516,402	13.7	31
Office Supplies, Stationery & Gift Stores	4532	\$20,734,239	\$19,939,220	\$795,019	2.0	78
Used Merchandise Stores	4533	\$9,448,003	\$14,296,495	-\$4,848,492	-20.4	35
Other Miscellaneous Store Retailers	4539	\$75,414,414	\$48,233,713	\$27,180,701	22.0	170
Nonstore Retailers	454	\$396,735,169	\$49,139,935	\$347,595,234	78.0	65
Electronic Shopping & Mail-Order Houses	4541	\$347,298,572	\$34,339,245	\$312,959,327	82.0	14
Vending Machine Operators	4542	\$5,212,999	\$4,093,896	\$1,119,103	12.0	13
Direct Selling Establishments	4543	\$44,223,598	\$10,706,794	\$33,516,804	61.0	38
Food Services & Drinking Places	722	\$430,201,735	\$251,037,753	\$179,163,982	26.3	298
Full-Service Restaurants	7221	\$204,501,777	\$131,124,065	\$73,377,712	21.9	129
Limited-Service Eating Places	7222	\$192,890,001	\$103,698,481	\$89,191,520	30.1	122
Special Food Services	7223	\$19,863,841	\$7,286,426	\$12,577,415	46.3	17
Drinking Places - Alcoholic Beverages	7224	\$12,946,116	\$8,928,781	\$4,017,335	18.4	30

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.

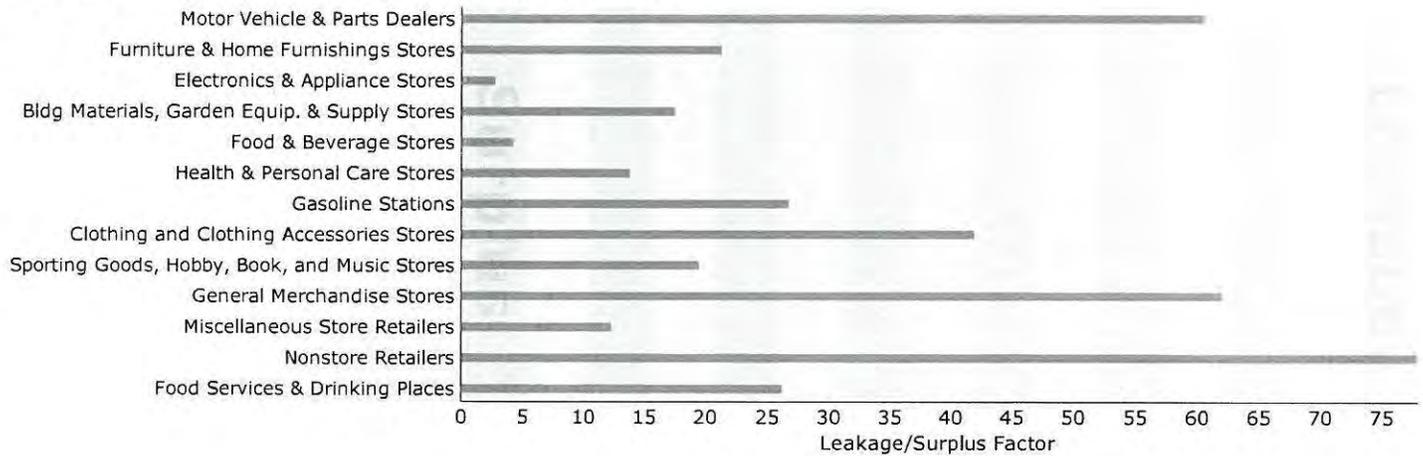


Retail MarketPlace Profile

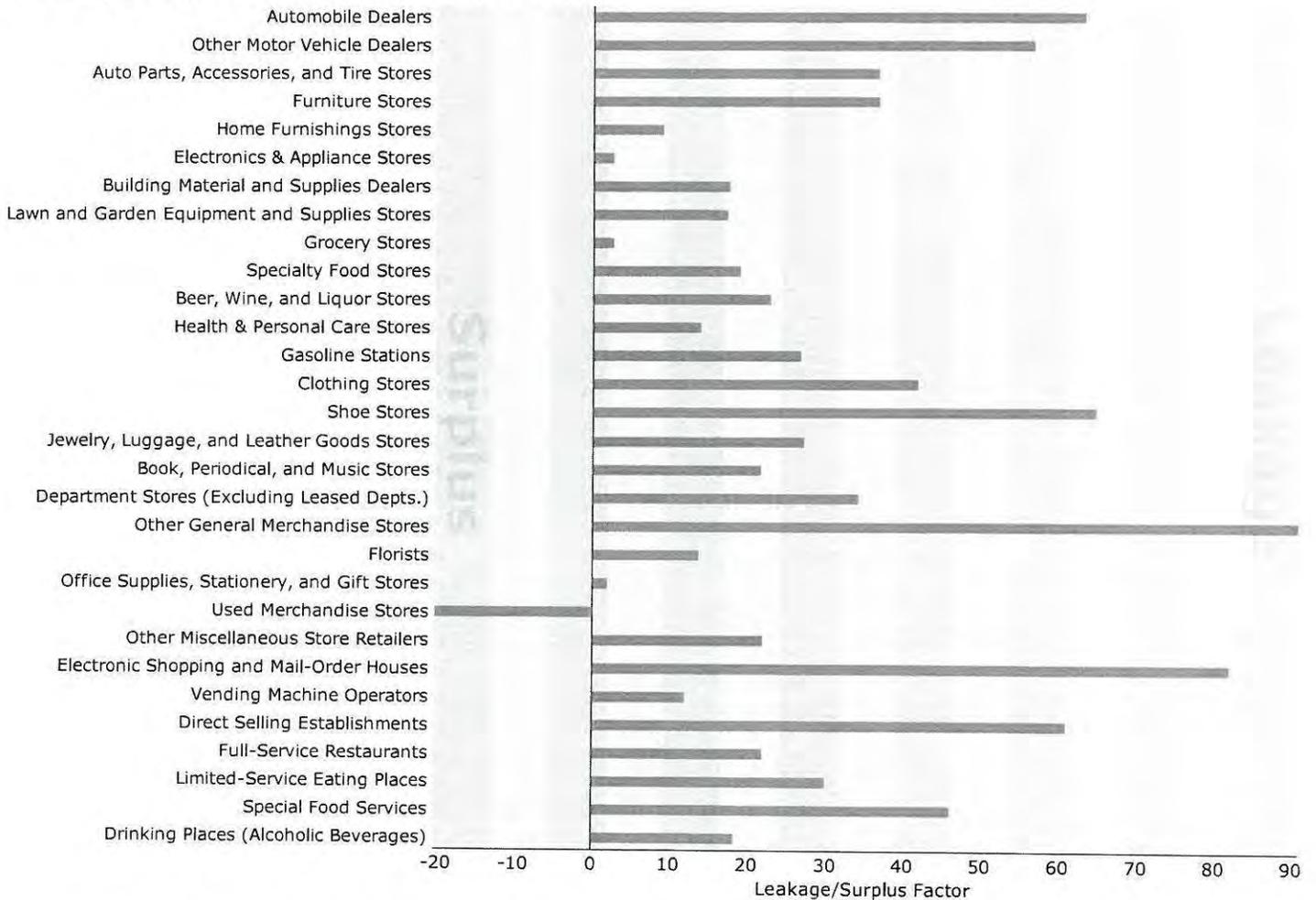
Los Gatos, California, United States 2
 Los Gatos, California, United States
 Ring: 5 mile radius

2014 Q4
 12/15/2014

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Dun & Bradstreet. Copyright 2014 Dun & Bradstreet, Inc. All rights reserved.

From: Shannon Susick <ssusick@comcast.net>

Date: August 8, 2016 at 2:12:32 PM PDT

To: <bspector@losgatosca.gov>, <msayoc@losgatosca.gov>, <mjensen@losgatosca.gov>, <sleonardis@losgatosca.gov>, <rrennie@losgatosca.gov>

Cc: <mmorley@losgatosca.gov>, Joel Paulson <jpaulson@losgatosca.gov>, "Robert Schultz" <RSchultz@losgatosca.gov>, <lprevetti@losgatosca.gov>

Subject: North 40 Application- A&S S-13-90

Good Afternoon Council & Staff,

Please find the attached document with a recommendation for denial of the current application and request to review the North 40 Specific Plan.

I thank you so much for your time & efforts every day and in particular for this immense project.

Truly....thank you for your time & service & love of our Town.

Shannon Susick
(408) 316-9559

Monday, August 08, 2016

Re: North 40 Application
Architecture and Site Application S-13-90

Mayor Spector & Council,

Please consider the following information in your motion for denial of the current application referenced above and review of the North 40 Specific Plan.

1. The Traffic Studies included in the EIR are not current. **The most recent study is from March 2014.**

The definition of current is:

“Belonging to the present time; happening or being used or done now.”

Table 2-2 in the Specific Plan states that pending destruction of any of the existing buildings they be allowed to be rebuilt in the same manner, but that:

“Each project shall provide a current traffic analysis demonstrating compliance...”

I would ask the council to expand on this mandate and request current traffic analysis of the North 40 Specific area.

At the last Planning Commission meeting on the pending North 40 application, several commissioners asked for recent studies; none have been provided as of today that are public record.

2. The Town of Los Gatos was notice on 3/4/2014 and again on 6/24/2015 regarding the Samaritan Medical Master Plan; however the entire scope of that development was NOT INCLUDED in the EIR for the North40 application and while this omission doesn't represent a significant change in the project application, the scope and scale and use for the Samaritan Plan in its entirety is substantial and exclusion is not acceptable. The Samaritan Master Plan if built out as projected will have an adverse effect on the North 40 area and on the residents of this town.
 - a. The area included in the Alternative Projects (12/5/2015 memo to the Town of Los Gatos from Fehr & Peers) in the Good Samaritan ER Expansion was:
 - i. Expand the ER by 14,976 sf & add 9 hospital beds
 - ii. 64,500 sf of medical office building
 - b. In actuality, per the City of San Jose the proposed project includes 2 distinct but related medical office developments on a 13 acre site including:
 - i. Demolition of all existing medical office buildings
 - ii. Build 5 new buildings with 475,250 sf of space (net increase of 364,726 sf.)

In terms of impact to the current application this project is larger than the projected commercial space on the North 40 and typically traffic analysis finds medical buildings generate the highest rate of traffic.

3. Observations from the public and the Town of Los Gatos confirm that traffic in the Town, North 40 area and the valley has increased significantly since 2014.

- a. The consulting firm hired by the developer has multiple updates and memos to the Town since 2014, however none include the Samaritan Master Plan and none consider the current traffic gridlock we experience on a daily basis or during the summer beach season.
 - b. In addition objectivity in terms of mitigation, memos, updates and studies needs to be mandated by the Council and in the revision of the specific plan. This would ensure that data is current & impartial with well measured results; as opposed to dated studies with impartial recommendations from the developer's traffic engineers or those using methods that do NOT apply to our region, area, Town or daily life.
 - c. It appears that the methods used to measure delays at various intersections and trip generation are dated and or flawed. (a table will be provided later with additional data.)
 - d. The most recent study by the Town regarding beach traffic did not include counters in the North 40 area; this needs to be studied.
4. Most productive for the Town and the application would be actual v. projected data and to consider the mitigation proposed by the developer after such data is received.
- a. The inclusion of the multi modal path and bike lane to the Los Gatos Creek trail, while generous, doesn't truly address the environment or the traffic in the North 40 area or associated with this development.
 - b. While viewing and preparing the forthcoming traffic chart on a Friday am during a ½ hour period, only 1 bicyclist was viewed at the corner of Lark and Los Gatos Boulevard.
 - i. The general perception of the residents and public is that this is not a safe area to ride bicycles in our town.
 - ii. A bicycle path may help with the congestion, however with a potential 15,000 additional car trips per day at full build out and not including the Samaritan project, the cost and utility of the bike paths might need to be reviewed.

I respectfully request that the Town deny the current application based on the Planning Commission's findings and all other findings brought before you to date and that a complete review of the Specific Plan be implemented immediately with current traffic reports provided and additional definitions that refine the current Specific Plan language.

Thank you very much,

Shannon Holmes Susick
16407 Shady View Lane
Los Gatos, CA 95032

Peter and Diane Siemens
69 Ellenwood Ave.
Los Gatos, CA 95030
August 8, 2016

RECEIVED

(3:21 PM)

AUG 8 - 2016

TOWN OF LOS GATOS
PLANNING DIVISION

Dear Councilmembers,

Please deny the current proposal for development of 22 acres of the North40. It does not meet several provisions of the Specific Plan. Then, send the Specific Plan back for revision and make it an Addendum to the General Plan rather than part of it. This Specific Plan should not be allowed to conflict with the General Plan earlier developed in cooperation with the town residents.

This development is too closely packed and massive in size to be a restful place for residents to live. It does not have "the look and feel of Los Gatos" because of the density and height of the whole mass. More useable public open space is needed. Private open space should actually be private and useable rather than next to a neighbor's bedroom window, the gas station or a big parking lot.

The idea of a village in which people can walk or bicycle to neighborhood businesses is a good one. Unfortunately, this plan is a combination of too many units piled on top of each other, too much square footage and industrial style of architecture. Some of the condominiums and row houses actually have separated suites next to the garages that look like studio apartments (approximately 40 of them). Whether occupied by family members or renters (as in San Francisco), these extra units are likely to mean extra cars. Combined with the likelihood of one-bedroom units having two cars, parking will be inadequate and the development will generate too many vehicles for the access streets.

The only "unmet need" fulfilled by this development is obeying the state mandate for additional housing. The housing itself is not designed to meet the needs of people who live and work here. It is likely to be too expensive for most of the "millennials" it is supposedly designed to attract. It is not designed for the needs of locals who are "downsizing" (opening up houses for families). Most of it looks like it is intended for sale to investors who will rent to "millennials." Makes sense for a multinational corporation that wants to maximize profit.

Housing should be spread out over more of the North40. The plan for housing on the whole site should make sense in the context of its surroundings. Mitigation of the adverse impacts on traffic and schools should include actual plans that will be implemented, rather than just wishful thinking.

Please accept the well thought out recommendation of the Planning Commission and deny this proposal.

Sincerely,
Peter and Diane Siemens

To the members of the Town Council:

I have been a home owner in Los Gatos since 1977. I attended the July Planning Commission meeting and share in the concerns expressed by those residents who spoke at the meeting:

- importance of the design of the North 40 buildings reflecting the character of Los Gatos
- impact on our schools—question: Will North 40 students have a choice of Los Gatos Schools?
- impact on traffic
 - We already witness the negative impact of the increase in traffic on local businesses. Shoppers will avoid shopping locally if confronted with heavy traffic and limited parking
 - There is no alternate routes to Los Gatos Blvd. Those of us who have homes near Los Gatos Blvd. cannot drive downtown without traveling along Los Gatos Blvd.
- impact on taxes. Many Los Gatos homeowners are Senior citizens living on retirement incomes. We are already paying the highest state taxes in the nation.

Please delay approving any future development in Los Gatos until you can evaluate the impact on traffic, infrastructure, and schools caused by the projects already approved. As has already been expressed by other homeowners.....There are no “do overs!” Once these projects are approved you can never go back and undo them!!

Respectfully,

Linda Schneider

From: Cindy Steele <cindy@fleurdelis-designs.com>
Sent: Monday, August 08, 2016 5:35 PM
To: Planning
Cc: Bob Steele
Subject: North 40 Project

Planning Commission,

My husband and I am adamantly against the proposed North 40 Project. If approved, it will cause three major negative effects on the small town feeling we currently enjoy.

1. Increase traffic through the town in and out of the North 40 section. I believe that we will have a problem not only with the traffic in that area but parking in that area would be limited throwing parking into the neighborhoods. (We already have experiences a horrific traffic conditions from people cutting through the town to get back on Hwy 17 almost daily but exceptionally bad on Friday, Saturday, and Sundays). Kudos to the town for taking action to control of this on the weekends.
2. Making a semi Santana Row will kill our beautiful downtown shopping district. We personally spend our money in the downtown area rather than going to Santana Row or Valley Fair. Increasing the North 40 will diminish the profits enjoyed by the current businesses. Creating vacancy's in the downtown area. Thus killing the beautiful vibrant downtown area. Reducing the city's overall tax income base. One of the many charming things in the town is the close knit community and the downtown we all support.
A good example is when Santa Clara wiped out their downtown area and now, do not have a downtown area to offer their community. Look how Campbell's downtown has improved significantly over the past few years. We need to keep our downtown district prominent not secondary to the North 40 project.
3. The impact on our school are already at capacity. The elementary schools have recently been remodeled to hold the current maximum student body. Add 300 apartments will create havoc on our school system. Creating a less desirable school system something that all residence of Los Gatos currently enjoy and have seen an increase to their property due to the school system. Take a look at the Union school system just a few blocks away from the Los Gatos school district. Those homes are significantly lower in price even though they are in the Town of Los Gatos. Becoming greedy is not the best interest of the people you govern in Los Gatos.

I implore the town council to reject the North 40 Project. Please keep our small town charming, limited traffic, and parking issues. I look forward to the meeting tomorrow at the town council meeting.

Best,

Cindy Steele
Resident of Los Gatos
650-810-6244

Hardt Mason Law

Katharine L. Hardt Mason, Esq.
Katharine@HardtMason.com

August 8, 2016

Via Email (B:sp@LosGatosCA.gov, Council@LosGatosCA.gov, Manager@LosGatosCA.gov)

Mayor Barbara Spector
Town Council Members
Town Hall
110 E. Main Street
Los Gatos, CA 95030

Re: Architecture and Site Applications S-13-090 and Vesting Tentative Map Application M-13-014 (the “Applications”) for the southerly portion of the North 40 Specific Plan

Dear Mayor Spector and Members of the Town Council:

On behalf of Thomas M. Yuki, Miyoko Yuki, Herbert T. Yuki, Barbara Anne Yuki, and ETPH, LP, a California limited partnership, et al. (the “Yuki Family”), the fee owners of approximately thirty-one and one-half (31.5) acres of property (the “Yuki Family Property”) within the North 40 Specific Plan (the “Specific Plan”) area, I am writing to request that at your hearing on Tuesday, August 9, 2016, you adopt the resolution approving the Applications. Development of the property identified in the Applications (the “Phase I Property”) is in the best interest of the Los Gatos Community.

As you know, the Yuki Family has owned the Yuki Family Property for over fifty (50) years and throughout its ownership has taken its obligation to be good stewards of the land and good citizens of the Town of Los Gatos very seriously. As a farming family, the Yuki Family has continually cultivated the walnut orchard located on the Yuki Family Property, despite losing significant portions of the property over the years for the public good. Portions of Highway 17 and Highway 85, as well as Los Gatos Blvd., are built on property that once belonged to the Yuki Family. The decreasing size of the walnut orchard combined with other urban farming factors, however, have made cultivation of the walnut orchard economically infeasible for decades. Nonetheless, the Yuki Family waited for the right time to sell and/or develop the property, always striving to be respectful of their neighbors and the Los Gatos community.

Since adoption of the 2020 General Plan in 2010, making a North 40 Specific Plan a prerequisite to any development, there have been dozens of public hearings, meetings, and information sessions, and volumes of staff reports, studies, investigations, citizens’ and attorneys’ letters, etc. read, reviewed, discussed, and debated regarding the Specific Plan; a plan which is inherently complicated and requires the balancing of a complex mix of public and private interests. To my knowledge, this is the only specific plan within recent history that was prepared by the Town of Los Gatos with full community input for property that is not owned by the public. For the past six (6) years, the Yuki Family has listened to the communities’ comments, inserted itself into the process when appropriate and necessary, and patiently waited for the Town of Los Gatos to make a

decision. Despite the excessive delay in coming, the clarification and ability to exercise the Yuki's property rights was a welcome step when the Town Council approved the Specific Plan last Fall.

Since then, the Applications have been reviewed by multiple Town of Los Gatos employees, consultants, boards, committees and the public. Several amendments and revisions were made to the Applications to address issues raised in this application process, yet concerns remain. It is clear, however, that additional hearings and meetings are not likely to change the tenor of the minority whose agenda is to defeat any viable development on the Specific Plan property. After six (6) plus years of reviewing and analyzing this property and development thereof it is time to move on and approve this project.

The Applications in front of you are consistent with the Specific Plan, its vision and intent, and the many voices that were heard during the process leading up to approval of the Specific Plan. The Applications serve the many purposes set forth in the Specific Plan, including the construction of much needed housing and an unprecedented amount of open space for the community to enjoy. The proposed architecture is consistent with the look and feel of Los Gatos and is respectful of hillside views for both the residents of the Specific Plan property and the citizens of Los Gatos. Approving the Applications and allowing development to proceed as set forth therein is not only the right thing to do, it is the responsible thing to do. The Applications represent the balance of interests presented during both the Specific Plan and the Applications process; interests which are best served by proceeding with development of the Specific Plan property.

While I am hopeful that you will decide to proceed with approval of the Applications, please note that should you elect not to approve the Applications or condition/modify them to the extent that the proposed development is not viable, to protect their interests, the Yuki Family may have no alternative but to seek any and all remedies available to it in law and equity, including without limitation, a claim based on a taking of the Yuki Family Property. Of course, I sincerely hope that you will do what is right for the Los Gatos community and adopt the resolution approving the Applications.

Best regards,

Katharine R. Hardt-Mason

Katharine Hardt-Mason, Esq.
Land Use Counsel to the Yuki Family

cc: Shelly Neis, Clerk Administrator (Clerk@losgatosca.gov)
Laurel Prevetti, Town Manager (lprevetti@losgatosca.gov)
Joel Paulson, Community Development Director (jpaulson@losgatosca.gov)
Sally Zarnowitz, Planning Manager (szarnowitz@losgatosca.gov)
Tom Yuki (via hand delivery)
Edward Morimoto (sugiman@stanfordalumni.org)
Nolan Kennedy (nkennedy@kaglaw.net)

From: Kenneth Arendt [<mailto:kenarendt@comcast.net>]

Sent: Monday, August 08, 2016 9:19 PM

To: BSpector; Marico Sayoc; Steven Leonardis; Marcia Jensen; Rob Rennie; Town Manager

Subject: North 40 - letter to Town Leaders

Hello Mayor, Vice-mayor, members of our Town Council and Laurel Prevetti, our Town Manager,

I am writing to all of you regarding some tough issues about the North 40 application. This was a difficult letter for me to write, as I know most of you and have a lot of respect for you and your service to our Town.

However, the issues can't be candy-coated, nor would you want them to be. You have difficult decisions to make. At the same time, I believe you will do the right thing, and the residents of our Town will be behind you.

Thanks in advance for reading my letter.

Ken Arendt
108 Ann Arbor Ct
Los Gatos, CA 95032

From: bill99cmt@aol.com [mailto:bill99cmt@aol.com]

Sent: Monday, August 08, 2016 11:18 PM

To: bill99cmt@aol.com; BSpector; Rob Rennie; Steven Leonardis; Marico Sayoc; Marcia Jensen

Cc: Town Manager

Subject: North 40 Development

Dear Town Manager - as appropriate please include in packet or as a desk item.

Dear Mayor and Town Council,

The North 40 Phase 1 development proposal as currently outlined should be rejected. It should meet the character, density, and height of typical residences in Los Gatos; it clearly does not. The businesses should also reflect the character of Los Gatos and benefit the community; again, the development fails.

Beyond that the development does not meet the above criteria, it will stress the infrastructure of Los Gatos to the point of breakage. It will generate traffic grid lock and move schools from those known as exceptional to those known for over-crowded conditions.

Please reject the development and send the developer back to the drawing board. If they sue, spend what it takes to show we are a Town of values that will not run from a bullies!

Regards,
Bill Kraus

August 8, 2016

To: Los Gatos Town Council members; Los Gatos Town Manager

RE: North 40 and community outrage; mistrust; project failure

Hello Town Council members and Town Manager,

My name is Ken Arendt, at 108 Ann Arbor Ct. Resident since 1974. I have met with all of you at one time or another over the years, and I thank you for your service to Los Gatos.

I am writing to you regarding the current North 40 proposal. The residents of Los Gatos are enraged at what is going on regarding this application. And we are extremely upset about how this has come about and how this had gotten so far without the leaders of our Town standing up and saying enough!

We understand that the attempt to create a Specific Plan (SP) for the N40 actually limits the state mandates as to the number of residential units that can be built. We also understand that the property will be developed at some time in the future.

We are very upset at how the SP came about. Clearly the developer, Grosvenor and their minions collaborated with Town Staff to the point that it appears to us, the Town Staff has become fully invested in this project. They have actually stated their initial recommendation for approval of the proposed plan. How and why were they encouraged to do so? Did Grosvenor make promises to them that we will never know about? Based upon observation of their behavior in the Study Session plus comments and actions to date, we DO NOT TRUST THEM! We do not trust that one or more of them are providing to you, the Town Council, the proper neutral inputs and advice that look out for the Town's interests. If any of the staff cannot be trusted, then they should be replaced.

The proposal from Grosvenor and Summerhill Homes, supported additionally by Eden Homes, does not meet the Vision of the SP, nor does it meet many of the unmet requirements of our Town. On Tuesday evening you'll hear a number of very specific reasons why the existing proposal should be denied. You will also hear and sense the outrage of Town residents regarding this current application. Furthermore, we find it incredible that this entire fiasco has gone this far.

We are grateful that the Planning Commission, whom you appointed, did the type of due diligence necessary on their own, regardless of any Staff recommendations to the contrary, to evaluate the proposal. As a result, they identified several denial factors that you can use to deny the project. The Planning Commission findings and recommendation should be supported. Recently, Ms Prevetti and Mr Paulson recommended the denial of the current application.

Additionally, when Grosvenor and the other two developers bought into the SP, they bought into the whole thing! Not just the objective parts, but the whole thing. And now, because they find themselves in trouble with the residents of the Town, they had their attorney issue a "bullying" letter threatening a law suit if their project was denied for other than objective items. And our Town Attorney set out instructions to the PC agreeing with that direction!!!! This is another example of why there is a further

lack of trust. The developer bought into the Vision of the SP and yet, produced a plan that does not meet the Vision of the SP nor does it have anything to do with the culture, look and feel of Los Gatos. Instead, it is simply an oversized compound with narrow streets, obstructed views, and no real open space.

There is a business factor that I recommend you strongly consider in your deliberations. The development of such a large part of a town, our Town, is more like a merger/acquisition that occurs in the corporate world. When two parties come together for mutual benefit, it MUST be for MUTUAL benefit, or it won't work. From my many years in executive consulting I know that according to accepted empirical M&A statistics, about 80% of all mergers FAIL their initial objectives. And this is for parties that like each other! The reasons for failure are many, but are usually found in the lack of understanding of how to merge the culture and talent of the two organizations. The same parallel is true for the N40 development as proposed now. In order for it to be successful, it must not start out being contentious. But it is very contentious. The developer has made it that way.

In order for it to be successful, it must have the support of the Town and the developer. It doesn't. The people of Los Gatos, your friends and constituents, those who have voted for you and placed their trust in you, are NOT supportive of this project by any means. The odds of success in this venture as proposed are nil. It will fail from many aspects including poor planning and not adhering to the Vision of the SP.

The residents of Los Gatos have put their faith and trust in you, our elected officials, to do the right thing for the Town. If after you have heard all of the testimony provided on Tuesday evening, you find somehow that you need to approve this ill-conceived project, it will set a bad precedent for any and all future developments that might occur in our Town. Approval of this project by you will eliminate our faith and trust that we have placed in you.

In closing, I ask that you unconditionally deny this project. NOW!

Thank you again for your service, especially in this difficult evolution.

Kenneth E Arendt
108 Ann Arbor Ct
Los Gatos, CA 95032
kenarendt@comcast.net

From: Lucille Weidman [laweidman@sbcglobal.net]

Sent: Tuesday, August 09, 2016 12:42 AM

To: BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie

Subject: A gentle reminder...

Dear Mayor Spector, Vice-Mayor Sayoc, and Town Council Members:

TO BE INCLUDED IN PUBLIC COMMENTS FOR AGENDA ITEM NORTH 40 AT AUG. 9, 2016 TC MEETING.

A gentle reminder:

TOWN OF LOS GATOS 2020 GENERAL PLAN

C. Vision Statement

Los Gatos is home. It is the type of community people want to live in because they feel a sense of belonging. When residents drive south on Highway 17, cross over Highway 85, see the beautiful Town of Los Gatos nestled at the base of the Santa Cruz Mountains, they know they are home.

Los Gatos is a truly special place, and residents want to protect their community from the increasing development pressures of the region. Residents expect all new development to fit into the fabric of the community and they expect that new businesses will enhance their high quality of life. Residents hold proposed development projects to a higher standard because what is approved in other communities may not be acceptable in Los Gatos.

New development must keep pace with the community's needs and must reflect the community's values. Extreme care is used in approving all new development applications. The impacts of new development are evaluated in light of the development's overall benefit to the community. In addition, the benefit of new development is measured against the ability of the proposed development and its architectural style to harmonize with existing development while minimizing impacts on existing residential neighborhoods and infrastructure. Input from surrounding residents and property owners is a major consideration during any development review process.

Preserving the small-town character of Los Gatos requires attention to a collection of related issues, including human scale of development, historic preservation, density and intensity, population growth, Downtown preservation, development in the Highway 85/North Forty area, congestion, open space, views of the hills, the type of businesses located in Town, protection of the Town's various neighborhoods, and community design.

Residents expect strong leadership from their elected officials to guide the community and to ensure that the high quality of life in Los Gatos is protected for future generations.

Respectfully,
Lucille Weidman
Los Gatos

From: Babette Goldstein Ito [<mailto:babettegoldstein@yahoo.com>]
Sent: Tuesday, August 09, 2016 9:36 AM
To: BSpector; Joel Paulson
Subject: No on North 40 as proposed

HI - Pls take the planning commission recommendation and vote NO on proposed North 40. The current plans have too many large scale homes and not enough green space, traffic abatement plans or look and feel of los gatos. This development as is will be only beneficial to the developers and not to Los Gatos citizens. There needs to be less units, more parking, green space and a real plan for conversion into the community.

Thank you,
Babette Ito
127 Worcester Loop
LG



BERLINER
COHEN LLP

ANDREW L. FABER
RALPH J. SWANSON
PEGGY L. SPRINGGAY
JOSEPH E. DWORAK
SAMUEL L. FARB
ALAN J. PINNER
LINDA A. CALLON
JAMES P. CASHMAN
STEVEN J. CASAD
NANCY J. JOHNSON
JEROLD A. REITON
JONATHAN D. WOLF
KATHLEEN K. SIPLE
KEVIN F. KELLEY

MARK MAKIEWICZ
JEFFREY S. KAUFMAN
JOLIE HOUSTON
BRIAN L. SHETLER
JOHN F. DOMINGUE
HARRY A. LOPEZ
CHARLES W. VOLPE
MICHAEL VIOLANTI
CHRISTINE H. LONG
AARON M. VALENTI
CHRISTIAN E. PICONE
SUSAN E. BISHOP
SANDRA G. SEPULVEDA

TEN ALMADEN BOULEVARD
ELEVENTH FLOOR
SAN JOSE, CALIFORNIA 95113-2233

TELEPHONE: (408) 286-5800
FACSIMILE: (408) 998-5388

www.berliner.com
Branch Offices
Merced, CA • Modesto, CA

THOMAS P. MURPHY
STACEY A. ZARTLER
EILEEN P. KENNEDY
LAURA PALAZZOLO
KIMBERLY G. FLORES
DAWN C. SWEATT
KATHLEEN F. SHERMAN
MICHAEL J. CHENG
JENNIFER Y. LEUNG
ERIC D. TETRAULT
TYLER A. SHEWEY

MEAGHAN A. SNYDER
H. SHINNY LIU
SARA L. POLLOCK
BEAU C. CORREIA
LAWRENCE LIN
DAVID A. BELLUMORI
JACQUES F. BARITOI
STEPHEN C. SCORDELIUS
MICHAEL C. BRANSON
JUSTIN D. PRUEIT
ANTHONY DeJAGER

RETIRED

SAMUEL J. COHEN
ROBERT W. HUMPHREYS
HUGH L. ISOLA
ROBERT L. CHORTEK

OF COUNSEL

SANFORD A. BERLINER
STEVEN L. HALLGRIMSON
FRANK R. UBHAUS
ERIC WONG

MICHAEL B. UAMS
NANCY L. BRANDT
LESLIE KALIM McHUGH

August 9, 2016

Hon. Barbara Spector and Members of the Town
Council
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

VIA E-MAIL AND U.S. MAIL

RE: North Forty Phase 1
Architecture and Site Application S-13-090
Vesting Tentative Map Application M-13-014
Special Town Council Meeting August 9, 2016

Dear Mayor Spector and Members of the Council:

This letter is written on behalf of Grosvenor USA Limited and SummerHill Homes (collectively, "Applicants") on the above-referenced applications for Phase 1 of the North 40 development (the "Project"). We have reviewed the Staff Report Dated August 4, 2016 (actually received August 5, 2016) and wish to respond to certain statements and analyses contained therein.

Use of Objective Criteria. The Staff Report properly states the legal standard on page 5:

"This means that the Town must only apply the objective standards found in the North 40 Specific Plan in its review, analysis and determination whether to approve or deny the applications. These same legal principles are set forth in the letter from the applicant's attorney dated July 7, 2016. The Town Attorney and staff agree with the legal analysis set forth in this letter that "conditions cannot be imposed on the project unless they are required by objective standards and policies, and the Town cannot use subjective criteria and findings to condition or deny the Planning Applications.""

However, the next sentence in the Staff Report is not completely correct: *"However, the Town Attorney and staff disagree that the Town does not have the discretion to either modify or deny the project based*

Mayor Barbara Spector & Members of the Town Council
August 9, 2016

upon its determination that the application does not comply with objective North 40 Specific Plan standards and criteria."

This sentence could be taken to imply that the Council has the freedom simply to make a "determination" that the Project does not comply with objective standards or criteria contained in the North 40 Specific Plan. That is not the case. In fact the Project does comply fully with all such objective criteria and standards. This has been Staff's consistent position. *See, e.g.*, Staff Report for March 30, 2016 Planning Commission meeting; letter from Applicants dated August 5, 2016 setting out conformance in detail in Exhibits A and B. The current Staff Report also contains extensive analysis supporting the finding that the Project conforms to the Specific Plan. Any finding to the contrary would have to be based on incontrovertible substantial evidence in the record, and could not be used as a subterfuge to justify denial of the project or approval with conditions making it infeasible.

Findings. As noted in the Staff Report, the Council can make appropriate findings to approve the Project. Exhibit A to the Staff Report states those findings, but does not identify substantial evidence upon which the findings are based. Such evidence, of course, does exist in the Staff Report and throughout the record. Accordingly, we have taken the liberty of attaching to this letter as Attachment "A" a summary of the findings to be made along with a brief summary of supporting evidence. Note that we recommend that affirmative findings be made in support of the Vesting Tentative Map, not just a statement that the negative findings listed in the Map Act do not apply.

Public Hearings and Due Process. Finally, we are concerned that after the public hearing is closed, the Council in its deliberations may raise new issues or concerns, or propose modifications to the Project or conditions of approval that the Applicants have not had a chance to address. We hereby request an opportunity to address and respond to any such new issues, concerns, or proposals. A failure to reopen the public hearing to allow the Applicants a meaningful opportunity to respond would violate the Applicants' right to due process. *See Clark v. City of Hermosa Beach* (1996) 48 Cal. App. 4th 1152, 1173 (City violated land use applicant's right to fair hearing by denying permit application based on concerns first raised after the close of the public hearing and denying applicant's request to reopen the hearing).

We would be pleased to provide any further information that may be desired.

VERY TRULY YOURS,
BERLINER & SHEN, LLP



ANDREW L. FABER
EMAIL: ALF@BERLINER.COM

CC:
City Clerk
Laurel Prevetti
Joel Paulson
Robert Schultz, Esq.
Wendi Baker
Don Capobres
Barbara Kautz, Esq.

Mayor Barbara Spector & Members of the Town Council
August 9, 2016

ATTACHMENT A STARTS ON NEXT PAGE

ATTACHMENT A

FINDINGS FOR APPROVAL: CEQA FINDINGS

The Staff Report dated August 4, 2016 properly notes (page 12) that the Project is not technically subject to CEQA analysis, since it is a “by right” development. Nonetheless the Staff Report does also contain appropriate evidence and analysis in support of finding that the Project complies fully with CEQA. In particular, the Project is consistent with the EIR prepared for the North 40 Specific Plan, and none of the conditions are present that would require supplemental analysis, per CEQA Guidelines Sections 15162 and 15163.

Implicit in this conclusion are the following findings:

Finding (1): The Applications are within the scope of the North 40 Specific Plan EIR, consistent with CEQA Guidelines Section 15168.

Substantial Evidence in Support of Finding: The Initial Study dated March 23, 2016, prepared by the Town analyzed each potential impact of the Applications and concluded that the Applications were within in the scope of the Specific Plan project analyzed in the North 40 EIR, in that, pursuant to Section 15162, no new effects could occur, and no new mitigation measures would be required, that were not identified in the North 40 EIR.

Finding (2): Pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental EIR is necessary.

Substantial Evidence in Support of Finding: The Initial Study dated March 23, 2016, prepared by the Town provides substantial evidence that the conditions of Sections 15162 and 15163 which could require the preparation of a subsequent or supplemental EIR were not present.

Finding (3): Pursuant to CEQA Guidelines Section 15168(c)(3), all feasible mitigation measures have been incorporated into the Applications.

Substantial Evidence in Support of Finding: The Applications must comply with all applicable conditions included in the Mitigation Monitoring and Reporting Plan adopted with the North 40 EIR.

Mayor Barbara Spector & Members of the Town Council
August 9, 2016

FINDINGS FOR APPROVAL: GENERAL PLAN CONFORMANCE

General Plan Conformance: Compliance with the applicable Goals and Objective of the General Plan. The Staff have consistently and properly concluded that the Project complies with the Town's General Plan. *See, e.g.*, Staff Report for March 30, 2016 Planning Commission meeting.

We note also that the General Plan was specifically amended to conform to the North 40 Specific Plan when the Specific Plan was adopted, so conformance of the Project to the Specific Plan also implies conformance to the General Plan.

The Town's Initial Study for the Project, dated March 23, 2016, concluded that: "The proposed project is consistent with the North 40 Specific Plan, adopted by the Town Council on June 17, 2015. The North 40 Specific Plan was found to be consistent with the General Plan." (page 53).

See further analysis and substantial evidence supporting this conclusion in the letter from the Applicants dated August 8, 2016.

Mayor Barbara Spector & Members of the Town Council
August 9, 2016

FINDINGS FOR APPROVAL: SPECIFIC PLAN CONFORMANCE

Specific Plan Conformance. Compliance with the North 40 Specific Plan. The Staff have consistently and properly concluded that the Project complies with the North 40 Specific Plan. *See, e.g.*, Staff Report for March 30, 2016 Planning Commission meeting. The Staff Report dated August 4, 2016 also contains extensive analysis supporting the finding that the Project conforms to the Specific Plan.

The Town's Initial Study for the Project, dated March 23, 2016, concluded that: "The proposed project is consistent with the North 40 Specific Plan, adopted by the Town Council on June 17, 2015. The North 40 Specific Plan was found to be consistent with the General Plan." (page 53).

See further analysis and substantial evidence supporting this conclusion in the letter from the Applicants dated August 5, 2016.

FINDINGS FOR APPROVAL: DEMOLITION

Demolition: Los Gatos Town Code Section 29.10.09030(e). Under Los Gatos Town Code Section 29.10.09030(e) regarding demolitions, in architecture and site approval proceedings, the deciding body shall consider the following issues (which are presented below, per the Staff Report for the March 30, 2016 Planning Commission meeting, in the form of findings):

Findings:

Finding (1): The Town's housing stock will be maintained as the residences will be replaced.

Substantial Evidence in Support of Finding: The net supply of housing is substantially increased with the Project.

Finding (2): The existing structures have no architectural or historical significance, and are in poor condition.

Substantial Evidence in Support of Finding: Certain historic structures are being preserved. Regarding buildings that could be considered historic, in adopting the Specific Plan EIR, the Town made findings of overriding considerations that justify the demolition of these structures in light of the benefits of the Project. After review of these issues, the Project was recommended for approval by the Town's Historic Preservation Committee on January 27, 2016.

Finding (3): The property owner cannot maintain the structures as they exist.

Substantial Evidence in Support of Finding: The property owners are in full concurrence with the limited demolition proposed for the project. They cannot maintain the existing structures.

Finding (4): The existing structure would conflict with the proposed improvements.

Substantial Evidence in Support of Finding: The buildings to be demolished are old and of very limited economic utility. They are in conflict with the proposed improvements and will be replaced with buildings of far greater economic utility.

**FINDINGS FOR APPROVAL: REDUCTION IN NON-RESIDENTIAL SETBACK
UNDER SPECIFIC PLAN**

Reduction in Non-Residential Setback under Specific Plan: Table 2-6 of the Specific Plan. The Specific Plan Table 2-6 allows a deciding body to allow a reduction in the 12-foot setback if it makes the below findings. This relates only to a small trellis on Building B2, a commercial building facing Los Gatos Boulevard. This is not an essential part of the building structure, but was an optional element added to enhance the outdoor area.

Findings:

Finding (1): The setback provides for adequate pedestrian circulation.

Substantial Evidence in Support of Finding: The trellis does not obstruct pedestrian usage of the area.

Finding (2): The setback is compatible with the adjacent buildings and complements the buildings in the immediate vicinity.

Substantial Evidence in Support of Finding: The trellis design is consistent with the adjacent buildings and the overall landscape plan for the Project.

Finding (3): The setback provides adequate clear sight vision for vehicular traffic.

Substantial Evidence in Support of Finding: The trellis has no effect on vehicular traffic.

FINDINGS FOR APPROVAL: VESTING TENTATIVE MAP

Subdivision Approval – Government Code Section 66474: The Staff have consistently recommended approval of the Vesting Tentative Map. *See, e.g.,* Staff Report for March 30, 2016 Planning Commission meeting. Implicit in that recommendation is the understanding that facts do not exist in the record to deny the map. Under Subdivision Map Act, Government Code Section 66474, a legislative body of a city shall deny approval of a tentative map, if it makes any of the findings specified in that code section. None of those “negative” findings can be made. However, the Town should actually make the affirmative findings stated below as to each of these items:

Findings:

Finding (1): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. [Affirmative Finding: That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.]

Substantial Evidence in Support of Affirmative Finding: The proposed map is consistent with the General Plan and Specific Plan as outlined earlier in this memorandum.

Finding (2): That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. [Affirmative Finding: That the design and improvement of the proposed subdivision is consistent with applicable general and specific plans.]

Substantial Evidence in Support of Affirmative Finding: Similarly, the design and improvement of the proposed subdivision is consistent with the General Plan and Specific Plan.

Finding (3): That the site is not physically suitable for the type of development. [Affirmative Finding: That the site is physically suitable for the type of development.]

Substantial Evidence in Support of Affirmative Finding: The EIR and the Specific Plan clearly establish that the site is suitable for the type of development proposed.

Finding (4): That the site is not physically suitable for the proposed density of development. [Affirmative Finding: That the site is physically suitable for the proposed density of development.]

Substantial Evidence in Support of Affirmative Finding: The EIR and the Specific Plan clearly establish that the site is suitable for the proposed density of development.

Finding (5): That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. [Affirmative Finding: That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.]

Substantial Evidence in Support of Affirmative Finding: The North 40 EIR establishes that the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Finding (6): That the design of the subdivision or type of improvements is likely to cause serious public health problems. [Affirmative Finding: That the design of the subdivision and type of improvements is not likely to cause serious public health problems.]

Substantial Evidence in Support of Affirmative Finding: The North 40 EIR establishes that the design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Finding (7): That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. [Affirmative Finding: That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.]

Substantial Evidence in Support of Affirmative Finding: There are no such public easements with which the proposed subdivision or its proposed improvements conflict.

Comment on N40 from Dolores Tapay:

A big fat no to the North Forty as is. We elect our officials to do the best they can for our town and residents and we don't need a developer to clobber up our beautiful town like San Jose does.

RECEIVED

AUG 9 - 2016

TOWN OF LOS GATOS
PLANNING DIVISION

From: psasedo [<mailto:psasedo@biabayarea.org>]

Sent: Tuesday, August 09, 2016 7:20 AM

To: BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie; Joel Paulson

Subject: August 9 2016 Council Agenda Item: North 40 Project

Please accept the attached letter from BIA Bay Area regarding the North 40 Project scheduled for the August 9th Council Meeting.

Thank you,

Pat

Patricia Sausedo

Government Affairs

BIA | Bay Area

Ph: (408) 316-4352

psasedo@biabayarea.org





August 8, 2016

Los Gatos Town Council
110 E. Main Street
Los Gatos, CA 95030

Dear Mayor Specter, Vice-Mayor Sayoc, and Town Council Members Jensen, Leonardis, and Rennie.

RE: August 9, 2016: Town Council Meeting North 40 Project, Phase I

BIA Bay Area recommends the adoption of the North 40 Project, Phase I. The North 40 mixed use project has benefitted from several years of planning, community input, analysis and review. Through the adoption of the North 40, a new neighborhood of walkable retail, community open space and a mix of housing opportunities will be available to help address Los Gatos significant undersupply of new housing opportunity.

As noted in the Legislative Analyst Office Report dated March 17, 2015, Silicon Valley's substantial lack of an adequate housing supply, both market rate and affordable, is a critical problem and the greatest significant factor contributing to the escalating cost of housing. Additionally, per the California Economic Development Department, from 2011 through first quarter 2016, the Bay Area has produced over 553,000 new jobs and approximately 98,000 new housing units.

Specific to the Town of Los Gatos, State Regional Housing Needs Allocation (RHNA) cycle (2007-2014) indicate the Town has permitted a total of 228 housing units, representing only 41% of the town's share of requisite housing. Through the approval of the initial North 40 Project an additional 320 homes, including 50 affordable units, will be available to assist the town toward meeting its fair share of housing for the current 2015-2022 RHNA cycle.

Through the approval and entitlement of the North 40, Phase I a new neighborhood of families with varied incomes and employment skillsets will assist Los Gatos in its efforts to address its existing significant housing supply challenges.

BIA Ba Area appreciates your consideration of our recommendation of approval of the North 40 project.

Respectfully,

A handwritten signature in dark ink, appearing to read "Patricia E. Sausedo".

Patricia E. Sausedo
BIA Bay Area

From: Sandra Livinghouse [mailto:sandra@atnpr.com]

Sent: Tuesday, August 09, 2016 9:58 AM

To: bspecgtor@losgatosca.gov; Marico Sayoc; Marcia Jensen; rrennie@lostatosca.gov; Steven Leonardis

Cc: Marni Moseley; Joel Paulson

Subject: Overdevelopment in Los Gatos

August 9, 2016

Subject: North 40 and Overdevelopment of Los Gatos

Dear LG Town Council members and Planning Commission,

Thank you for all your hard work and consideration of the North 40 project. It is not easy to persevere under threat of lawsuit, but I trust you will stand up to the developer and make the right decision for current residents.

I am writing to voice my opposition to the North 40 project as it is currently conceived. It is far too dense a project to be appropriate for the town of Los Gatos. I want to also thank the Los Gatos planning commission for standing up to the developer and denying their plan earlier this summer. I now urge the Los Gatos town council to also deny the plan for the following reasons:

- An overwhelming increase in traffic congestion: **A projected increase of 20,000 vehicle visits per day.**
- An increase in the number of students being added to the rolls of an already overburdened Los Gatos School District.
- An increase in traffic further escalating the gridlock we experience all summer on weekends, with beach traffic on Highway 17.
- A definite and clearly measurable reduction in the quality of life that our Town's residents most certainly deserve and have enjoyed for generations.

I ask you to please immediately re-establish appropriate judgement in evaluating development plans. Single-family homes on larger lots, with built in facilities for walking trails, parks, schools, and senior accommodations is all that is appropriate. And, there should be no developments directly on major streets, including Los Gatos Blvd, Main Street, Santa Cruz Ave. and LG-SAR road. Also, for this development in particular, I believe nothing should be approved until plans on the Campbell side of the lot are also submitted; we have no way to determine what should be on the Los Gatos side until the plan is full conceived holistically and its impact studied.

In addition, I am opposed to the ongoing dense development that is being approved for this town generally, such as Bluebird Lane and Laurel Mews. Being a resident for three decades, I remember a time when Los Gatos was appropriately cautious about large dense developments. For example, developments such as Kennedy Meadows required large lots and a resident-walking trail. The recent trend toward approving huge homes on tiny lots and condo developments on main streets is negatively impacting the quality of life in Los Gatos. Your decisions and developer's greed are destroying the small-town atmosphere that we moved here

for. Why are the current town council and planning commission leaders now reversing decades of established planning guidelines for Los Gatos?

As a homeowner of a property in the hillside area of Los Gatos, I was told that my 2/3 of an acre could not be subdivided for a separate property to be developed, per the town planning guidelines. Yet, you are allowing developers to consider 10+ units per acre! I understand that there is different zoning in town, but why is the town allowing developers to pack units into small spaces, and then telling residents that they cannot do the same? Everyone should be subject to the same planning guidelines, or otherwise they are meaningless. And, if you allow developers to violate established town planning guidelines, you should expect residents to do the same.

If this project goes forward in some way, I also urge you to make the developer build a light-rail for beach goes across 17, that will also serve as the transportation for students attending Lexington School. At least that way, we will get some win out of this development.

Thanks,
Sandra Livinghouse
16230 Brooke Acres Ct.
Los Gatos, CA 95032
408-358-4709

From: Amy Despars [<mailto:amydespars@hotmail.com>]

Sent: Tuesday, August 09, 2016 10:37 AM

To: Joel Paulson; Sally Zarnowitz; BSpector; Marico Sayoc; Rob Rennie; Steven Leonardis; Marcia Jensen

Subject: North 40

Dear Los Gatos Town Staff and Town Council Members,

Thank you for the time and consideration you have given to the North 40 Project. I am sorry you have been burdened with the mistakes made by previous planning commission members, staff members, and town council members.

I am writing to you again to ask that you deny this application and make plans to amend the Specific Plan. It is very obvious this application does not fit the specific plan.

I live very close to the development so I drive by it on a daily basis so I know for a fact it does not fit the plan. From the first time I received the brochure in the mail in regards to the North 40 I knew it was not going to be a good fit for our town. I, along with many other community members, gave input to the specific plan. As I walked neighborhoods passing out fliers it was amazing how many people had stories of meetings with Grovesnor's people. Each person stated how disappointed they were that they wasted their time meeting with them because they did not listen. They just went through the motions. They had their plan and they were not going to change it. They just met with community members to look good and to say that they listened. They did not listen. Not one of us asked for a city within a city. This has been a long and disappointing process for our community. Please deny the application for some of the following reasons:

1. It is required to look and feel like Los Gatos...I have been working retail downtown this summer and I know the model does not represent what downtown looks like or feels like. It looks like Santana Row with massive buildings that are 3-5 stories. The only buildings in Los Gatos taller than two stories is the Penthouse Apartments and the Toll House Hotel and they were built long before the town had a vision for growth.

2. The proposed development doesn't "minimize or mitigate impacts on town infrastructure, schools, and other community services." P 1.1

Schools, street, and other services will be adversely affected. We were not allowed to put in speed bumps or bump outs to slow the traffic on our street because of the fire trucks and emergency vehicles. I do not see how emergency vehicles will be able to maneuver through the streets of this development.

3 1.1 Introduction paragraph 4 states, "The intent of this Specific Plan is to provide a comprehensive framework in which development can occur in PLANNED, LOGICAL FASHION RATHER THAN A PIECEMEAL APPROACH. THIS IS AN IMPORTUNE ASPECT DUE TO THE MULTIPLE LAND OWNERSHIPS THAT PRESENTLY EXIST WITHIN THE BOUNDARIES OF THE SPECIFIC PLAN AREA. 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. Phase I includes only a

portion of the 44 acres. The current application is just part of a piecemeal approach since no information is provided about Phase II.

4. The North 40 will embrace hillside views, trees, and open space. We all know that this is not true. Just go stand amongst the orange mesh and look to the hills. You can not see them. The same thing happened when the Gateway/LG Blvd. medical building that was put in. We no longer have hillside views looking down our street or driving south on LG Blvd. They said the trees would grow and cover our views eventually so it was approved to build the large medical building. Now I see the building through the trees instead of the hillside views I once had. This also makes me wonder who is going to monitor what actually goes into the retail buildings. The Gateway/LG Blvd. project was to have space for retail when it was approved and the site was never intended to be filled with medical. Now it is all medical.

5. The Specific Plan calls for residential development throughout the North 40, not just in this Phase. However, the developer includes all 320 units in the first 20 of the 44 acres. All these homes would be within the Los Gatos School District. Spread out the homes throughout the entire North 40 or start calling this plan the North 20.

6. The application calls for shared parking spaces. Where in Los Gatos do we have that. I don't understand the EIR. 320 homes equals 320 cars. 640 cars if two people are residing and if you are like some families in town and you are living in a three bedroom with a family of four that could technically be 960 plus cars that will need to park and that will be driving in and out of the development. You can not assume people are going to work out of their homes and stay inside the development and not leave. And the bike path sounds great in theory but really? Is everyone going to stay inside the development and ride bikes around the development?

I could go on and on but I will stop here. I know you all know there are a lot of other areas that do not follow the specific plan.

Let me close by saying what I always say, "We have entrusted you with persevering our town. We live here and the developers do not. AS I listen to Don and Wendy speak it is apparent that they are going to say whatever you want to hear. Listen to us and do not "drink the developers Kool-Aid" as other past council members have done". Once this decision is made there is no turning back. This development will change the feel of Los Gatos forever.

Please deny the application.

Gratefully,
Amy Despars

In the past many of you have been thoughtful enough to reply to my emails. Please do not feel it is necessary this time.

To: Town Council
From: Angelia Doerner
Date: Aug 9, 2016

Law Requiring Replacement of Existing Low-Income Units

The following is an excerpt, in plain English, from legal research found on the website of a leading law firm specializing in "Maximizing Density Through Affordability".



"New legislation effective as of January 1, 2015 (Assembly Bill 2222) requires developers obtaining a density bonus to replace existing affordable units demolished or vacated prior to the density bonus application, in addition to providing new affordable units."

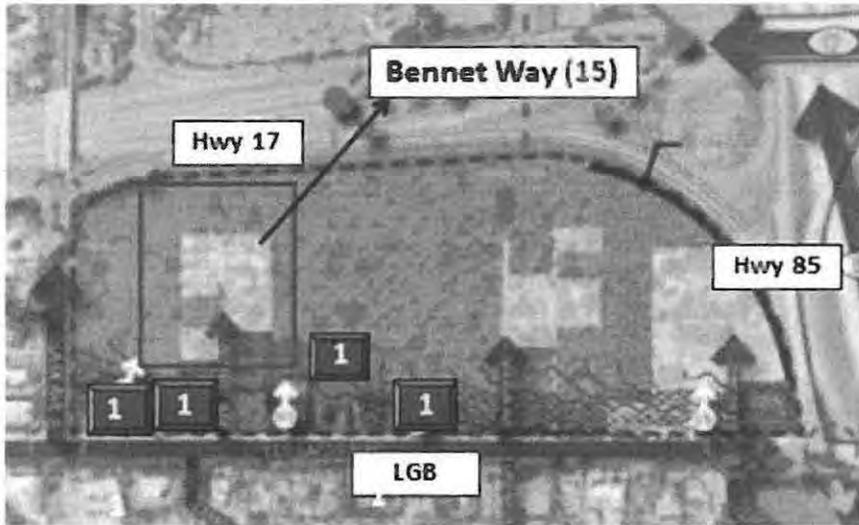
Excerpts from Density Bonus Statutes Government Code Sections 65915 – 65918. Effective as of January 1, 2015

Section 65915(c)(3) states:

- An applicant ***shall be ineligible for a density bonus*** or any other incentives or concessions under this section if the housing development is proposed on any property that includes a ***parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been occupied by lower or very low income households, unless the proposed housing development replaces those units.....***
- For the purposes of this paragraph, ***"replace" shall mean either of the following:***
 - If any dwelling units are occupied on the date of application, the proposed housing development ***shall provide at least the same number of units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy.***
 - For unoccupied dwelling units in a development with occupied units, the proposed housing development ***shall provide units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category in the same proportion of affordability as the occupied units.***

The following documents the Existing Units on the subject property. I am confident that some, several, or potentially all represent Low-Income Households and are, therefore, applicable to this Application and must comply with this State law.

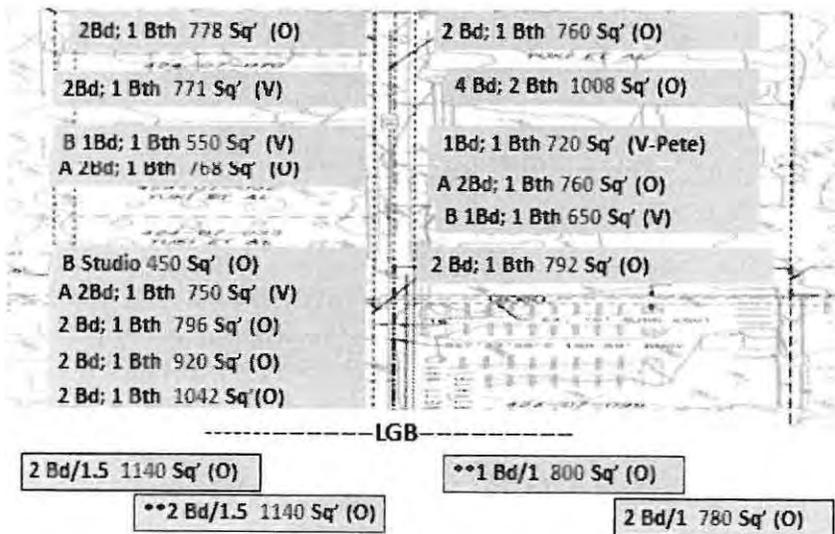
**SPECIFIC PLAN – Figure 1-3
Existing Conditions**



(Existing Unit Counts Provided by SaveOurHood@yahoo.com)

There are a total of 19 existing, detached single-family residences as noted above – 15 on Bennett Way, 2 along LGB near the Union 76 station, 1 behind the Enterprise Car Rental business, and one adjacent to the North of the Enterprise business. The following is data collected from MetroScan (or collected visually and/or with an always-handy tape measure, if not included therein). The state as to Occupancy/Vacancy is as of the date of this communication. For purposes of State Law – such occupancy is to be determined at the Filing Date of the Application which I understand is March 15, 2016.

**MetroScan Data - SQFT
(Visual – Occupied/Vacant)**



State law requires that the proposed housing development “...*shall provide at least the same number of units of equivalent size or type to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy*”.

A summary of key elements in applying this requirement follows.

- The size of the units range from a low of an estimated 450 sqft to a MetroScan data point of 1,140 sqft. The majority of units fall in the range of 750 – 800 sqft.
- All occupied units are detached single-family residences (some with garages) – occupied by persons or families
- To the best of my knowledge, some of the units are owned by the applicant(s) or by other private parties.
 - Grosvenor – (1) owns APN 424-07-026, as of 080111, which is currently vacant but was occupied (Rental) at the Application Filing Date; (2) owns APN 424 -07-085, as of 083115, which includes one occupied (Rental) unit behind Enterprise; (3) MetroScan indicates APN 424-07-084 is still owned by ETPH, LP, but I understood it had been purchased by Grosvenor – it is currently occupied (Rental) by a Resident who has lived there for 37 years.
 - Summerhill – (1) owns APN 424-07-034, as of 050516, which is currently vacant; (2) owns APN 424-07-090, as of 092115, which is currently occupied (with a Pokeman figure on the roof) (Rental). The ownership transfer on 092115 is not shown in the Application Filing.
 - Two properties are currently owned by other private parties – (1) by Hirschman and (1) by Dodson – both of which are occupied (Rentals).
 - One unit is along LGB adjacent to the North of APN 424-07-090, I believe, is owned by the Yukis but cannot locate on MetroScan – it is occupied (Rental).
 - I believe, all remaining properties are currently owned by the Yukis – either Rentals or Vacant.
- Therefore, in my opinion, there is a case for classifying these units as a combination of “Rental” and “For Sale” units. At the Application Filing Date, the “For Sale” properties are those (2) currently owned by private parties (Hirschman/Dodson). Also, the Summerhill acquisition of APN 424-07-034 subsequent to the Application Date should be considered a “For Sale” property. In addition, as the law requires a “look-back” period of five years – perhaps Grosvenor’s acquisition of APN 424-07-026 categorizes that property/unit as “For Sale” as the acquisition date is within that five-year period.
- I can attest to some of these occupied units as being occupied as of the Application Filing Date by Low-Income Households. I also feel confident that many more are, or have been, as well.

I do not see how the current Application complies with this State Law. Please deny this Application on the objective merit of this non-compliance.

From: Kent Goheen [mailto:kent.goheen@gmail.com]
Sent: Tuesday, August 09, 2016 10:55 AM
To: BSpector; mjenson@losgatosca.gov; Rob Rennie; Steven Leonardis
Cc: Joel Paulson
Subject: Denial of N40 Developer Plan

As elected representatives of the residents of our beautiful town, I'm sure you are aware by now that the vast majority of your constituents are vehemently opposed to this proposal. It not only does not meet any of the guidelines included in the "Specific Plan, but it actually seems the opposite of each of the key elements.

It's a little difficult to understand how this developer proposal got so far that denying it may result in litigation, but that's now water under the bridge. Clearly denying this plan, even at the cost of potential litigation is the only choice. Going forward with this plan will have negative impact on the quality of life in Los Gatos and worse, once implemented, will be irreversible.

Thanks you in advance for denying this plan.

Kent & Mary Goheen
17200 Phillips Ave
Los Gatos, CA 95030

Tuesday, August 9, 2016

From:

Bruce McCombs
16160 Kennedy Road
Los Gatos, CA 95032

RECEIVED
TOWN OF LOS GATOS

AUG - 9 2016

To:

The Mayor and Town Council
Town of Los Gatos
110 East Main Street
Los Gatos, AC 95030

CLERK DEPARTMENT

Dear Mayor Spector, Vice-Mayor Sayoc, and members of the Town Council:

Please find attached a community petition signed by more than 1,300 concerned citizens of Los Gatos, many of whom have included their comments as to why they believe that the current application for the North 40 is not at all appropriate for our town.

The petition was first circulated one week ago, and in that short time, more than 1,300 members of our community have voiced their disbelief as to what's being proposed by the developer. The number of signatures that we've received continues to climb each and every hour, and we fully expect to have more than 3,000 signatures within the next few weeks.

As you'll see in reading the many comments included in the survey, our community is very much opposed to the proposed project, and we're calling upon you as the leaders of our Town to please deny this application outright.

We respectfully ask that you please do not consider an "approval with conditions", as this is most certainly not what the residents of our Town want. We're asking for a project that meets the provisions and intent of our current Specific Plan, and if this developer isn't willing or capable of complying with the provisions of the Specific Plan, then perhaps there are other developers who might be interested.

Please don't allow yourselves to be intimidated into voting for approval, conditional or otherwise. We ask that you please stand up for our community, and do what you know is truly best for our Town, both in the long and the short term.

We believe in you, and we're counting on you to lead us through this moment, and then on to helping our Town to create a development that will truly benefit our community.

One which will most certainly define the legacy that each of you leaves behind.

Please know that you're not alone in this fight, by any means. Now that our community has a much better understanding of what's being proposed for the North 40, many of us have developed our own ideas as to what would be appropriate for the development of the North 40, and we're standing by, ready to share our ideas with you whenever you're available to hear them.

In closing, we believe that as a Town, we can do much better than the project that's been proposed by this developer. Let's work together to make this happen.

Thank you very, very much for all that you've done and continue to do to make Los Gatos one of the most lovely towns in all of California.

Respectfully,



Bruce McCombs

Los Gatos Town Council

Los Gatos residents want responsible and conforming development that respects the scale and character of our Town. The current Development Application for the North 40 property (the Gateway to Los Gatos) is far too INTENSE and DOES NOT comply with the Vision and Guiding Principles of the town's Specific Plan.

We are tax paying citizens that want our Town Council to support the will of the people by "Denying" the current application and motioning for an immediate Specific Plan Amendment Process. The amendment would include and/or exclude verbiage to protect the town's Specific Plan Vision and Guiding Principles as stated below.

The North 40 respects the special nature of our hometown. It celebrates our history, agricultural heritage, hillside views, and small town character. The North 40 is seamlessly woven into the fabric of our community, complementing other Los Gatos residential and business neighborhoods. It is respectful of precious community resources and offers unique attributes that enrich the quality of life of all of our residents.

Guiding Principles to achieve this vision:

- 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.

Please forward this petition to your Los Gatos friends and neighbors.

OK

	Name	From	Comments
4.	Cindy Schneider	Los Gatos, CA	Don't destroy our lovely town. Please deny.
5.	Bruce McCombs	Los Gatos, CA	To the Mayor and members of our Town Council: Please vote to emphatically deny this application, and move forward immediately afterward, with a motion to <i>(continues on next page)</i>

	Name	From	Comments
5.	Bruce McCombs	Los Gatos, CA	<i>(continued from previous page)</i> amend the Specific Plan. Los Gatos deserves a much more responsible development, and the residents of our community are counting on each one of you to vote for denial. Thank you.
6.	Angelia Doerner	Los Gatos, CA	
7.	Lainey Richardson	Los Gatos, CA	We can do better than the proposed plan.
8.	Bruce Richardson	Los Gatos, CA	Let's go back to the drawing board and actually have LG citizen's input be implemented in the plan.
9.	Irene Unter	Los Gatos, CA	This proposed development is not consistent with the look and feel of Los Gatos. Don't ruin this charming town!
10.	Barbara Dodson	Los Gatos, CA	This project disrespects the beauty of our town with its density and height. It fails to meet our town's unmet needs for senior and millennial housing as called for in the Specific Plan and appears to be headed toward providing retail space that we don't need. It's sad that these builders want to clog our last potential open space with their urban designs so unsuited to Los Gatos.
11.	Joe Sordi	Los Gatos, CA	The traffic impact in the area will be significant. Level of Service (LOS) is considered "acceptable" as long as it isn't F - total gridlock. Traffic mitigation does not mean traffic won't get worse. In addition, we will see what will likely be a significant increase in bicycle and foot traffic mixed with auto traffic.
12.	Catherine Gillum	Los Gatos, CA	We do not need to add more people and businesses that create more traffic. The traffic around the North 40 is already a mess, especially with traffic in and out of Classic Car Wash.
13.	Roy Moses	Los Gatos, CA	It is time for us to take control of our Town and demand that our representatives listen to our directives as to how we want our Town to be developed. We are being devoured by massive growth which is bringing total impact to our community, creating high density housing plus and over crowding in our schools (some classrooms are closed for next year and massive traffic. Citizens, I know I was asleep at the wheel on these issues but no more, I will be a big part of the process to bring the Local government back to the will of the people and not the developers. Please, join us the Concerned Citizens of the Town (NOT CITY) Los Gatos, California. Thank you.
14.	Daniel Tosh	Los Gatos, CA	A high density development such as this is incongruent with our town character. The impact on traffic will no doubt contribute to the ongoing traffic congestion on LG Blvd., <i>(continues on next page)</i>

	Name	From	Comments
14.	Daniel Tosh	Los Gatos, CA	<i>(continued from previous page)</i> Lark and the surrounding area. Please vote this plan down!
15.	Angela Borland	Los Gatos, CA	
16.	Brittanie Zets	San Martin, CA	
17.	Cathleen Bannon	Los Gatos, CA	
18.	Stephenie Rose	San Jose, CA	
19.	Sam King	Los Gatos, CA	
20.	Melissa Teague	Los Gatos, CA	Intense Cookie Cutter development that looks and feels nothing like Los Gatos. Please deny the current application.
21.	Mary McClelland	Los Gatos, CA	I say HECK NO to North 40. Instead of more housing and shopping, place a park for kids to exercise and hang out while getting fresh air! Don't add more cars into the mix! Los Gatos does not need any more traffic.
22.	Susan Douglass	San Jose, CA	
23.	Sabrina Lopez	Los Gatos, CA	
24.	Bob Slous	Los Gatos, CA	
25.	Tonya Tosh	Los Gatos, CA	Traffic congestion is already bad in this area. I can't imagine how much worse it will be if this plan goes through. Besides the fact that the current plan just has too much of a concentration of buildings in one place.
26.	David and Lisa Zirl	Los Gatos, CA	
27.	Arianne Toves	Los Gatos, CA	No to the current plan, YES to responsible building, TOWN not city!
28.	Kay maurer	Los Gatos, CA	I feel this should be but to voters to determine if this is what is needed and wanted in Los Gatos. We also need to go back and review if he building heights that have been adopted in our General and Specific Plan are in agreement with the vision. I think not. Buildings are too tall and massive to ever have the look and feel of Los Gatos.
29.	Allison Engles	Los Gatos, CA	
30.	Karen K	Los Gatos, CA	It's just too much! Too many residences, too much traffic, too tall..... Nothing about it is compatible with our charming community.
31.	Farnoush Drexel	Los Gatos, CA	As residents we are already not able to get around the town in the summer months. This plan would create far more congestion and crowding all year round. Yesterday an emergency vehicle was not able to get through the traffic. Our local shops and restaurants are suffering as well. Please hear us

	Name	From	Comments
32.	Suzanne Johnson	Los Gatos, CA	Don't ruin our town any more than it is. Since you allowed Netflix expand - traffic is ridiculous! Now with this additional project - it will increase traffic and population even more!! I'm a Los Gatos native and went to all of Los Gatos Schools. We had a population boom before and still maintained our population and town. We also are in a water shortage as well. Not happy with the North 40 project
33.	Dianna Bokin	Los Gatos, CA	
34.	Edward & Gail Laurson	DENVER, CO	
35.	Lynlee Bischoff	Los Gatos, CA	Because it's the right thing to do.
36.	Meaghan Clawsie	Los Gatos, CA	Our town and schools are overcrowded. Our quality of life in town has degraded. We cannot handle the capacity of this proposed North 40 development. It needs to be denied NOW.
37.	Suzanne Cochran	Los Gatos, CA	
38.	Shawna Hiki	Los Gatos, CA	
39.	Brianna Chenevey	Los Gatos, CA	
40.	Garrett Brown	Los Gatos, CA	This town does not need more people. What's going to happen when traffic gets worse, near a hospital, and ambulances can't deliver patients fast enough? We already have terrible beach traffic anyhow. Leave well enough alone. Our tax base is fine as it is. Let's not pack them in like sardines.
41.	Senaid Tahirovic	Los Gatos, CA	
42.	ANGELA JAMES	Los Gatos, CA	
43.	Carrie Walton	Los Gatos, CA	This is crazy. We have too many traffic and overcrowded schools already. It doesn't fit with the town. I live near Lark Ave ... have you seen the traffic during commute time & weekends? This is a recipe for all day grid lock and will negatively impact our already over crowded school district.
44.	Cameron Trautman	Los Gatos, CA	
45.	Amanda Jacobs	Los Gatos, CA	I object to the current plan based on the increased pressure that will be placed on the school district. Additionally the housing plans to not meet the unmet district's requirements
47.	Carlos Lartigue	Los Gatos, CA	
48.	Randy Rabitz	Los Gatos, CA	Lived in LG all my life. This project will be totally against what LG has been in the past. The construction will also be going on at the same or similar time as the new project going in at Good Samaritan Hospital. What next, are we <i>(continues on next page)</i>

	Name	From	Comments
48.	Randy Rabitz	Los Gatos, CA	<i>(continued from previous page)</i> going to start building high rises here? ...oh yeah, the traffic that this project will cause will add to the headache that is already put up with on a daily commute.
49.	Charlotte Boisvert-Khandelwal	Los Gatos, CA	As a lifelong resident of LG (born and raised) I can say with certainty that the North 40 is woefully out of alignment with LG's character and soul! Traffic, destruction of last sizable orchard in town, and generic anywhere architecture make this an easy choice to say NO! Responsible growth and development should be sought with the few empty parcels left.
50.	Katherine Winkelman	Los Gatos, CA	In favor of affordable senior housing and low density. thank you.
51.	Patrick Goo	Los Gatos, CA	
52.	Marianne Edmonds	Los gatos, CA	
53.	Lisa Villarreal	Los Gatos, CA	keep Los Gatos of beloved Town.
54.	Ben Cortez	Los Gatos, CA	
55.	Paula Pineda	Los Gatos, CA	
56.	Lori Pineda	Los Gatos, CA	
57.	Jennifer J	Los Gatos, CA	I was born and raised here and have never left due to the small town feel and all my family here too. We don't need more traffic!!
59.	Amy Sirota	Los gatos, CA	
60.	Justine Geiszler	Los Gatos, CA	
61.	Judi MANZI	Los Gatos, CA	Please let's float a bind and buy the property for the town
62.	Mary Ooley	Los Gatos, CA	Way too much for this small area that is already in gridlock Netflix 2000 employees haven't even descended on the area yet. Adding something of this size and density will be a disaster for this community
63.	Kathleen Woods	Los Gatos, CA	Please deny. You have heard presented the myriad of reasons to deny. Excess traffic, overcrowded schools, cancer causing air quality, negative consequences for downtown merchants to mention a few. Please deny!
64.	Cathrin Barsch	Los Gatos, CA	
65.	Christine Dumery	Los Gatos, CA	No to the plan - no to incremental traffic -
66.	Lauren Sisco	WATSONVILLE, CA	I grew up in LG, and feel this is not a good fit for the town.
67.	Susan Duran	Los Gatos, CA	
68.	Tony Msrtello	Los Gatos, CA	The laws of physics dont lie. You cant squeeze 2 gallons in a one gallon container. ..And if you try you get a tsunami of overflow

	Name	From	Comments
69.	Julianne Savage	Los Gatos, CA	Please - current traffic issues exist to/from our LG schools at drop-off and pick up; Hwy 17@Lark exit is a MESS every weekday morning and evening! The new medical buildings directly across from the North 40 already generate too many drivers on weekdays, and traffic backs up there at the Blvd and Lark in all directions. We moved here 20 years ago and sadly, the "town" feeling in our community is being chipped away parcel by parcel! NO MONSTER BUILDS in LG!!!!
70.	Sam Lam	Los Gatos, CA	
71.	Devin Schrock	Los Gatos, CA	Reduce the residential density and height.
72.	Sarah Plep	Los Gatos, CA	I have lived in Los Gatos my whole life and I am 100% against this development. We are a town not a city.
73.	Steve Damron	Los Gatos, CA	
74.	John Eichinger	Los Gatos, CA	This development overkill might be fine for San Jose, Sunnyvale, Santa Clara, etc.,but it is not within the character of the TOWN of Los Gatos. It certainly does not resemble anything that is currently in existence in Los Gatos. The traffic studies were misguided. None of them were performed on a summer's weekend. The Developers want to maximize density which they have. <i>Much too intense!</i> Why are we deciding any forward motion until we see plans for the entire 40 acres, not just the first phase? Ship elementary children up to Lakeside? Increase an already congested and dangerous situation. Still too many unanswered questions before any approval . ..
75.	Judy Gadbois	Los Gatos, CA	I'm still devastated this is even going to happen.
76.	Michael Verga	Los Gatos, CA	Turn all of it into retail or a park or one SFR per 6-7 k square foot lots like most of the rest of LG
77.	Scott Frolich	Los Gatos, CA	Please reconsider the current plan. It will negatively impact schools, traffic and health of our great city. Make plans with smaller homes and spread them across all phases.
78.	Shelley Bakke	Los Gatos, CA	
79.	Carolyn Benson	Los Gatos, CA	Let's keep Los Gatos a town!
80.	Paul Jaramillo	Los Gatos, CA	
81.	Michael Bertoldo	Los Gatos, CA	
82.	Heather LeRoy	Los Gatos, CA	
83.	Adam Jacobs	Los Gatos, CA	
84.	Brian Garfield	Los Gatos, CA	
85.	Debbie Golding	Los Gatos, CA	M
86.	Scott Miller	Los Gatos, CA	

	Name	From	Comments
87.	Claudia Weist	Los Gatos, CA	
88.	Mary Engelbrecht	Los Gatos, CA	
89.	Nilgün Kurdi	Los Gatos, CA	
90.	Sue Plep	Los Gatos, CA	The impact of this development in not anything that we have in our infrastructure to support or maintain. It is nonsense to think that this community can support the impact this development would have on all of us... Our roads our services our water supply.. Our Schools.. Please do not allow this project to even be considered!!!
91.	Erick Rector	Los Gatos, CA	
92.	Nikki Fernandez	San Jose, CA	
93.	Cigdem Bulut	Los gatos, CA	
94.	Taylor Klein	Los Gatos, CA	
95.	Michelle Vaughan	Los Gatos, CA	
96.	Tracy Bunger	Los Gatos, CA	
97.	Michael O'Neil	Los Gatos, CA	The concerns regarding over building and population is a huge concern. This needs to stop. We are not San Jose. As a life long resident you can't go back once you've made these choices.
98.	Shawn Duran	Los Gatos, CA	Schools Schools Schools wil be effected in a bad way! Also the traffic will be a nightmare around that area!
99.	Linda Matulich	Los Gatos, CA	
100.	Leah Chun	Los Gatos, CA	
101.	Paul Matulich	Los Gatos, CA	
102.	Suzanne Jager	Harrison Township, MI	
103.	David Shaw	Los Gatos, CA	I vote "NO".
104.	Jamie Fumia	Los gatos, CA	
105.	Elise Rockey	Santa Cruz, CA	What would be the impact on HWY 17?! ARGH! Terrible slow down... unbearable.
106.	Tom Fandre	Los Gatos, CA	
107.	Jean Shusterman	Los Gatos, CA	I strongly feel that this development should include its own elementary school and/or that not all the homes should just be located in the Los Gatos school district
108.	Darin Albers	San Jose, CA	
109.	Patricia Dunn Schaeffler	Los Gatos, CA	The proposed development is not resonable. I would adk that we wait to see how the recent developments are supported by the town infrastructure before adding more.
110.	Patricia Hills	Los Gatos, CA	
111.	Mike Beerer	Los Gatos, CA	
112.	Austin Stefani	Los Gatos, CA	

	Name	From	Comments
113.	Patty Hannegan	Los Gatos, CA	Going to create too much traffic for the already too much beach traffic. We need to take care of our downtown vacancies before we have no more downtown.
114.	Metedith Harrington	Los Gatos, CA	
115.	Joseph teague	Los Gatos, CA	It's very hard to comprehend that the town would even consider a development half the size of the current Grosvenor proposal. The N40 will be developed, let's be sure it's something the current and future town residents can be proud of.
116.	Catherine Rose	Los Gatos, CA	Protect our town from impossible gridlock and overdevelopment beyond what the infrastructure can handle.
117.	Lisa McAdams	Los Gatos, CA	
118.	Sean Bodie	Dublin 24, Ireland	Los Gatos is a wonderful town, don't let greedy business people ruin it. There is plenty is room in California to build elsewhere.
119.	Michael Murdock	San Jose, CA	
120.	Mitzi Anderson	Los Gatos, CA	
121.	Linda Frolich	Los Gatos, CA	
122.	Margaret Hokeness	Los Gatos, CA	The traffic is already horrendous between Lark avenue and Hwy 85 every day. It's pure insanity to agree to this overdevelopment of the North 40
123.	Elizabeth Dillon	Los Gatos, CA	
124.	Theresa Woehrman	Los Gatos, CA	I grew up in a small town and now that I have 2 children I wanted something close to what I had. That is why I moved to Los gatos.
125.	Alec Macrae	Los Gatos, CA	
126.	Tony Craythorne	Los Gatos, CA	
127.	Monique Castell	Los Gatos, CA	Our town deserves much thought and planning when it comes to any addition to our dear community whose unique character is not easy to replicate.
128.	Jeff King	Los Gatos, CA	This plan is unacceptable. Kids and schools are the priority
129.	Lori Day	Los Gatos, CA	Too big for the small roads and out of keeping with the character of the town.
130.	Lindsay Catterton	Los Gatos, CA	No no no on north 40
131.	Alexandra Nelson	San Jose, CA	
132.	Josh Lamour	Los Gatos, CA	Character of town being diminished. Too much traffic, not enough school rooms.
133.	Shereen Farahani	Los Gatos, CA	
134.	Nicole Dennon	Los Gatos, CA	This project changes the face and feel of the TOWN we love. Our services, schools and streets can not handle it.

	Name	From	Comments
135.	Suejin Kim	Los Gatos, CA	
136.	Kimberly Dallas	Los Gatos, CA	
137.	Nayana Jayasekera	Los Gatos, CA	
138.	Callie Stefani	Los Gatos, CA	Please save our town...
139.	Sabine Trammell	Saratoga, CA	
140.	Michelle Tedford	Los Gatos, CA	
141.	Mariellen Furia	Los Gatos, CA	Stop it already.
142.	Audrey Webb	Los Gatos, CA	
143.	Bryce Dillon	Los Gatos, CA	
144.	Becky Tanner	Los gatos, CA	
146.	Markene Smith	Los Gatos, CA	The developers' massive, car-oriented first-draft map and plans do not comply with design guidelines set forth in the General Plan and Specific Plan—including for massing, height, architectural style, parking, streetscapes, open space, materials, health, safety and sustainable design.
147.	Shawna Rodgers	San Jose, CA	We know that change will come- but it must be done responsibly. The current plan is short-sighted in its traffic impact and quality of life impact on those who currently live in this area. It requires adjustments and more thoughtful planning; we do not need more retail space. We need more trees, more wildlife, more parks, more water, and housing (as per California state law). We do NOT need another Santana Row.
149.	Morgan Babula	Los Gatos, CA	
150.	Ruth Alexander	Los Gatos, CA	We cannot even live in peace anymore with all the beach traffic going pass hwy9 and then we cannot even get into our neighborhood going to church etc. because of this traffic....why do we need this? No we do not need this in Los Gatos. Thank you.
151.	Manuela Hoidn	Los Gatos, CA	
152.	Elizabeth Sharkey	Los gatos, CA	Please keep the small town charm of Los gatos please please please
153.	Shannon Wagner	Los Gatos, CA	
154.	David Engelbrecht	Los Gatos, CA	
156.	Susan Hamilton	Los Gatos, CA	
157.	Zach hershberger	Los Gatos, CA	
158.	Nicole Liebenow	Santa Clara, CA	
159.	Gina Bommarito	Los Gatos, CA	No more traffic like a big city. Please return our sleepy town back. Do not add more to the existing traffic.
160.	Dave L	Los Gatos, CA	
161.	Quinton Hickey	Los Gatos, CA	

	Name	From	Comments
162.	Ryan Lantrip	Campbell, CA	
163.	Garrett Kolb	Los Gatos, CA	The Town of Los Gatos is presently experiencing tremendous traffic and parking congestion that is decreasing the quality of life and financial viability of our downtown. A project of this magnitude will negatively impact the citizens and merchants, furthering existing problems that must be permanently addressed before any more development can take place. Please address our crumbling streets, traffic, parking and economy before taking on more problems.
164.	Elizabeth Cunningham	Los Gatos, CA	
165.	Suzie nguyen	Los Gatos, CA	
166.	Ted Richards	Los Gatos, CA	We must stop this pseudo development. It's corrupt, created solely for profit, and out of touch with our beloved town of Los Gatos.
167.	Melanie Goodman	Los Gatos, CA	
169.	Monica Faulconer	Los Gatos, CA	
170.	Rachel McGill	san jose, CA	
171.	Diane Siemens	Los Gatos, CA	The density is too great and the open space is inadequate. This would be an unpleasant place to live. Looks like it's intended for investors to buy and rent to millennials.
172.	Vida Parsi	Los Gatos, CA	Too many houses. We need more green space.
173.	PETE SIEMENS	Los Gatos, CA	
174.	Hilary Orr	Los Gatos, CA	
175.	Sajna Jabbar	Los Gatos, CA	
176.	Nayan Sheth	Los Gatos, CA	This project not only affects our children negatively by overpopulating , but as a hospital physician who serves the area at Good Samaritan Hospital and El Camino Los Gatos Hospital, this will negatively impact my ability to serve my patients with emergent situations in a timely matter, along with compromising ambulance transfers to those respective Emergency Rooms.
177.	Victoria Myers	Los Gatos, CA	Keep the Los Gatos look and feel with open space, trees and hillside views. The current plan doesn't meet that objective. The town needs sports fields, additional school, another park . . . not choking traffic at the corner of Lark/LG Blvd. Keep Los Gatos' small town character.
178.	Karen Frey	Los Gatos, CA	
179.	M. K.	Los Gatos, CA	Please do NOT ruin Los Gatos. This development is too big. Too much traffic, too many people, not enough water. You will be remembered for how you helped Los Gatos or ruined it. Vote with a clear conscience and help keep this massive development from moving forward in its current form.

	Name	From	Comments
180.	Lani Harr	Los Gatos, CA	We Cannot allow this high density housing in Los Gatos. Our traffic is horrendous as it is, and our town simply does not have the infrastructure to support this type of development
181.	Judith Beatty	Los Gatos, CA	
182.	TAMARA TRUEBLOOD	Santa Cruz, CA	
183.	Mike BeDell	Los Gatos, CA	
184.	Erica Parks	MARYSVILLE, CA	
185.	Pete Schmidt	Los Gatos, CA	
186.	Susan Bjorlie Score	Los Gatos, CA	There is already terrible traffic getting to work by Good Sam hospital. Our quality of life in Los Gatos is getting difficult with all the traffic. California doesn't have the room or the water for more cars, people and housing.
187.	Michele Regan	Los Gatos, CA	
188.	Paula Gingery	Los Gatos, CA	Please respect the wishes of those of us living in LG now---Our streets, stores, and restaurants on Los Gatos Blvd are already impacted with traffic and long lines. The added housing and stores will be a NIGHTMARE!
189.	Teri Christ	Los Gatos, CA	
190.	Leslie Luhmann	Los Gatos, CA	We have too much traffic already & our schools are too crowded ! Then what about the use of more water , which we don't have either !!
191.	Murray Dennon	Los Gatos, CA	How about taking the really long view? The City should issue a bond, buy it and turn it into open space. Build on it now and it's gone forever. We will never get this chance again.
192.	Chris Bayne	Los Gatos, CA	We, who paid the price to live in beautiful Los Gatos, must preserve it. We must appoint powerful attorneys to understand the underlying facts in this case and give strength to our elected officials. If yours agree with this idea, please contact me.
193.	Melissa Vaccaro	Los Gatos, CA	Los Gatos has gotten so crowded! Its not very fun to drive around and it's lost its small town feel. I've lived here my whole life and I want to now move out of the area due to all the people and development
194.	Lisa Cross	Los Gatos, CA	
195.	Russ Sheehan	Los Gatos, CA	Was it bad judgement, incompetence or greed that allowed the initial plans to get this far?
196.	Jeremy Doig	Los Gatos, CA	
197.	Braden Despars	Los Gatos, CA	
198.	Kate Paisley	LOS GATOS, CA	
199.	Sue Johnston	Campbell, CA	Please preserve some of the small town feel that still exists in Los Gatos!

	Name	From	Comments
200.	Grant Pennel	Los Gatos, CA	
201.	Allie Frey	Los Gatos, CA	
202.	Janie McNay	Los Gatos, CA	The last thing we need is MORE people. The traffic is already a cause for complaint. I'm so against this development. The only person this is doing good for is the developer and it's just not fair to current residents.
203.	Monika Messer	Los Gatos, CA	I could imagine a Spanish style/ Santa Barbara style extension of Los Gatos old world, but not another Santana Row. No two high rise dance buildings . Needs to be rustic with old charm
204.	John Wallace	Los Gatos, CA	
205.	Judith Marlin	Los Gatos, CA	I have already sent a letter to all the Council members and briefs spoken w/ 2 of them.
206.	Kelly Bettencourt	Monte Sereno, CA	
207.	Mary Rabitz	Los gatos, CA	My husband and I also own a business on LG Blvd. we strongly oppose the north 40 as homeowners and business owners
208.	Mary Rose	Los Gatos, CA	It is horrible that our town feel is deteriorating. Lark and 17 is a mess lots of the time. It can take 30 minutes to drive 3 miles into town from Courtside area. The new medical buildings adjacent to the North 40 already generate so many more drivers on weekday. Netflix is not even done with construction and loading all their works in. The traffic diversions for beach traffic are only minimally effective. I was raised in this area and have always been happy to be on the outside edge of the over development of Silicon Valley. Not we are being crushed by overdevelopment in our own town. Please deny the current North 40 Application and Amend the Specific Plan to keep Los Gatos a town, not a city.
209.	Terri Trotter	Los Gatos, CA	This would ruin the small town community of Los Gatos!
210.	Dale Miller	Los Gatos, CA	Traffic Mitigation on Lark, Los Gatos Blvd, Hwy 17 access and Sumaritan Dr. along with impact on Schools from the heavy housing portion of the project have not been adequately addressed in the proposal.
211.	Cathy Guenther	Los Gatos, CA	
212.	Eric Loe	Los Gatos, CA	
213.	Lisa Keller	Los Gatos, CA	
214.	Susan Beck	Los Gatos, CA	Impossible impact to traffic & Dangerous to residents because of that - Emergency vehicles & for residents. It is so difficult to get around our town now & shops are suffering. Unattractive buildings, why? Competes with shops downtown. Not enough GREEN space.

	Name	From	Comments
215.	Steven Johnson	Los Gatos, CA	There is no way to mitigate the traffic no matter what they get their studies to say. The housing? Have it all built on the other side of the line, non Los Gatos Schools. Dial back the whole project, build some open space park area.
216.	Julie Oderio	Los Gatos, CA	It is hard enough to get the Town government to address the needs of existing residents, I cannot imagine the heavy demand that this new development will put on the Town staff, schools and hospitals. We cannot afford more traffic on our roads without better access to 85 and 17, the current configuration is flawed. I know the future tax dollars are enticing, but please make the more prudent decision and reject this application.
217.	Jesse Green	Los Gatos, CA	Until the Town of LG figures out a way to deal with it's current traffic, it would be reckless to allow construction of new development. A balanced plan needs to be in place that will minimize the traffic and reduce the impact on our schools. Putting detour signs up to re-route traffic is only temporary and takes away from the charm of our town. A Town Council vote for this plan should result in an immediate recall petition for council members in favor.
218.	Judy Long	Los Gatos, CA	
219.	scarlett reed	San Jose, CA	
220.	Linda Sherry	Los Gatos, CA	If you live in Los Gatos and you go out to Los Gatos Blvd on the weekends, you are fully aware of the further damage that this plan would create in traffic alone, as it is planned for at this time.
221.	Wendy Holmes	Los Gatos, CA	Increased density will compound the problems we are struggling with now.
222.	Dave Murphy	Los Gatos, CA	
223.	Bindu Menon	Los Gatos, CA	Please don't take away the beauty of Lis Gatos
224.	Bridget Miller	Los Gatos, CA	With Netflix traffic already impacting us getting out onto Winchester and Lark and hwy 17, the additional North 40 traffic will gridlock the surrounding area. Please deny the North 40 Application. The schools are also at their upper limit of enrollment and all the housing will create overcrowding in the LG schools.
225.	Joe Inch	Los Gatos, CA	
226.	Mark Salcido	Los Gatos, CA	Traffic congestion will be terrible.
227.	Lori Ingle	Los Gatos, CA	
228.	Corinne Escobar	San Jose, CA	
229.	Bruce Ingle	Los Gatos, CA	
230.	Doreen Nelsen	Los Gatos, CA	We have lived in Los Gatos since 1988, and the traffic around Winchester/Lark/LG Blvd. is unbearable now. Don't create more traffic!

	Name	From	Comments
231.	Mary Jane Saunders	Los Gatos, CA	I have lived in LG for 30 years; please do not surrender property north of Lark Avenue to high density. Los Gatos needs neighborhoods like Blossom Manor not more high density.
232.	Len Dorfman	Los Gatos, CA	
233.	Susan Buxton	Los Gatos, CA	
234.	Karee Weber	Los Gatos, CA	The current plan is not in line with the look of Los Gatos. It looks more like Santana Row. This town is becoming crowded that it takes longer and longer to run a few errands. It took me 20 minutes to drive 4-5 miles two days ago due to so much traffic congestion.
235.	Todd Pace	Los Gatos, CA	Who ever in Town Council approved or will approve this North 40 project is very likely "on the take" and has either accepted a bribe or is going to accept a bribe. We should do a GoFundMe to pay for private investigation and public investigation to the banks accounts of the Town Council and their families. Traffic alone could never pass an Environmental Impact Report. Investigate those involved with that too. The traffic problem is not just during Summer, it is at its worst in Summer but all year round. Real Estate prices will plummet in Los Gatos, Monte Sereno and the coastal cities over the hill. Saratoga will skyrocket.
236.	Gary Fales	Los Gatos, CA	Traffic and density is horrendous. Lived here since 1973, many folks I went to LG High School cannot believe the changes when they return to the area - the comments are not complimentary at all! Driving on 17 towards Lark Ave makes my stomach turn with all the orange markers showing what our diminished view of the Los Gatos hills will look like - pretty sad quite frankly. I agree with all the horrendous traffic issues as well. Several times when venturing out, we have turned back home because there was a traffic jam at Lark and Winchester!
237.	Mavis Chen	los gatos, CA	
238.	Judith Rizzuto	Los Gatos, CA	No additional grid lock needed.
239.	Jacob Englander	Los Gatos, CA	
240.	Carolyne Moe	Los Gatos, CA	
241.	Stacy Carkson	Los Gatos, CA	
242.	Melissa Miller	Los gatos, CA	
243.	Jason Haase	Los Gatos, CA	
244.	Margaret Greenwood	Los Gatos, CA	The impact on daily local traffic for Los Gatos Blvd., Lark Ave., Winchester Blvd., 17 and 85 will create a daily "weekend beach traffic" situation. As a medical professional I'm also concerned about emergency vehicles getting to Good Samaritan and El Camino Hospitals without difficulty.

	Name	From	Comments
245.	Shalien Izzi	Los Gatos, CA	Take back our town! Please turn down North 40 and keep Los Gatos from turning into a major city with major traffic problems.
246.	Jared Miller	Los gatos, CA	Keep Los Gatos unique and small!
247.	Ricki R Nelson	Los Gatos, CA	
248.	Brooklyn Traxler	San Jose, CA	
249.	Lisa Loe	Los Gatos, CA	
250.	Teresa Bonner	Los Gatos, CA	
251.	Charles Tripp	Los Gatos, CA	I don't want LG to become a city, with all the traffic.
252.	Katie Hingle	Los Gatos, CA	We need schools, parks, open space, not more housing and shopping.
253.	Robert Buxton	Los Gatos, CA	
254.	Pattie Martin	Los Gatos, CA	
255.	Robert Beck	Los Gatos, CA	This project is far too big and dense and is out of character for the Town of Los Gatos. Traffic in the area is already negatively impacted by the recent Netflix and hospital expansions. Please deny this application and have the plan amended to significantly reduce the density and traffic impact.
256.	Heidi Sacks	Los Gatos, CA	I cannot imagine why anyone who actually lives in Los Gatos and has to use highway 17 to access their home would want to add 100's to 1,000's more vehicles to our already congested roads. The Lark avenue exit off of 17 is the route we have to take to get to our home off of highway 9 since traffic is usually ground to a halt and exiting off at highway 9 would take forever. If this development goes through as planned, exiting Lark would become a <i>nightmare</i> as well. <i>This development is not in the best interest of the citizens who actually have to live and commute to and from Los Gatos.</i> I urge the town counsel and those in authority to think of their citizens best interest when voting for this. And by that I mean, our quality of life and enjoyment in living in our town. Not the increased tax revenue . Thank you , Heidi Sacks
257.	shannon susick	Los Gatos, CA	not enough room for my comments!
258.	Peter Dominick	Los Gatos, CA	
259.	Claire Ekelund	Los Gatos, CA	
260.	Brian Sheehan	Los Gatos, CA	
261.	Leslie Roth	Los Gatos, CA	
262.	NANETTE LATOS	Los Gatos, CA	
263.	Madeline Raff	Los Gatos, CA	
264.	Banu Searle	Los Gatos, CA	

	Name	From	Comments
265.	Ann King	Saratoga, CA	
266.	Morgan Bricca	Los Altos, CA	
267.	Emily Scher	San Jose, CA	
268.	Judy Rucker	Los Gatos, CA	Lark Avenue is our only outlet from our neighborhood, and it's already nearly impossible to access it. Please don't add such a big development to an already heavily impacted area. Keep Los Gatos small(ish) please!
269.	Jeff Zullo	Los Gatos, CA	Please deny current plan for North 40. This does not meet the required look and feel of the Town of Los Gatos. The density, impact on schools, and local traffic increases, combined with pending impact from Netflix buildings nearing completion will result in gridlock on Lark, Winchester and Los Gatos Blvd which will negatively impact all residential properties in the area.
270.	Madeleine Scher	San Jose, CA	I grew up in Los Gatos and would hate for its small town atmosphere to go away
271.	Maria Dominick	Los Gatos, CA	
272.	Lauren barnes	Los Gatos, CA	
273.	Martha (Muffie) Dominick	Los Gatos, CA	Please, please, please! Do NOT support this project! We need to deal with the current traffic problems without adding more!
274.	Jean Leeming	Los Gatos, CA	Please DO NOT destroy our darling town of Los Gatos. Traffic and schools are already bursting.
275.	Lorin Janovich	Los gatos, CA	Our community will be impacted in such a negotiate way do to the fo jesting it would cause!
276.	Liz Leigh	Los Gatos, CA	This would severely impact our town with major traffic, overcrowded schools and turn our quaint town into a congested city. Home owners (& renters) pay for a small town feel. I don't think the locals want a Santana Row in our backyard. There are plenty of other places this developer could build. Not sure why they want to cram this into a small town!
277.	Susan Kankel	Los Gatos, CA	Lower the density
278.	Christine jarvis	Cupertino, CA	Keep LG a town!!!! traffic is horrific as it is
279.	Leonard Floyd	Los Gatos, CA	Please do not continue now. In a future plan maybe part of the area could become a light rail terminal and parking area for the yahoo bus people. So rather than adding traffic to our congested area, using space wisely could diminish effect of high traffic volume, at least in that area of town.
280.	Richard Wilson	Los Gatos, CA	
281.	Patricia Blair	Los Gatos, CA	More green, more environmental impact studies, more traffic studies, more impact on schools and downtown merchant studies are needed!!!

	Name	From	Comments
282.	Linda Iversen	Los Gatos, CA	
283.	Kathy Cotton	Los Gatos, CA	
284.	Marnie Willhoft	Los Gatos, CA	This must be denied! Stop the madness
285.	Rhoda Belle Firth	Los Gatos, CA	Please deny this application. Please don't just ask them to scale it back.
286.	Rosalind Achkar	los gatos, CA	There is too much traffic already, especially in this area of town getting on and off of the freeways! We have too many people and not enough open space-
287.	Albe Tremblay	Saratoga, CA	
288.	Anne Gross	Los Gatos, CA	
289.	Hiten Thakkar	Los Gatos, CA	This will be a logistics, traffic nightmare and will compound the existing traffic woes on Los Gatos Blvd, trying to make it to the ER in Good Samaritan, HWY 17 and 85.
290.	Sabrina Hoeke	Los Gatos, CA	
291.	Patti Elliot	Los Gatos, CA	Please uphold the planning commission denial of this application. It is not the Town Councils obligation to maximize profits for the developer. Town Council is obligated to deny this application because it does not conform to the Specific Plan in numerous ways. Thank you!
292.	Lilo Campeau	Los Gatos, CA	
293.	Yuri Oda	Los Gatos, CA	
294.	Pamela Abaci	Los Gatos, CA	As building and business owner that looks on to the North 40, this application for the number of houses and the new traffic/lane changes will be a nightmare. No one from the North 40 project or the Los Gatos Town Council/Planning Council has ever approached the current building owners on Los Gatos Blvd. about the changes in traffic lanes and the addition of a median that will change our build's traffic flow (stopping all left turns in and out of our parking lot, forcing U-turns after passing the building and only right turns out of our parking lot). Having gone to a previous council session and spoken to the "builder" representatives, they don't care about any existing buildings/businesses which means they could care less about the "Vision and Guiding Principles" of Los Gatos.
295.	Emily King	Saratoga, CA	
296.	Tessa Arguijo	Los Gatos, CA	The Planning Commissioners who voted to reject this plan got it right! Please deny the current application.
297.	Pascal Poitras	Montreal, Canada	
298.	Cindy Walker	Los Gatos, CA	
299.	Ann Altmann	Los Gatos, CA	PLEASE, PLEASE, PLEASE deny the plan as is and don'y ruin our town forever.

	Name	From	Comments
300.	Richard Potter	Los Gatos, CA	
301.	Sandy Decker	Los Gatos, CA	
302.	Trish Raffel	RALEIGH, NC	
303.	John Cook	Los Gatos, CA	
304.	Betsy Sickler	Los Gatos, CA	Los Gatos does NOT need more traffic nor dozens of more children in our schools.
305.	Allen Arguijo	Los Gatos, CA	
306.	Patricia Galione	Los Gatos, CA	
307.	Aileen Gulesserian	Los Gatos, CA	I object to the proposed project on the grounds that it does not fit into our Town environment and also to the unhealthy traffic problems it will create.
308.	William Blair	Los Gatos, CA	The present plan is a poor design: lacks adequate parking; too dense housing, lack of adequate schools for the local kids.
309.	alison huber	los gatos, CA	As much as I'd like to have the north 40 remain as it is, I know that's not really possible. However, a regular neighborhood with NORMAL sized lots, would suffice. No matter what goes in there the traffic will be even worse than it is currently, among other major strains on the community such as schools and water.. I'd like to see something I could at least get used to, not one that makes my blood boil in total anger.
310.	Stephanie C	Los Gatos, CA	
311.	Margaret Yarka	Los Gatos, CA	
312.	Kathleen Smedt	Los Gatos, CA	
313.	Carole Shebanek	Los Gatos, CA	Please deny the current North 40 Application and amend the plan to be more responsible and friendly towards our town.
314.	Maureen Hague	Los Gatos, CA	
316.	Amy Zullo	Los Gatos, CA	
317.	Robb Walker	Los gatos, CA	
318.	Chris Ann Bartol	Los Gatos, CA	
319.	Nicky McAllister	Monte Sereno, CA	Please, please, please rethink plans for this site....the proposed development will be a disaster for everyone living and working in Los Gatos and Monte Sereno
320.	Mary Patterson	Los Gatos, CA	Please deny this anti-Los Gatos project!!!
321.	norry mcallister	Los Gatos, CA	
322.	Lisa Carr-Goudy	Los Gatos, CA	What is the plan to mitigate the traffic and smog impact on our town? What is the realistic impact this will have on our schools, students, teachers? I see nothing but overcrowding.

	Name	From	Comments
323.	Cassandra Joseph	Los Gatos, CA	
324.	Ruth Cook	Los Gatos, CA	We are sadly losing our wonderful, small town atmosphere with the enormous amount of traffic. This project will only make life more hectic for everyone. The number of buildings are way too many.
325.	Virginia Pinschmidt	Los Gatos, CA	
326.	Paulo Reeson	Toronto, Canada	
327.	Jennifer Kapp	Los Gatos, CA	Traffic is out of control without any new building
328.	Dennis McEvoy	Los Gatos, CA	Previous Town Council's have worked very hard to preserve the wonderful environment we have in Los Gatos. At times they had to make very hard and unpopular decisions, but the Town residents benefited. We need this Town Council to regain control of the North 40 from the developers and force a plan that is compatible with Los Gatos, <i>not with San Jose</i> .
329.	Nicholas Radov	Los Gatos, CA	I am not opposed to all new development in loud Gatos but the current North 40 proposal is simply too large for the local infrastructure. I hope the Town Council will insist that the developer trim it down to a reasonable size before approving the plan.
330.	Barbara Murphy	Los Gatos, CA	Apart from the already massively overcrowded freeway traffic, this will change Los gatos into the urban sprawl that San Jose is so loved for.
331.	Mark H	LOS GATOS, CA	The scale of this project is inappropriate for the location. Traffic is already a mess all along Lark and at Los Gatos Blvd. The schools are already over capacity. Even for additional retail it is a very inconvenient location for ingress and egress. This development will negatively impact the quality of life at the whole north end of Los Gatos.
332.	Sonia Szewczuk	cairns, Australia	
333.	David Anderson	Saratoga, CA	Such a high density development will place too much pressure on existing infrastructure, cause additional congestion to an already crowded road system.
335.	Susan Lee	Los Gatos, CA	
336.	Patty Kenyon	Los Gatos, CA	There's to much traffic as it is.
338.	Ed Krick	Los Gatos, CA	The surrounding streets would not be able to handle the traffic and this is for just half of the North 40 land!
339.	Jill J.	LOS GATOS, CA	I do not want to see our town with such high density housing. It degrades the beauty and value of Los Gatos. It will also create a HORRIBLE gridlock in an area that is already very backed up and busy at many times during the day. You cannot widen Lark Avenue, without great <i>(continues on next page)</i>

	Name	From	Comments
339.	Jill J.	LOS GATOS, CA	<i>(continued from previous page)</i> expense, as you are dealing with a bridge over Hwy 17. I think it shows the greed of the builder, the desire at any cost to get more tax revenue, and a lack of caring about what a development of this size will mean to those of us that live on that side of Los Gatos.
340.	Mariana Lukacova	Moldava Nad Bodvou, Slovakia	
341.	Mary S	Los Gatos, CA	The size of this project is too large for the area to absorb. The traffic is already horrendous.
342.	Amy Perera	Los Gatos Blvd, CA	NO NORTH 40!!
343.	Stephen King	Los Gatos, CA	Keep the Heritage Orchard! If Saratoga can do it Los Gatos can too!
344.	Lisa Normandin	Los Gatos, CA	Please don't do this. We love our quaint town of Los Gatos!!
345.	Paul Normandin	Los Gatos, CA	
346.	Barbara Shaver	LOS GATOS, CA	Stop this bad plan!
347.	Kim Ratcliff	Los Gatos, CA	I've lived in LG since I was a kid. Let's keep the town's original charm intact. Whenever I walk through the Almond Grove, I am reminded of all the wonderful alleys and funky garages of the '70s and '80s and just how LG was a funky hippish town. I miss that. We need to remember the reason why LG is so special and preserve those qualities.
348.	Shigeru Iwamoto	Los Gatos, CA	Keep Los Gatos livable. We don't want a Santana Row wanna-be here. There is already too much traffic and pollution. Improve basic infrastructure like street paving in real residential areas!
349.	Kendra W.	Los Gatos, CA	The Planning Commissioners voted against the plan as it stands. What would be the point of a Planning Commission if we aren't willing to take their advice? Aren't they the ones most qualified to determine if the project is appropriate for Los Gatos? My guess is that they have concerns about traffic, schools, downtown businesses, and consistency. As these are the main concerns voiced within the community as well, it makes sense to reevaluate and make a few changes. It is better to do it right the first time than to push a plan through that once materialized will have a negative impact on the town.
350.	Tom Krulevitch	Los Gatos, CA	Let's keep Los Gatos a town
351.	Kenneth Johnston	LOS GATOS, CA	
352.	Patricia Erbst	Los Gatos, CA	I support the petition whole heartedly.
353.	Sandy Jordan	San Jose, CA	Traffic and parking has made LG a challenge to dine, shop, do nails, have fun. If this passes, I will NEVER go there. It won't be worth the aggravation.

	Name	From	Comments
354.	Leta Reynoldd	Los Gatos, CA	We are congested already! Plus, the homes will be too near the freeway! Gridlock for morning commute!
355.	Bina Desai	Los gatos, CA	
356.	Margaret Whalen	Los Gatos, CA	
357.	Andrea S	Los Gatos, CA	We have standstill traffic in LG 7 days a week. It is extremely laborious to get around the majority of the day with so many current residents in addition to pass thru traffic from beachgoers. Unless you build another school and wider roads and interstates, which none of us want, there isn't the capacity with the existing infrastructure to add 100's more residents.
358.	Mario Queiroz	Los Gatos, CA	Our town is already way too congested for the physical size and infrastructure. The school enrollment numbers at LGHS, for example, have led to lower-quality education. Traffic continues to get worse. And with regards to retail, we should be helping to bring business to downtown <i>merchants rather than pulling shoppers away from downtown.</i>
359.	Priscilla Tine	Knoxville, TN	
360.	Diane Elzingre	Los Gatos, CA	Keep our town Los Gatos, we don't need more growth
361.	Laura Saunders	Los Gatos, CA	
362.	Rosemary Harper	Los Gatos, CA	<i>High impact on schools and traffic. Los Gatos has had enough. No on the north 40!!!!</i>
363.	Britt Sellin	Los Gatos, CA	If North 40 resembled more of what the town vision had for it, then I'd be happy with it. But it looks like a small city on its own.
364.	Danette Stephan	Los Gatos, CA	
365.	Stacey Escobar	Los Gatos, CA	traffic is ALREADY out of control ! out street ways cannot manage further congestion. this is a TOWN : NOT A CITY!!!
366.	Bunte Libante	Los Gatos, CA	
367.	Diane Dreher	Los Gatos, CA	Los Gatos is a town, not a city. Let's push back against plans for a corporate industrialized complex on the North 40.
368.	Gil Decker	Los Gatos, CA	
369.	Wendy Squire	Los Gatos, CA	The North 40 Developer Application would negatively impact the town of Los Gatos by increasing traffic congestion as well as drawing potential revenue from existing downtown business.
370.	Mary Roach	Los Gatos, CA	Make the model show ALL of the proposed North 40 buildings. The model at LG library only shows Phase 1. Phases 2 and 3 aren't even shown and would make more citizens aware of the issues and impacts on our Town (not city). Traffic, high density housing, where is <i>(continues on next page)</i>

	Name	From	Comments
370.	Mary Roach	Los Gatos, CA	<i>(continued from previous page)</i> the water? School impact, ugly view blocking high buildings. Any little patio, even enclosed for sole use of resident, is calculated as part of the "open space". Senior housing on top of the 'market hall", too few trees and true open space. Economic drain from downtown businesses. Horrible
371.	Patrice Flageollet	Los Gatos, CA	The city within the town the developers have proposed is not in line with the look and feel of Los Gatos. This plan needs to be rejected by the Town Council to preserve a good quality of life for its residents.
372.	Dan Garcia	Los Gatos, CA	Ask not what my Town can do for me but what I may do for my Town.
373.	Aaron Narlesky	San Jose, CA	
374.	Dan O'Gorman	LOS GATOS, CA	
375.	Kelli O'Gorman	Los Gatos, CA	Please deny this application!!! It will negatively impact our schools and does not adequately address over crowding issues, not does it address senior housing requirements.
376.	Deborah Fein	Los Gatos, CA	I believe the scale and density of the project is far too large and would like it cut by more than 50% in size minimum.
377.	Janae Copper	Los Gatos, CA	
378.	Barbara Springett	Campbell, CA	I travel Los Gatos Blvd every day and at the intersection of Lark, it is always backed up. If the North 40 is developed, it would be 100% more congested.. There is no infrastructure to accommodate the added chaos. If this project happens, I will make other choices than going into Los Gatos for many reasons, which will impact the many establishments that I love. Where is the open space issue that San Jose has on there hillsides? We need open space, <i>not crammed in housing that is unaffordable to many!</i>
379.	Sharon Elder	Los Gatos, CA	I object to all 320 houses being placed in the Los Gatos school district. This does not fairly impact the local LG school district which was one of the conditions of approval of the Specific plan in 2015 and therefore I respectfully request you reject the proposal. Thank you.
380.	Kim Celestre	Los Gatos, CA	
381.	don v.	San Jose, CA	TOO INTENSE
382.	Amy Despars	Los Gatos, CA	There are so many reasons to deny this application. Many of these reasons have been sent to the Town Council so please listen to the citizens of Los Gatos and not the developers. We will be living here long after the developers are gone and laughing their way to the bank.
383.	Pam Boland	GROVETOWN, GA	
384.	Malea Mordaunt	Los Gatos, CA	

	Name	From	Comments
385.	Courtney Griffin	San Jose, CA	This is not good for the Township of Los Gatos or for the Carlton neighborhood and elementary school. There is enough traffic on our city streets, especial Carlton and Good Samaritain as thouroughfairs. As a teacher and Cambrian/LG neighbor I want to preserve the integrity of our close and intertwined communities.
386.	Amy Bowser	Los Gatos, CA	
387.	Ita Lonergan	Los Gatos, CA	
388.	Jim Laccabue	Los Gatos, CA	no way. has anyone tried to get around on a weekend day lately? crazy. no infrastructure to support this. send them back to the drawing board. Just say "NO"!
389.	Eileen Eitel	SAN JOSE, CA	No more!!!! This will impact the emergency vehicles, inividuals from getting emergency medical attention. Too much traffic & congestion in this area.
390.	Kristi Ballou	Los Gatos, CA	
391.	Shea Springett	Campbell, CA	There is no need for another Santana Row...600+homes cannot fit in that area with the infrastructure. I can't believe the developer didn't consider the impact of the school district. It is already to capacity. This project SHOULD NOT HAPPEN. Think of all that have been long time Los Gatos residents....this is not fair. Is the developer from the area...I bet NOT.
392.	Lisa Xiao	Los Gatos, CA	The current North 40 plan definitely will ruin the town.
393.	Shahram Javey	Los Gatos, CA	
394.	Jacob Xiao	Los Gatos, CA	The current north 40 will make traffic, school worse.
395.	Gang Xiao	Los Gatos, CA	Please stop the current north 40 plan.
396.	Yimo Huang	Los Gatos, CA	
397.	Meghan Hardiman	Los Gatos, CA	
398.	Lucia Thompson	Los Gatos, CA	
399.	Brita Matesso	Los Gatos, CA	
400.	Amy Fulton	Los Gatos, CA	
401.	Jeri Antonio	Los Gatos, CA	
402.	whitney holton	Los Gatos, CA	
404.	Charlene Reimnitz	Los Gatos, CA	
405.	Lora Hendrix	Los Gatos, CA	Way too many people for our small town. If there is not enough water for us surely there is not enough water for North 40. If you think beach traffic is bad now, North 40 will impact it on a daily basis. We are not a 1 child nation and the impact of kids for our schools would be horrible, we are already busting at the seams. Stop North 40, no good can come from this.

	Name	From	Comments
406.	Brett Lyons	Los Gatos, CA	
407.	Michael Whalen	Los Gatos, CA	The basic question is whether our town officials are elected to represent the will of the people or the interests of outside property developers and the Sacramento political machine. Please stand up for us by denying the current application and guiding the north 40 development to be more in line with the character of Los Gatos.
408.	danielle peake	Los Gatos, CA	
409.	Amanda Rosas	Los Gatos, CA	I can't even move around town now, I can't even imagine the impact on traffic during construction and after...Is Los Gatos trying to move long time residents out of here (36 years I've called Los Gatos home)???
410.	Karen McQuade	Los Gatos, CA	Please please don't build. I want my children and grandchildren to enjoy the same town that my husband and I have for 30 years. You are the chosen few to Protect our legacy.
411.	Paul Garneau	Los Gatos, CA	My main reason for signing this is the lack of plans to widen LG Blvd. adjacent to the development.
412.	Theresa Leiker	Los Gatos, CA	
413.	Melanie Purcell	Los Gatos, CA	
414.	William Frey	Los Gatos, CA	
415.	John Despars	Los Gatos, CA	
416.	dan Cunningham	los gatos, CA	
417.	Shailesh Vinayaka	Los Gatos, CA	Spread your legs as far as the sheet can cover. We are already suffering overcrowded schools and roads. Fix these two before approving any future multi housing facility.
418.	Karrie Bertsch	Los Gatos, CA	
419.	Lynne Rosser	Los Gatos, CA	Plan needs much more true Open Space, preserving present appearance, and homes need to be spread into Phases II and III.
420.	Winnie Wu	Los Gatos, CA	
421.	robin strothers	Los Gatos, CA	Do not want the north 40 covered in houses and stores. Would like some homes and a school would be wonderful. This town needs a SCHOOL. Los Gatos made a mistake when it sold Berry School. Lets correct that mistake!
422.	Sharon Compton	Los Gatos, CA	Los Gatos is a thriving community in its own right. We do not need additional population to infuse the city with revenue, traffic, cars, housing, and a level of pollution that will be worse then without.
423.	E Werner	Los Gatos, CA	

	Name	From	Comments
424.	Tom Flageollet	Los Gatos, CA	<p>My concerns are at many levels, but primarily center around the impact to traffic and our quintessential "small town" downtown.</p> <p>The expansion of Netflix has already had significant, if not unbearable at times, impact to the traffic in the Winchester/Lark area. I frequent the JCC fitness center on Oka road and often can't "get through the green light" to turn left on to Lark at mid-day due to traffic backups on Lark. Often, Los Gatos Blvd is backed up from Hwy 85 to Lark. This is today's traffic reality. I don't need a traffic impact report to imagine what the addition of 320 residential units would do to traffic congestion.</p> <p>Along with the small town feel, our idyllic downtown area is what defines Los Gatos. "I just love to visit the Los Gatos downtown area" is a refrain I constantly hear from people I meet who live in other Northern Ca communities. I fear a significant commercial addition in the North 40 will undermine and de-emphasize our signature downtown. Is that what we really want to become of our town?</p> <p>Finally, in speaking with my fellow Los Gatos residents I haven't heard one (not one) who is supportive of this project as it is currently defined. We need a proposal that has much more synergy with our community as well as meeting unmet needs.</p>
425.	william reid hastings	Los Gatos, CA	
426.	Carolyn Moore	Los Gatos, CA	
427.	Laura Brossart	Monte Sereno, CA	
428.	April Kern	Los Gatos, CA	
429.	Karen Valencia	Los Gatos, CA	
430.	Patricia Cramer	Los Gatos, CA	<p>Impact on schools already overcrowded</p> <p>Urban planning (no bueno)</p> <p>High density living</p> <p>Los Gatos Boulevard traffic already impacted</p>
431.	Melissa Solaibe	Los Gatos, CA	
432.	Jill Julien	Los Gatos, CA	
433.	Elisabeth Brown	Los Gatos, CA	<p>There is too much vilifying and development in our precious town. The traffic on the surface streets is unbearable. Please do not let this get worse by approving this awful project.</p>
434.	Stacy Geiken	Los Gatos, CA	
435.	Terri Spice	Los Gatos, CA	
436.	Kyung Namkoong	Los Gatos, CA	
437.	Nancy W	Los Gatos, CA	
438.	Cynthia Todd	Los Gatos, CA	

	Name	From	Comments
439.	Bruce Todd	Los Gatos, CA	
440.	Mary Wiley	San Jose, CA	I was born and raised in Los Gatos, and it's so sad to see the town change and lose its charm. Developers buying up any and all open space to squeeze in a few more houses, which leads to overcrowding.
441.	Carol Marshall	Los Gatos, CA	
442.	Amy Hockenbrock	Los Gatos, CA	The schools are already too crowded and the traffic is a nightmare. Please consider what your town thinks more than what the money does.
443.	Erika tonges	Los gatos, CA	Ridiculous plan. This isnt sunnyvale. Netflix dev already having large negative impact.
444.	Ruth Seifert	Los Gatos, CA	I have lived in Los Gatos since 1968, and I was so happy to by my home here in 1992, but the changes that are being planned for North Forty are not for the benefit of the current residents. The traffic on Lark Ave and Los Gatos Blvd is awful and the high density project will only make it worse! Please vote no on the current plan.
445.	John Kern	Los Gatos, CA	The proposed North 40 Application does not align with the town of Los Gatos and it's citizens Long Term strategy of building a community that is both attractive to live in and economically sustainable. We need to accept that we have limited Road and School infrastructure which is already stretch to meet the existing population. We need a better plan that properly aligns with the heart and soul of the Los Gatos residents.
446.	Laurie Prestine	Los Gatos, CA	
447.	Jill Baumel	Los Gatos, CA	
448.	John Kern	Los Gatos, CA	Bad idea, will over tax our roads, schools, and turn Los Gatos Blvd. into a Parking Lot. Do the Right Thing and Kill this Plan
449.	Kate Riley	Los Gatos, CA	
450.	Sigi Comeau	Los Gatos, CA	
451.	Burch Harper	Los Gatos, CA	
452.	Bruce Botto	Los Gatos, CA	Please listen to us! The current development proposal has many issue, but first and foremost it is NOT in keeping with the town's character. Los Gatos is a town, not a city. Please deny the current application and amend / clarify the specific plan.
453.	Jill Hourani	Los Gatos, CA	Please amend the current plan. Our town is too crowded already to add more high density. Traffic is already out of control! LG is getting out of hand.
454.	Marianne L	Los Gatos, CA	Traffic is already a HUGE mess. Please listen to the locals. Thank you.
455.	Natanya Desai	Los Gatos, CA	

	Name	From	Comments
456.	Irene Martinez	San Jose, CA	Look beyond the money, more traffic on Lark Ave, hwy 17 and 85. Save the beauty of Los Gatos. Please vote NO on North 40.
457.	Melissa Moses	Los Gatos, CA	
458.	Amy V.	San Jose, CA	
459.	Jennifer Barrier	Los Gatos, CA	
460.	Ursula Szeles	Los Gatos, CA	
461.	Janet Ehrhardt	Los Gatos, CA	This part of the town is getting slammed with development that is too dense. The North 40 needs to be more in line with the whole of Los Gatos
462.	Cecilia Shao	Los Gatos, CA	
463.	Maureen Hardiman	Los Gatos, CA	
464.	Bridget Mercik	Los Gatos, CA	
465.	Rich Sundquist	Los Gatos, CA	We need to protect our town from over development. Our schools, our streets, our overall quality of life Will dramatically change for the worse if the current North 40 plan is implemented. Stop this development !!!
466.	Chris Szeles	Los Gatos, CA	We are NOT San Jose! Let's keep Los Gatos feeling like a small town in the already-too-dense Silicon Valley. Our infrastructure is already under pressure, and adding a development of this magnitude does not seem reasonable.
467.	Lorraine Miller	Los Gatos, CA	Not a fan! Our town is already impacted by over development
468.	Antonia Conway	Los Gatos, CA	
469.	Jennifer Albanese	Los Gatos, CA	This whole project makes many of us want to leave. I grew up on the streets of Los Gatos. Nice to see it grow a bit through the years but there is no more town feel anymore. School impact. Traffic is already a mess. Takes me 30 minutes to get from whole foods to st Marys school. Please consider.
470.	Will Fordyce	Los Gatos, CA	
471.	Shelby Copper	Los Gatos, CA	
472.	Elizabeth Wilson	Los Gatos, CA	
473.	Maris Schwartz	Los Gatos, CA	
474.	Cass Kohler	San Jose, CA	
475.	Daniel Connor	Los Gatos, CA	I hereby am signing this petition and wish to help deny the North 40 application and to furthermore amend the Specific Plan. Daniel Connor
476.	Oscar Crespo	Los Gatos, CA	
477.	Melissa Cullinan	Los Gatos, CA	Very concerned about the density of this proposed project. Our streets and roadways are already impacted. Then add schools and over all impact....

	Name	From	Comments
478.	Anna Bergeson	Los Gatos, CA	
479.	Ashima Goel	Los Gatos, CA	This project will impact local schools and traffic. Very concerned about this project.
480.	Becky Martinez-Kroeger	YUMA, AZ	
481.	Leslie Holms	Los Gatos, CA	I can't believe the town would consider this. Please put the residents first.
482.	Larry DaQuino	Los Gatos, CA	
483.	Rebecca Bond	San Jose, CA	
484.	Melinda Wellington	Los Gatos, CA	This will destroy our town. Our schools are suffering tremendously, and the traffic is horrendous. Please think about preserving LG as we know it and STOP catering to greedy developers!
485.	Jen G	Los Gatos, CA	This will negatively impact our schools, the traffic in and around the area, and is not consistent with the vision for Los Gatos. I for one as a non-downtown resident am tired of being treated as an after-thought LG resident.
486.	Cindi Galvin	San Jose, CA	
487.	Robert Numan	Los Gatos, CA	
488.	Maxwell Reynolds	Los Angeles, CA	
489.	molly winokur	Los Gatos, CA	
490.	Bethany Perez	Los Gatos, CA	Developing the North 40 will add further congestion to an area whose infrastructure cannot manage. Additionally, this development will ruin the small town atmosphere that make it so appealing. Before you know it, Los Gatos will be just like all the other congested areas.
491.	Steve Nguyen	Los Gatos, CA	
492.	Andi S	Los Gatos, CA	
493.	Alaina Beeman	Los Gatos, CA	As is, the north 40 will create a disaster for the already impacted town. Our schools & roads simply can't handle what's being proposed. Im not against growth, but it must be reworked before being approved.
494.	Ian McAdams	Los Gatos, CA	
495.	Don Allison	Los Gatos, CA	
496.	Richard Payne	Los Gatos, CA	high density, low income housing should be spread over the entire 40 acres, not all located in the current plan for less than half
497.	Claudia Mae Lawrence	Los Gatos, CA	First, the impact on traffic, schools, other services & infrastructure has not been addresses. Second, the design needs to change to reflect the character of the town. We already missed on the 2nd & 3rd Netflix buildings and don't need another design mistake like that. Please vote no.
498.	Laurel Cyrluk	Los Gatos, CA	

	Name	From	Comments
499.	devin conway	Los Gatos, CA	Too many residential units just within the LGSD boundary (i.e. 100% of them!). Also, does not appear to really address current traffic issues and certain negative impact to existing traffic problems.
500.	Steven Young	Los Gatos, CA	
501.	Teri Draeger	Los Gatos, CA	Stop building in LG!!!!!! We only have one middle school and all our schools are impacted.□□
502.	Robyn Blum	Los Gatos, CA	
503.	Aimee Gardner	Los Gatos, CA	
504.	Debora Bodenheimer	San Jose, CA	
505.	Michael WHITE	Los Gatos, CA	
506.	Susan Raisty	Los Gatos, CA	Multi family housing does not have to be quite so dense! I live in the Charter Oaks townhouse complex, which is lovely. It has a variety of units with different floorplans and sizes, non-boxy buildings with a variety of rooflines and setbacks that make it feel less "city-like", lots of trees and courtyards with grass where children can play, plus it fits into the aesthetic of the town of Los Gatos and doesn't over burden the streets with traffic. Why can't the North 40 complex be closer in style and density to what Charter Oaks has? I agree that Los Gatos needs more housing to aviate the region's growing population, but it seems disingenuous for the developer to use the density formulas that are used to promote affordable housing and then to put very little affordable housing in. The vast majority of units will be over \$ 1.25 million -- not affordable at all. The developer shouldn't be able to use the density bonuses unless the vast majority of the units are actually affordable.
507.	Sandra Livinghouse	Los Gatos, CA	
508.	Kathryn Gerrito	Los Gatos, CA	deny the North 40 Application.
509.	Diane Carlson	Los Gatos, CA	I hope that the final plan for this property would contain mostly housing that would be appropriate for seniors. This town desperately needs housing for its seniors who wish to stay in Los Gatos but can no longer stay in their homes. The property is located next to multiple medical facilities and seniors would not generate the traffic that families and singles would generate and seniors would not impact the schools.
510.	Mindi Sheppard	San Jose, CA	
511.	Kimberly Dallas	Los Gatos, CA	I am a small business owner in town and live in the downtown area. My business the last two years has struggled because of the beach "drive thru" traffic. I am for <i>(continues on next page)</i>

	Name	From	Comments
511.	Kimberly Dallas	Los Gatos, CA	<i>(continued from previous page)</i> growth and community, but the current north 40 proposal/ plan is a neatly packaged vail, what lies beneath I fear is a large corporate money machine which leaves small businesses out of business
512.	Susan Burnett	Los Gatos, CA	No , as to the application as it stands. The housing needs to be spread out over the entire project, but fewer residents. The green spaces need to be there as well as the view of the hills.
513.	Carolyn McIntyre	Los Gatos, CA	
514.	S K	Los Gatos, CA	
515.	Duane Schuessler	Los Gatos, CA	I think the traffic which is bad now in Los Gatos will be unbearable with this configuration.
516.	Elke B	Los Gatos, CA	
517.	Patricia Ernstrom	Los Gatos, CA	Please do right by the residents. We are begging for your help. I've lived here for more than 50 years, and I am so saddened by the transformation of Los Gatos – and I know this is only the tip of the proverbial “iceberg”. Remember the Titanic...everything seems fine...people who are concerned or speak out are dismissed...everyone is told it will all be alright...nothing to worry about here.....until it is not...and we are sunk forever. No going back. No do-overs. Please act in the interest of our present and future. We lose a little bit of this special place each and every day. You have the power – we elect you to have the power to stop compounding the problems of traffic, pollution and overcrowding. So many projects haven't been built out, and yet the existing impacts surround us, with so many more to come. It is already difficult and problematic to try and move around town – EVERY DAY (not just on weekends). From where we are today – the Town is painfully close to irreparably damaging all the good things about the environment, health, welfare and character of Town. We just can't absorb any more. Help us. Protest on our behalf. Speak out. Hire staff that will go to bat for the residents NOT the developers. We can do better. We have to do better – for all of us – especially our kids and grandkids. Please help us.
518.	Lonni Goldman	Los Gatos, CA	Every time I drive by and see the story poles depicting such intense and dense building in the north 40 I actually cry. It's a bad design. Please don't build that. Thanks.
519.	Sandra Long	Los Gatos, CA	
520.	Ali Fancher	Los Gatos, CA	Please deny the North 40... We need the plan to be true to our towns guidelines!!!
521.	JILL MARTIG	Los Gatos, CA	Our streets and boulevard can not handle the added cars and traffic. The plan for this development does fit the style of our town and will turn it into a just another crowded city

	Name	From	Comments
522.	Kelly Havens	Los Gatos, CA	I moved away from that side of town a year ago, and I am so glad. It us hard enough to get into town from where I live at certain times of day, but the east side is a mess! The North 40 project will only amplify all of the problems we have with traffic and over conjection.
523.	Kathleen E	Los Gatos, CA	This has "train wreck" written all over it.
524.	Katie Sickels	Los Gatos, CA	
525.	Jon Chandler	Los Gatos, CA	Traffic is already terrible. Please don't approve this.
526.	Robert Kaneko	Los Gatos, CA	We should consider single dwellings.
527.	Jason Kenney Kenney	Los Gatos, CA	
528.	CJ Wells	San Jose, CA	I don't want to see current businesses displaced.
529.	Arlene Hamacher	Los Gatos, CA	TC -Thank you for listening. This is a very complicated issue that has been years in the making. Inherited now, by the current council. It is a forgone conclusion this property is to be developed: is it possible to spread out the housing? Lower the commercial density? I was incredulous as I read the traffic impact report that basically states there would be no impact or it would be "mitigated". Those formulas are incorrect. Please listen to the residents and help us all reconfigure this project.
530.	Kenneth Arendt	Los Gatos, CA	Approving this development, which looks more like a compound, sets a very bad precedent for all future development, whatever the nature. Its a bad deal!
531.	VICKY SHOEMAKER	San Jose, CA	Please traffic there is already impacted. The roads an't take all those cars extra cars with such high density housing. Where is he water going to come from? Where are the crs going to park not just people living there but their guests. .
532.	chard Allen	Los Gatos, CA	I realize that many years of hard work by many town officials and citizens has gotten us to this place; but we must stop this development as currently planned. Our traffic situation is already a nightmare even not counting the cut through beach traffic. This development will make it much worse. Start over please!!
533.	Stephen Robinson	San Jose, CA	
534.	Kent Goheen	Los Gatos, CA	Please do not approve this plan! It is, in no way, consistent with the character of our town and will result in a negative impact on traffic, our schools, and the general quality of small town life. Worse, it will be completely irreversible and may set a trend for future development plans. My wife and I cannot think of any reason why the development plan, as stands, would even be considered.
535.	Meredith Eberle	Los Gatos, CA	

	Name	From	Comments
536.	Neal O	San Jose, CA	
537.	Dean Holton	Los Gatos, CA	
538.	John Wanek	San Jose, CA	
539.	Ranae D	Los Gatos, CA	
540.	Lucille Weidman	Los Gatos, CA	For all the reasons that were so passionately stated: Members of the Town Council you must DENY the Application.
541.	Linda Y	Los Gatos, CA	
542.	Tim Christ	Los Gatos, CA	
543.	C Z	Los Gatos, CA	
544.	Meredith Bigley	Los Gatos, CA	
545.	Sam Weidman	Los Gatos, CA	It doesn't meet any of the Guiding Principles necessary to achieve the Vision Statement of the North 40 Site Specific Plan. Deny the Application.
546.	Don Davies	Los Gatos, CA	
547.	Cheryl/ Steve Hare	LOS GATOS, CA	We are business owners in the downtown area. If this project is put through it will ruin the downtown and our business. We are an independent store and can not possibly compete with the 400,000 + commercial space that is going in. They say we don't know that there is going to be retail. We find that very hard to believe.
548.	Caroline Wei	Los Gatos, CA	
549.	Laura Murray	Los Gatos, CA	Please deny the current North 40 Developer Application. This development does not respect the character and scale of the Town of Los Gatos, which we've elected you to protect. Thank you.
550.	Nicolette Kelly	Los Gatos, CA	
551.	Priti Malhotra	Los Gatos, CA	We love Los Gatos for the town it is - the small town lifestyle it provides- the quaintness - the close knit community. We are already seeing changes in traffic and impact on school size- please don't let it exceed what it already is!!! Let it still be a gem on the foothills of the Sanra Cruz mountains!
552.	Margaret Hastings	Los Gatos, CA	
553.	Jeff Okubo	Los Gatos, CA	If you think traffic during work and beach commute times is already bad, wait until this monstrosity is built. EVERYONE who drives in, through, or near Los Gatos will be stuck in traffic ALL THE TIME. Just say NO!
554.	Kaylene Kaminski	Los Gatos, CA	
555.	Jeff Escallier	Los Gatos, CA	
556.	Martin Whitmore	Los Gatos, CA	Stop Los Gatos from becoming a concrete, congested blob!
557.	Gary Ball	Los Gatos, CA	

	Name	From	Comments
558.	Deanna Erbst	Los Gatos, CA	
559.	John von Nolde	Los Angeles, CA	
560.	Leah Graff	Los Gatos, CA	
561.	Cathy Foy	Los Gatos, CA	
562.	Marie Walker	Los Gatos, CA	Deny! Deny! Deny!
563.	Henry and Florence Reily	Los gatos, CA	I strongly oppose the North 40 project. It is obvious that the project will necessitate a new grammar school, a new firehouse, massively congest the current traffic jam.
564.	Suzanne Regan	Los Gatos, CA	Traffic is horrible now, especially with the Netflix expansion. It will only get worse. Deny North 40!
565.	Shannon Burnett	Los gatos, CA	ABSOLUTELY AGAINST THE N. 40 DEVRLOPMENT!!!! Shannon Burnett
566.	John Bernal	Los Gatos, CA	
567.	Yvonne Mills	Los Gatos, CA	This development is more appropriate for a burgeoning urban area. Not for the town that Los Gatos is and is known for being. I'm all for growth, but this is not responsible.
568.	Sheryl Poulson	Los Gatos, CA	Please deny this plan. We have too much traffic as it is!
569.	Andrew Graff	San Jose, CA	Greedy developers should consider the impact of endless development of open spaces instead of the potential profits!
570.	Jim Bennette	Los Gatos, CA	Plan makes sense for the developers ONLY. It doesn't fit with the town or our lifestyle. It will kill the charm that has taken a century to develop.
571.	Barbara Sundquist	Los Gatos, CA	Stop the building. We are still in a drought, our traffic is gridlock at times, our school are full and it will hurt downtown. What has happened to our quite little town. Council members, stop listening to the money and listen to what the people of the town are saying. The North 40 project to too big. Stop!
572.	Haluk Ucar	Los Gatos, CA	
573.	Linda Schneider	Los Gatos, CA	
574.	Kathleen Willey	Los Gatos, CA	Please deny the current North 40 plan. It is nothing like the original specific plan that was presented to the town last summer. It does not look like Los Gatos, blocks the mountain views, does not meet unmet senior housing needs (the senior residents of Los Gatos would prefer cottage style homes - not apartments on top of a building) and there is no reason to cram all 320 homes into this first phase and into Los Gatos schools! (well only reason is greed of the developer to make more money)
575.	Laura Kupor	Los Gatos, CA	
576.	Jodi Lemons	San Jose, CA	Do not ruin my neighborhood!! Traffic is already a nightmare!

	Name	From	Comments
577.	Melissa Harper	Los Gatos, CA	The current traffic & congestion is horrible. I can only imagine how awful it would be if this plan goes forward. we just don't have the infrastructure to handle this kind of development.
578.	Jack & Patricia Herron	Los Gatos, CA	
579.	Allene Williams	Los Gatos, CA	This project will over crowd the Los Gatos schools. We were told that the majority of this project would be senior housing.
580.	Teresa Botto	Los Gatos, CA	Current traffic conditions are horrendous; Additional housing will only make it worse. Our schools from k-12 can not accommodate additional students with limited educational funds.
581.	Jennifer L.	Los Gatos, CA	
582.	Eric Billingsley	Los Gatos, CA	
583.	Barbara Kreidle	Los Gatos, CA	
584.	Barnaby James	Los Gatos, CA	
585.	suzy seandel	los gatos, CA	
586.	Reuel Warkov	Los Gatos, CA	Say no.
587.	Rita Garfield	Los Gatos, CA	
588.	Ron Swanson	Los Gatos, CA	
589.	Lalith jayasekera	los gatos, CA	
591.	Hiruni Jayasekera	Los Gatos, CA	
592.	Brooks Allen	Los Gatos, CA	We strongly urge the Town 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, 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 <i>(continues on next page)</i>

	Name	From	Comments
592.	Brooks Allen	Los Gatos, CA	<i>(continued from previous page)</i> and funding for constructing a new school cannot be said to mitigate or minimize impacts on schools in Los Gatos Union School District. 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.
593.	Mary Hold	Los Gatos, CA	What happened to the affordable housing demanded by the state?
594.	Meagan Stephens	Los Gatos, CA	
595.	Sabrina Jarrett	Los Gatos, CA	the north 40 would over populate our town. There is already so much traffic that it would be dangerous if there was an accident I would be afraid that the emergency vehicles could not reach their destination easily!
596.	Heather Eichinger	Los Gatos, CA	
597.	Camille Lesko	Los Gatos, CA	
598.	Rosemary Coates	Los Gatos, CA	This is not the kind of development that fits with the vision of our town. Vote it down.
599.	Tom Thimot	Los Gatos, CA	Let them litigate... The application does not meet requirements of the Specific Plan
600.	Judy Martin	Los Gatos, CA	
601.	Diana Newell	Los Gatos, CA	I do not support the current North 40 developer application. Please deny.
602.	Jack & Lorrie Cuthbert	Los Gatos, CA	This must not be approved without significant changes to meet the traditional Los Gatos setting and standards!
603.	Sue Jamieson	Los Gatos, CA	Why would we consider increasing traffic in this already impacted area?
604.	Leslie Finch	Los Gatos, CA	
605.	Misty Breen	Los Gatos, CA	Traffic, parking, and school impact need to be properly addressed.
606.	Margaret Smidt	Los Gatos, CA	
607.	Kristine Goldberg	Los Gatos, CA	
608.	andrew ma	san jose, CA	
609.	Diane Johnson	Los Gatos, CA	Unless something is done to improve the infrastructure, I do not believe this development will be in the best interest of the town of Los Gatos and its community. Is it that all anyone thinks about is money. What about our quality of life. I feel would be selfish act if it goes through at all.
610.	Daniel Gold	Los Gatos, CA	
611.	Beverley Carden Miller	Los gatos, CA	
612.	Darcel Robinson	Los Gatos, CA	

	Name	From	Comments
613.	Steve Miller	Los Gatos, CA	
614.	Madeline Bellicitti	Los Gatos, CA	
615.	Karen Chase	Los Gatos, CA	High density development of the North 40 will forever change our small town into a traffic nightmare with overcrowded schools. Please deny this application and save our town!
616.	charles bergtold	los gatos, CA	
617.	babette ito	Los Gatos, CA	This development is too large and will affect traffic, schools and overall town quality of life. pls downscale the residential portion and add some green parks
618.	Jackie McCombs	Los Gatos, CA	I've seen many changes in Los Gatos since growing up on Hilow Rd. Most of the changes have been fitting to our small town thanks to set policy. Please keep the beautiful character of our town. NO on current North 40 design
619.	John Lochner	Los Gatos, CA	
620.	Steve Erbst	Los Gatos, CA	
621.	Robert Perez	Los Gatos, CA	
622.	Judi Snyder	Los gatos, CA	Ive seen the model of current North 40 design. Are they kidding? It's monstrous.
623.	kim worsencroft	los gatos, CA	Our town is bursting at the seams. I live in the downtown/Main St. area and very often I cannot get home. I actually have to drive on the WRONG side of the road because of the grid lock. I live by the high school, but I am used to that after 35 ears...it is not that. It is the huge number of people that are moving here into new houses that are still being built,. 17 by my house, where it used to be a nunnery!. So we have to have better planning for schools, traffic, qaulity of life....not just for adding more housing becauase someone wants to exercise their right to make money. There are other rights at stake too. Let's stop the development and have a PLAN!
625.	Tiffany Ppageorge	Los Gatos, CA	Nobody I talk to wants the North 40 developed in this way. Our town is currently unable to support the number of people on the roads thanks to the mindless development that has been taking place over the past 8 years. Our wonderful schools are bursting at the seams. We have no great sports complexes like other towns. We don't need more stores filled with more stuff. It seems apparent that this developer only wants to pad his pockets and leave Los Gatos in a state that nobody wants it in. We must protect our town for those of us who live here now and for future generations. Please hear us and listen. No! To the north 40 Plan! Amend it to what We the People want. Thank you.
626.	Shelley May	Los Gatos, CA	

	Name	From	Comments
627.	Cheri Lozoya	San Jose, CA	I work in Los Gatos and my children attend Los Gatos schools. I battle the traffic daily and am very concerned about the impact the North 40 will have on an already crowded town.
628.	Risa Coates	Los Gatos, CA	
629.	Eric R	Los Gatos, CA	
630.	Dana Saich	Los Gatos, CA	
631.	Eden Manseau	Los Gatos, CA	
632.	Joan Pinder	Los Gatos, CA	Too many homes, not in keeping with the town character or master plan
633.	susan nadir	los gatos, CA	
634.	guillermo posada	San Jose, CA	Don't let this development change our town. This will caused major traffic congestion.
635.	Dillon McEvoy	Los Gatos, CA	
636.	Denise Strom	Los gatos, CA	Town, not a city!
637.	Michael Hobson	Los Gatos, CA	<i>This is an outrageous monstrosity. This has absolutely nothing to do with the nature of Los Gatos. We have seen way too much development approved by Los Gatos. I suspect there is already quite a bit of corruption in our sweet little town, when it come to these decisions. If this passes we need to recall everyone involved with the decision.</i>
638.	Andrew Thompson	Los Gatos, CA	
639.	Elizabeth Strawn	Los Gatos, CA	There are too many units and the units are too close to the freeways. This would negatively effect schools and traffic. The retail space would have a negative effect on the downtown shopping. Also, how much more water would be needed for the residents over what the walnut trees use. I don't think California is going to have a water surplus any time soon.
640.	Richard Ferrari	San Jose, CA	
641.	MINA MEHRAFSHANI	LOS GATOS, CA	
642.	Audrey Freeman	Los Gatos, CA	
643.	Janice Salsbury-Black	Los Gatos, CA	This proposal does not look and feel like Los Gatos. It looks like a new city. Is this what you want?
644.	Bridget Clark	Los Gatos, CA	
645.	Marnie Bivetto	Los Gatos, CA	We do not have to settle for this!
646.	Cody Marshall	Lost Gatos, CA	
647.	Kaiyin Gau	Los gatos, CA	

	Name	From	Comments
648.	Sophia Pucik	Los Gatos, CA	This project decreases quality of life in that part of los Gatos. Isn't that exactly what our town council and planning dept is meant to protect us from?
649.	Lynne Bryant	Los gatos, CA	
650.	Christine Clevenger	Los Gatos, CA	Please don't let these plans move forward. This many more housing units and retail would cripple Los Gatos and ruin our town.
651.	Dana Tollick	Los Gatos, CA	
652.	Julie Conlisk	Los Gatos, CA	
653.	Pat Stafford	Los Gatos, CA	
654.	Bryan Dorman	Kempton, Germany	
655.	Yasmin Bomann	Los Gatos, CA	
656.	Michele Gonzales	Los Gatos, CA	Enough traffic. Enough impact on our schools. Enough!!
657.	Christa Cormier	Los Gatos, CA	
658.	Scott Klein	Los Gatos, CA	
659.	David Cormier	Los gatos, CA	
660.	Eleanor Gallmeister	los gatos, CA	You need to start listening to your residents. We need traffic mitigation and new schools at this sight.
661.	Jolene Cisler	Los Gatos, CA	
662.	bill gallmeister	Los Gatos, CA	Schools and roads are already full. The plan needs to give back more to the community.
663.	Joanne Rodgers	Los Gatos, CA	Our town of 12 x12 miles cannot handle the number of people,cars and merchants we have here now. The N40 development will further ruin our quality of life as current residents.
664.	Barbara Gallien	Los Gatos, CA	
665.	MeiLei Enns	Los Gatos, CA	
666.	Christina Coghlan	Los Gatos, CA	
667.	Barbara Lawler	Los Gatos, CA	Please create a plan that adds significant green space and appropriate low-profile housing in much smaller numbers. Add charm and relaxed living. LG is not Daly City or Mountain View or Sunnyvale or even Willow Glen. But the current plan sure looks like the it - all urban density and a greedy land grab for profit only. As the comments on the posted plan on Lark Ave say - it's sad and just say NO.
668.	Erin Eaton	Los Gatos, CA	
669.	Theodore Eaton	Los Gatos, CA	
670.	Andre Lalljie	Los Gatos, CA	As a building professional who plans campuses for companies, including working with Cities on master plans, I'm surprised that the community needs have been so poorly addressed in this proposal.
671.	Elena Ponce	Los Gatos, CA	Keep this gem of a city SMALL!

	Name	From	Comments
672.	Michelle Lalljie	Los Gatos, CA	If you thought beach traffic was bad in Los Gatos...this development is outsized for our town and doesn't blend with its surroundings!
673.	Gina Ventimiglia	Los Gatos, CA	
674.	Amy Lee	Los Gatos, CA	
675.	Jeannie Lavoie	San Jose, CA	
676.	Michelle Folsom	Los Gatos, CA	Not a fan of extra traffic. We are a small unique town. Let's keep it that way
677.	Wendy Yost	Los Gatos, CA	Our town does not need uncontrolled housing. Our schools are over crowded. Traffic is also too congested, not just on weekends with beach cut thrus. Everyday use is also congested.
678.	Lisa-Marie Lonich	Saratoga, CA	
679.	Linda Whyte	Los Gatos, CA	The residents of LG do not want this! Traffic is already bad. The schools are already crowded. We would like to keep Los Gatos the quaint little town that it is. This development is HUGE and does not belong here.
680.	J Mutz	LOS GATOS, CA	
681.	Stefanie Tal	Los Gatos, CA	
682.	Terry Rinehart	Los Gatos, CA	
683.	Sherry Cohen	Los Gatos, CA	
684.	Amy Gregor	Los gatos, CA	
685.	Martha Queiroz	Los Gatos, CA	
686.	Geoff LaMotte	Los Gatos, CA	Poorly planned, would alter the face and feel of Los Gatos forever. There needs to be infrastructure development first, to address existing traffic problems and crowdedness schools, and a plan that respects current residents rather than simply maximizing revenue for the developer. seeing friends move and others pay for private.
687.	KAthleen Barry	Los Gatos, CA	How can you even possibly think this is a good idea and is a good option for our town? It's CRAZY!!!!!!!!
688.	Amanda Wayman	Los Gatos, CA	North 40,as currently planned, will ruin the town of Los Gatos. Keep it special; deny this project.
689.	nanette olivet	Los Gatos, CA	
690.	Steven Werner	Los gatos, CA	Please do not approve this plan. It does not fit the feel of Los Gatos and the town cannot absorb more population without increasing our info structure (parks, schools, streets, police, fire, planners. Etc.....
691.	marlene swanson	LOS GATOS, CA	We live in Los Gatos because it is a small town !!!!! We DO NOT want any more traffic congestion, retail shops or housing in our lovely town. VOTE NO on N40!!!!!!!!

	Name	From	Comments
692.	Anita Beahm	Los Gatos, CA	I'm emailing to object strongly to the North 40 plan!!!! Los Gatos is already congested beyond belief. Los Gatos is a small town with limited in/out traffic options where development proposals should be considered very carefully. This property could ruin the already declining character of the town and quality of life for the citizens within. Anita Beahm 408-489-1396
693.	Dale Hill	Los Gatos, CA	
694.	Marina Rombakh	Los Gatos, CA	
695.	Mark Davies	Los Gatos, CA	Please do not destroy our small town feel and overcrowd our schools. Even traffic is so much worse now than even a few years ago. This would be the single worst thing to ever happen to the town.
696.	ann lawton	Los Gatos, CA	I am a lifer in LG for 60 years. I'm told to stop watering my beautiful yard so that developers can build with only the bottomline dollar to their investrs and themselves. I feel like I am loosing my quality of life here in Los Gatos. It's not progress! Really most people I speak with feel something has gone wrong with our town. Lets see how Netflix impacts us. Lets measure traffic throughout all the seasons, when school is in and school is out! Traffic seems awful somedays and not so bad on another. I'm over on the "quiet little east side and my attitude is getting worse. It really needs to tone down over here! That huge building at Good Sam and 85 is terrible feng shui. Everytime I drive by. Maybe hire a good feng shui person to help with the energy.
697.	cindy clark	Los Gatos, CA	
698.	Ann Clarkson	Los Gatis, CA	Development of the North 40 would change the small town character forever. The infrastructure as all who live or work here know is barely sustainable now. What will adding hundreds of single family homes and businesses similar to Santana Row do to increase the quality of life here?
699.	Tiffany Davies	Los Gatos, CA	
700.	elizabeth gallmeister	los gatos, CA	
701.	tony nanez	Los Gatos, CA	please scale the current plan by at least 50% of residents and add an elem.school.the town of los gatos is becoming a(city) with lots of congestion.
702.	Rene Neuner	Los Gatos, CA	We need schools, not more retail.
703.	Maxine Granadino	Los Gatos, CA	
704.	Barry Bakken	Los Gatos, CA	Respect our quality of life.
705.	Brynne Schneider	Los gatos, CA	Stop the building!!!!!!!!!!!!

	Name	From	Comments
706.	Jeffery Schneider	Los Gatos, CA	We do not want this! Please deny!
708.	Dale Workman	Los Gatos, CA	Has any of the town council driven on Los Gatos Blvd mid day and experienced the traffic back up between Lark and Good Samaritan. It is awful without more signals and hundreds from new businesses and homes. LG Blvd would need to be at least 8 lanes.
709.	Monika Boxleitner	LOS GATOS, CA	
710.	Carol Gleason	Los Gatos, CA	
711.	Kim Bergkamp	LOS GATOS, CA	
712.	Patrick Dougherty	Los Gatos, CA	Density of homes way too great. Probability of 650+ cars added to current traffic situation horrifying.
713.	Richard Franks	Los Gatos, CA	We have been appalled since this eyesore became public!!
714.	Nancy Lindskog	Los Gatos, CA	
715.	Claude Gauthier	Los Gatos, CA	The traffic is already unbearable.
716.	Cynthia Hsieh	Los Gatos, CA	The traffic is already so bad day to day. Adding more residential is not the way to grow tax. Bring cultural related business is better.
717.	Cynthia Buse	Los Gatos, CA	Stop over development before it is too late. Keep Los Gatos a nice town to live. More building more traffic which has already exceeded maximum capacity!
718.	Ira Bahr	Los Gatos, CA	
719.	Mary Leonardis	Los Gatos, CA	
720.	Robbie Roesser	Los Gatos, CA	
721.	Laura Kerschenbaum	Los Gatos, CA	Both Lark Avenue and Los Gatos Blvd are too small and already too crowded to support the North 40 as currently planned. With the outrageous rental prices for homes in Los Gatos, this feels like just another way to bilk people for more rent money from the crammed apartments to be built inside the N.40 right on the freeway.
722.	Jamie Tollick	Los Gatos, CA	
723.	Kelly Duvall	Los Gatos, CA	
724.	CHRISTINA WILK	Los Gatos, CA	
725.	Melinda Nehemiah	Los Gatos, CA	
726.	Julie Wilhelm	Los Gatos, CA	
727.	Greg Holcomb	Los Gatos, CA	
728.	Pam Mallory	San Jose, CA	I belong to Los Gatos Swim and Raquet Club. Highway 17 is backed up starting before Lark Ave. every weekend day. Taking longer and longer to get to Lark Ave. every year. We don't need more traffic.
729.	Judith Rogers	Los Gatos, CA	The development does not have the look or feel of Los Gatos. It's nothing that I would associate with Los Gatos.

	Name	From	Comments
730.	Danielle Beahm	Los Gatos, CA	
731.	Mary Allkins	Monte Sereno, CA	Please, please deny this development. The traffic resulting would be horrendous and I feel you can do much better than this monstrosity.
732.	Brian Beahm	Los Gatos, CA	Los Gatos is losing its appeal, when will it end!
733.	Vicente Lomeli	Los gatos, CA	
734.	N Bordbar	Los Gatos, CA	Los Gatos will not be Los Gatos with North 40. Just imagine the traffic and overcrowded schools.
735.	Michelle Stojanovich	Los Gatos, CA	
736.	Kerry Lindholm	los gatos, CA	
737.	David Pyle	Monte Sereno, CA	Traffic is already a nightmare. Stop developing.
738.	Kate Gray	Monte Sereno, CA	The schools are already overcrowded and under supported.
739.	Mary Goheen	Los Gatos, CA	Please deny this. How does high density housing uphold the promised vision for our town? With limited green space, already impacted schools and traffic congestion, I'm sure we can do better.
740.	Norma Kinser	Los Gatos, CA	As a 30 year resident, I am deeply concerned of the impact the proposed housing on the North 40 will add to the already congested streets of Los Gatos Boulevard area. Not to mention the impact on the already packed schools. Please be responsible and deny the building of such proportions to our town. Thank you.
741.	Mark and Stefanie Nelson	Monte Sereno, CA	
742.	Agnes Lewis	Los Gatos, CA	
743.	Patricia Blue	Los Gatos, CA	
744.	Rafael Zenteno	Los Gatos, CA	
745.	Clay Wayman	Los Gatos, CA	
746.	Charles Sanchez	San Jose, CA	Please deny this non-conforming development.
747.	Mallorie Burak	Monte Sereno, CA	
748.	Jerry McCoy	Los gatos, CA	
749.	Caroline Thomas	Los Gatos, CA	
750.	Tova Davis	Los Gatos, CA	
751.	Sheila Mccarty	Los Gatos, CA	Our beautiful town has become so crowded and congested ... That many homes will be a very negative impact
752.	Emese Erdos	Los Gatos, CA	
753.	Ivan Erdos	San Jose, CA	

	Name	From	Comments
754.	Ken Folsom	Los Gatos, CA	Keep Los Gatos a beautiful town. We don't want or need the additional traffic or congestion. Classrooms are already at too high a ratio of students to teachers. This is a very bad idea.
755.	Eugene Unger	Los Gatos, CA	Defeat developer greed ! Go back to approved guidelines
756.	Julia Black	Los Gatos, CA	
757.	Deborah Lew	Los Gatos, CA	
758.	Monika SIPA-Skorka	Los Gatos, CA	
759.	Lois Morrison-Keffer	Los Gatos, CA	
760.	Erin Kasenchak	Los gatos, CA	
761.	Jeanne Gardner	Los Gatos, CA	Please respect the wishes of the residents of Los Gatos and deny the current North 40 Application and mend the Specific Plan. Surely we can do much better to come up with a plan that will be beautiful and enhance the small town charm of Los Gatos. This design is disgraceful.
762.	Ashley Hayman	Los Gatos, CA	This would be a tragedy
763.	Coby Bennette	Los Gatos, CA	
764.	amy boyd	Los Gatos, CA	
765.	Tiana Crutchfield	Los Gatos, CA	
766.	Dorothy Birkholz	Los Gatos, CA	
767.	Susan Tighe	Los Gatos, CA	I am strongly against this project. It is not in line with the Town of Los Gatos.
768.	Mark Erdos	Los Gatos, CA	Keep Los Gatos the small charming family community it is today!!!
769.	john voss	Los Gatos, CA	
770.	Cathryn Mehrtens	Los Gatos, CA	North 40 development is over building. We do not have the infrastructure to handle that many additional people and vehicles.
771.	Donn Hestand	Campbell, CA	Stop developer greed!
772.	Kelly Campbell	Los Gatos, CA	
773.	Julia Burg	Los Gatos, CA	Please deny this plan, it will have a huge negative impact on our town.
774.	S Smyers	Los Gatos, CA	We strongly object to the North 40 plan that is currently under consideration, and I sent a strong letter to the Town Council last month to express my views. The project does not adhere at all to one of the original guiding principles: to retain the look and feel of Los Gatos. The developers seem to have completely thrown this one out the window. Furthermore, this project is ambitious and overblown. Our schools are already impacted. The traffic study (outdated, <i>(continues on next page)</i>)

	Name	From	Comments
774.	S Smyers	Los Gatos, CA	<i>(continued from previous page)</i> done over 2 years ago!) supposed takes into account the completion of a few other projects (Stanford medical offices, Netflix, etc.), but their projections were obviously grossly inaccurate. The traffic problem is not limited to weekends. Whenever I leave home, I have to consider where I'm going, what day of the week and what time of day it is, and keep tabs of which schools have early dismissals, graduations, athletic games, or other parent or community events to determine route I should take to minimize my chances of getting stuck on the road. This is <i>not the Los Gatos I chose to buy into. I am also concerned</i> about emergency vehicles navigating through town to perform their functions safely and expediently. With so much construction planned for the southern half (20-odd acres) of the North 40, how much more development can we expect to see in the northern half? This town has been staunch and unwavering in years past about retaining the historical and authentic small town feel of LG in terms of approving business choices and home designs. What happened?! It seems the developer pushed and pushed and will be the ones to benefit most. I can support growth and change, but this plan is the wrong one for our town.
775.	Peggy Cannan	Los Gatos, CA	
776.	Elizabeth Dolan	Los Gatos, CA	
777.	Jim Bauman	Los Gatos, CA	
778.	Matthew Crookes	Berlin, Germany	
779.	Silvia Stracey	Los Gatos, CA	
780.	Rick Olesek	Los Gatos, CA	I am against this project in its current form.
781.	Dorothy Vidlock	Los Gatos, CA	
782.	Kady Parker	Los Gatos, CA	We are raising three daughters in the Los Gatos school district and are very concerned about the impact a project of this size will have on their education and on our small town community as a whole.
783.	James Parker	Los Gatos, CA	There is already too much traffic coming through our town. It's hard to even drive to the grocery store on the weekends. Imagine the impact a project like this will have! We would need to move.
784.	Diane Bauman	Los Gatos, CA	
785.	Cindy Rodehorst	Los Gatos, CA	
786.	Joel Lindholm	Los Gatos, CA	<i>This development makes no sense for the town. Only ones to benefit are the developers.</i>
787.	Russell Reynolds	Los Gatos, CA	
788.	Stacey Bahr	Los Gatos, CA	NO N40
789.	Lauren Kutting	Los Gatos, CA	

	Name	From	Comments
790.	Jean Choi	Los Gatos, CA	
791.	Laura Douglas	Los Gatos, CA	In the same spirit of open space, lessening the impact to schools, and contributing to a greatly unmet need in the community please use some of the land to build a full size sports field for lacrosse, soccer and other sports. If that requires the community to pay for it, please reach out and ask for a donor who perhaps wants it named after them (I bet you can find several) or ask for donations from residents (I am sure you would find ample starting with me) and you can even charge for usage as is commonly done by other schools in nearby communities. Today we have to drive to other towns to get practice time on fields at odd times and host home games. Bad for the environment, clogs up roads at commute times and taxing on kids, parents and volunteer coaches. Please ask the community if we need and want this and you will find overwhelming positive response. Thank you
792.	Rona Orenstein	San Jose, CA	
793.	Christine Merriman	Los Gatos, CA	
794.	Ann Rohrbach	Los Gatos, CA	
795.	Elizabeth Stroh-Coughlin	Los Gatos, CA	Please stop this development. Our schools are already over crowded, especially the middle school. The traffic patterns are already impacted by visitors to our "town". Los Gatos Blvd is already a zoo with people coming and going to the multiple medical clinics and Good Samaritan Hospital. Our law enforcement is already stretched with the increase in crimes in our once safe and protected "town". Please reconsider the use of the N 40 and it's negative impact on our "town".
796.	Bob Brost	Los Gatos, CA	
797.	Carol Johiro	Los gatos, CA	Our schools are overcrowded and traffic is already a mess. Please listen to us when we say "no" on this project. It impacts us residence, not the developers/planners!!
798.	Lisa Marselli	Los Gatos, CA	
799.	JoAnn Pham	Los Gatos, CA	
800.	Sheila Thompson	Los Gatos, CA	
801.	Trang Ha	Los Gatos, CA	We cannot afford more congestion on Los Gatos Blvd. Plus, the schools are impacted enough as it is.
802.	Sree Paruchuri	Monte sereno, CA	Traffic concerns, housing school enrollment on LG side but store revenue going to ?Campbell. Moved away from large development for unique small town & asking what did we gain with all the traffic we observe living on Winchester....Netflix development & beach traffic.

	Name	From	Comments
803.	Robin Welch	Los Gatos, CA	Its imperative we stop this monstrosity from happening. Im a sole propretor downtown lg & with the caustic traffic & lack of parkjng my business has already suffered immeasurably. Please do the right thing for the greater good. Help keep our towns charm, our streets & businesses safe & stable.
804.	Jennifer Bell	Los Gatos, CA	
805.	Christine Sturges	Campbell, CA	Its already overcrowded!! NO MORE!
806.	Kirk Horton	Los Gatos, CA	
807.	lori mongiello	los gatos, CA	
808.	Mary Horton	Los Gatos, CA	
809.	Coral See	Los gatos, CA	I wouldn't mind seeing housing a park maybe a few shops or more hospitals dr offices etc. but this is crazy I can only imagine the traffic this is going to cause on top of already congested streets. Huge dissipoitment.....
810.	Renee Preaseau	Losgatos, CA	Too much traffic already Negative impact to downtown business Too much freeway pollution for safe housing
811.	narion Horton	Santa Clara, CA	North 40 will add to traffic conjested surface streets!
812.	Caitlyn Horton	Los Gatos, CA	Don't ruin the wonderful community I grew up in
813.	Meghan Bakota	Los Gatos, CA	
814.	Suzanne Salcido	Los Gatos, CA	
815.	Laurie Lynch	Los gatos, CA	Please don't ruin our unique and special town.
816.	michelle skinner	los gatos, CA	
817.	Ellen Pierpoint	Los gatos, CA	
818.	Daniela Posada	Los gatos, CA	
819.	Kelsey Johnson	Los Gatos, CA	
820.	Susan Gilmour	Los Gatos, CA	The development should not be approved until a plan is put in place to handle the increased enrollment at Los Gatos schools that are already overcrowded. LGUSD never should have agreed to the cash in lieu of land deal. A new elementary school needs to be included in the plan. Convert all elementary schools to K-6 and redraw the home school boundaries. Fisher Middle School would then only be 7th and 8th grade and could then handle the growing enrollment.
821.	Matt Horton Jr	Los Gatos, CA	
822.	Yumi Hiroshima	Los Gatos, CA	
823.	Alexander Nemirov	Los Gatos, CA	Corporate greed and always trying to take advantage of the land to make money off of it is not the solution. This land should be used for the community, not so these developers can just add another property to their already growing collection.

	Name	From	Comments
824.	Michele Atkinson	Los Gatos, CA	
825.	Krista Patterson	Los Gatos, CA	
826.	Jannette Scott	Los Gatos, CA	
827.	david wood	Los gatos, CA	
828.	Michael Johnson	Los Gatos, CA	
829.	Gretchen Sand	Los Gatos, CA	The current plan is not appropriate for long term sustainability. We need a much greater green space allocation, lower density population, detailed traffic planning and more. This is an opportunity to create a sustainable village versus a turnkey complex. It could seriously benefit the greater community if we rethought how this development could be a welcoming community for the next 40 years, including greater access for seniors.
830.	Amber Bryant	Ben Lomond, CA	
831.	Teresa McGrath	Los Gatos, CA	
832.	MichAel Fancher	Los Gatos, CA	Please BLOCK!
834.	Cyndi Sheehan	Los Gatos, CA	Where will all the orchard animals go?
835.	Margaret Kvamme	Los Gatos, CA	Please do not impact our already-crowded schools with hundreds more students. Please do not increase the already-gridlocked traffic situation in Los Gatos. Please support growth that enhances our small community.
836.	Emma McAdams	Los Gatos, CA	
837.	Patty Gault	Los Gatos, CA	The traffic on Winchester, Lark and Los Gatos Blvd. is already completely congested. Adding this much dense housing to this area will be catastrophic! If someone needs emergency care, they will never make it in time to Good Samaritan Hospital. The freeway impact will be a standstill during commuter times. Horrible impact!
838.	Khoa Nguyen	Los Gatos, CA	
839.	Sharon Fisch	Hollister, CA	My family lives in Los Gatos. I began my hairdressing career in Los Gatos.
840.	Ian MacSween	Los Gatos, CA	As presented the current developers plans do not reflect the intent of the specific plan.
841.	Bob Gault	Los Gatos, CA	Los Gatos is already too congested. The Lark Ave- Los Gatos Blvd area traffic is congested without the addition of the proposed North 40 application. It will be impossible to get to Good Samaritan Hospital in an emergency situation. Enough is Enough!
842.	Amy Carroll	Los Gatos, CA	Not my North 40!!!
843.	Kristen Kaefer	Los Gatos, CA	
844.	Brian Kaefer	Los Gatos, CA	
845.	Francesco Brianti	Los Gatos, CA	
846.	Jonathan Cisler	Los Gatos, CA	

	Name	From	Comments
847.	Barbara Dalderis	Monte Sereno, CA	Keep our home a Town.
848.	Kathy Varni	Monte Sereno, CA	Our traffic is unbearable at times. It is impossible to think you might even consider this project.
849.	Thomas Bondi	Los Gatos, CA	
850.	Patricia Paolini	Los Gatos, CA	
851.	Vicki Streeter	Los Gatos, CA	
852.	Jan clarke	Los Gatos, CA	The traffic alone is reason not to put this through. I believe this will ruin downtown.
853.	Dan White	Los Gatos, CA	The traffic issues must be addressed if ANY plan is to work!
855.	Deborah See	Los Gatos, CA	The traffic off 17 and Lark Ave as well as off 85 and the Los Gatos Blvd is such a mess now. I can't even imagine my Grandson being safe trying to get to school from Lark and Oka rd. There has already been a fatality accident in this area of a pedestrian. This project needs to be stopped. This area can not handle the traffic flow it would create.
856.	Kyke Asplund	San jose, CA	
857.	margo simmons	los gatos, CA	
858.	Weile Shen	Los Gatos, CA	We have enough traffic congestion and over-crowded schools. We don't want such a heavy development in our small town. Please turn on this North 40 developer application and the following amendment proposals.
859.	Melynn Allison	Los Gatos, CA	Maneuvering through the area has become a nightmare. Winchester, Lark, 17 and Los Gatos Blvd are too crowded now. I cannot imagine adding to an already to the problem with this project. Please deny!
860.	Robert Friess	Los Gatos, CA	
861.	Danielle Dominguez	Los Gatos, CA	
862.	Anthony Swan	Los gatos, CA	
863.	Laura Cazalet	Los Gatos, CA	Keep the orchard, keep from adding to the already impacted traffic.
864.	Rob Bohn	Los Gatos, CA	
865.	Mary West	Los Gatos, CA	
866.	Neil MacLean	Los Gatos, CA	
867.	Alison Franks	Los Gatos, CA	This will create a traffic nightmare and destroy the very last of "The Valley of Heart's Delight".
868.	Nancy Neipp	Los Gatos, CA	
869.	arun venkatesan	los gatos, CA	
870.	Jessica Price	Boulder creek, CA	
871.	Barry Phillips	Los Gatos, CA	
872.	Denise Carey	Los Gatos, CA	

	Name	From	Comments
873.	Karri Greenfield	Los Gatos, CA	There is already too much traffic and not enough green space. I oppose building the North 40.
874.	Céline Glon	Monte Sereno, CA	
875.	Karen Aidi	Los Gatos, CA	The traffic and school considerations have not been properly thought through. I am against the North 40.
876.	Lazare Herzi	Los Gatos, CA	
877.	Karin Napier	Los Gatos, CA	I have lived in this town for over 25 years and I have never seen such traffic and overbuilding. It has ruined our town and those of us that live here and pay taxes and enjoy the life that we have built are suffering to the point where it's SADLY not the same town you want to live in. If the north 40 is built, we will have total gridlock and the local stores and restaurants will not have local support because we can't get there nor park :(!
878.	gurpreet sachdeva	los gatos, CA	What is the traffic plan and people plan? Already a mess with netflix
879.	Robin Fox	Los gatos, CA	This project will have a huge impact on the already problematic traffic situation.
880.	Pamela Leppi	Los Gatos, CA	
881.	Ronda Collier	Los Gatos, CA	I have lived in Los Gatos since the early 70's and I am writing to express my disdain with the current plan for the North 40 site. In no way does the current plan look or feel like Los Gatos and the traffic impact has not been fully appreciated by the planning commission. I could repeat what you have heard before though I won't. You have already heard the reasonable arguments against the current proposal. I will mention that as difficult as it is to get anything through the LG town planning, I can't imagine that this has a chance of getting through and if it does, I have to wonder who is getting paid off to get it through. Also, as you know we are in the middle of a drought and are being asked to conserve water while at the same time this monster water hungry project is getting the green light. What is wrong with this picture. It saddens me to see not only the charm of Los Gatos slowly slipping away it is also very sad to see our local government resembling our lobbyist infested Federal dysfunctional mess.
882.	Peg Milosovich	Los Gatos, CA	Very
883.	Margaret Springer	Los Gatos, CA	
884.	David Spencer	Los Gatos, CA	
885.	Charles Coe	Los Gatos, CA	
886.	Paul Kvamme	Los Gatos, CA	The North Fourty is the last orchard space left in Los Gatos. If it goes away, so does the reminder that it was what the whole region once looked like.

	Name	From	Comments
887.	Gina Pache	Los Gatos, CA	
888.	Thomas Schatzel	Los Gatos, CA	It makes sense to develop the acreage but in a architectural manner consistent with our current environment. Do it in a manner that we current residents will be proud of and willing to support.
889.	Shelly Mccoy	Los gatos, CA	
890.	Pamela Perisho	Los Gatos, CA	
891.	Barbara Titel	Los Gatos, CA	
892.	TC Pace	Los Gatos, CA	
893.	Sheng Peng	Los gatos, CA	
894.	Ann Vinneras	Los Gatos, CA	
895.	Carleen Schomberg	Los Gatos, CA	
896.	Tyler Williams	Monte Sereno, CA	
897.	Paul Yarka	Los Gatos, CA	
898.	Ginger Goforth	Los Gatos, CA	Hwy 17 is not equipped to sustain an even higher level of traffic this development will create.
899.	Patricia Sporleder	Los Gatos, CA	I feel the developers are holding us hostage with their litigation threats... We must do all we can to not be bullied into a disastrous plan.
900.	Susaan Aram	LAGUNA BEACH, CA	
901.	Jeannine Alves	Santa Clara, CA	
902.	Cynthia Mulloy	Los Gatos, CA	We have traffic jams now and they are ruining our small town atmosphere.
903.	Tony Ventimiglia	Los Gatos, CA	
904.	Daniel Hingle	Los Gatos, CA	Driving and parking in town is terrible, and where are the kids who live in N40 going to attend school. LG schools are Maxed Out!!
905.	Daniel LaBouve	Monte Sereno, CA	The development is far too big and will negatively impact traffic, schools, and quality of life for existing residents.
906.	Kari Hori	Los Gatos, CA	
907.	Christina Stuhlmuller	Los Gatos, CA	
908.	Robert Fox	Los Gatos, CA	Los Gatos has been my home since 1978. To respect and maintain the character of our town, and to limit the increasing stress on local infrastructure including Hwy 17, this and future developments in Los Gatos need to be severely restricted.
909.	Renee Parmelee	Campbell, CA	
910.	Shelby Cox	Los Gatos, CA	
911.	Rod Stuhlmuller	Los gatos, CA	

	Name	From	Comments
912.	Jim Diaz	San Jose, CA	
913.	Lotfi Herzi	Los gatos, CA	The project Will create such stress on our schools and streets infrastructure that it would make the whole area unbearable. I am against it.
914.	Kendra A	Los Gatos, CA	
915.	Laura Cisowski	Los Gatos, CA	Please protect our schools, traffic and current retailers in the development of the north 40.
916.	Charles Nissen	Los Gatos, CA	
917.	avery kaufman	los gatos, CA	
918.	richard borenstein	los gatos, CA	
919.	Rachel Brodie	Los Gatos, CA	
920.	Art Adams	Lots Gatos, CA	
921.	Tom Hansch	Los Gatos, CA	
922.	Paul Brodie	Los Gatos, CA	
923.	Pauline Ferrito	Loa Gatos, CA	
925.	Steve Stoney	Los gatos, CA	I live down the street from the project and I am concerned about the traffic congestion and the traffic safety. I'm also concerned about the amount people this will bring to our already congested roads for it takes me 20 min to get downtown half the time. My biggest concern is the safety of my children. How is the developer and the town going to keep our children safe with the thousands of people that will come everyday day/every week. How are they going. To keep the pedestrians safe? How are they going to keep out schools at a reasonable size? I know they are building a very small school, at least that's what I have heard. Where will their overflow go? Our schools are maxed as it is. I moved here so my kids can live in somewhat of a small town and still be close to work. With Birth 40 bring built and adding 300 new homes on top of all the other building that's been going on. It's not going to be a small town anymore. It's going to be a big town/city with a lot more air pollution.
926.	Kelsey S	Los Gatos, CA	The traffic and school overcrowding are already issues that need addressing, let's not make it worse.
927.	Joan Tyrrell	Los Gatos, CA	Please vote NO, we can't even get to downtown now....And please think of what it will do to our wonderful little town.....
928.	Christine Delacruz	los gatos, CA	
929.	Roger de la Cruz	los gatos, CA	
930.	Heidi Youssef	Los Gatos, CA	
931.	Heather Owens	Los Gatos, CA	
932.	Ercan Cetin	Los Gatos, CA	

	Name	From	Comments
933.	Charlene Rex	Los gatos, CA	Just say no! It's the right thing to do!
934.	Stefanie Smith	Los gatos, CA	
935.	Jeanette Dayan	Monte Sereno, CA	
936.	Laura Crowe	Los gatos, CA	
937.	Mark Weiner	Los Gatos, CA	
938.	Nathan Mandelke	Monte Sereno, CA	
939.	Val Kelly	Los Gatos, CA	
940.	Polly Clifford	Los gatos, CA	
941.	Edward Roth	Los gatos, CA	Streets are already busy enough
942.	Megan Billinger	Los Gatos, CA	Lark, Winchester and Bascom/LGBlvd are already very congested and I cannot even imagine how bad it would be with 320 more residences and retail in that area. A nightmare. Los Gatos should not have high density housing. It will ruin the charm of our town and create a city. If we wanted that we would have chosen to live elsewhere to begin with.
943.	Tessa Hayes	Los gatos, CA	The traffic is already terrible and they want to add so many new homes with no plans for the new traffic. Schools are already overflowing and there is no plan for new schools or expansions. Just seems like this hasn't been thought through very well. I wouldn't be against a well planned development that properly addresses the issues with traffic and schools while keeping the small town feel.
944.	Wendy Ottinger	Los Gatos, CA	
945.	Jeanne Perret	Los Gatos, CA	
946.	Vik Ghai	Monte Sereno, CA	
947.	Deborah Lowe	Los Gatos, CA	
948.	Matt Osborne	Los Gatos, CA	The NO40 is not compliant with the attitudes and morals of our distinct community and would, I think, undermine the financial well being of our town.
949.	Kathy Bays	Los Gatos, CA	Please rethink this development. It does not belong in our town.
950.	Neil Creger	Los Gatos, CA	This a Town not a City!
951.	Wayne Sieve	Los Gatos, CA	
952.	Bethany Hill	San Jose, CA	I grew up in Los Gatos and love it for all of its beauty and small town feel. We use to joke that we grew up in a little beautiful bubble and were perfectly happy staying there. Driving into Los Gatos and seeing those big orange frames of potential buildings breaks my heart. It would alter the picturesque entry into our small town. It would also make the drive into Los Gatos nearly impossible since you would be competing with thousands of others in an already congested area. We don't need this giant addition to our wonderful little town and we don't want it.

	Name	From	Comments
953.	Bill Walker	Los Gatos, CA	Residential should be spread throughout the N 40. Senior residences require a more quiet environment, not over retail businesses or the like.
954.	Paul Pereira	Los Gatos, CA	
955.	Erica Korgav	Los Gatos, CA	
956.	Dee Moore	Los Gatos, CA	We say NO to North 40!
957.	Melis Curtiss	Los Gatos, CA	Los Gatos is infrastructurally not prepared for this scale of a development. Not only our schools will be overcrowded but also the roads. The quality of life of every Los Gatos resident will be impacted negatively. With overcrowded schools, the quality of the education will go down. Lark avenue is not build to handle the traffic this project will bring. The scale and the style of this development does not suit Los Gatos.
958.	Jackie Vindasius	Monte Sereno, CA	
959.	Thania W.	Los Gatos, CA	
960.	Oliver Flach	Los Gatos, CA	Until the infrastructure in our town is addressed, any future home building should cease. I live off Kennedy Rd. and Los Gatos Blvd. during school hours is terrible and then add on the beach traffic!! Our town is in a choke hold and getting worse!! Please stop the North 40 project for ALL of our sake! Thank you
961.	Christine Page	Los Gatos, CA	
962.	Andrew Ferguson	Los gatos, CA	Drive from the 85 N on ramp at Winchester to Office Depot at lark and Los gatos Blvd at 5:30 pm.it takes ~15 minutes. It's .9 mile. There are 9 traffic lights." Show me a traffic plan then let's talk about more congestion.
963.	William Raynak	Los Gatos, CA	
964.	John Seadler	Los Gatos, CA	Too dense, too much traffic, no infrastructure to handle it.
965.	Kerry Tranduc	Monte Sereno, CA	
966.	JoAnne Williams	Los Gatos, CA	Please don't overbuild on this parcel!! the story poles are shocking!!!
967.	Lina Lopez	Sydney, Australia	
968.	Joshua Gispan	Los Gatos, CA	Scale of the project is WAY TOO LARGE with unimagivable impact to traffic, business, and schools. DO NOT APPROVE the current application.
969.	Lori Palfalvi	Los Gatos, CA	Change is fine, but this plan is for some place in San Jose, not a little town like Los Gatos. Traffic, schools, business downtown will all suffer. Open space please!
970.	alyssa cutright	los gatos, CA	
971.	Holly Vergara	LOS GATOS, CA	We moved here to be away from high traffic areas...as is, we have a huge traffic problem now. Adding this would cause more gridlock.

	Name	From	Comments
972.	Carol Witter	Los Gatos, CA	
973.	Greg Christman	Los Gatos, CA	No on North 40.
974.	Colleen Monsef	Monte Sereno, CA	Please be sure, as the town, you have checked exactly where you could find the land and how much it would cost to build new grade, middle and high schools since the current ones are already full. Please be sure to check with police and fire departments as to what their staffing is now and if they can hire to accommodate the change in need. I can see daily what is happening to traffic and does not even account for the full build out of Netflix. What will this do to our citizens and our ability to get appointments locally for health services.
975.	Leslie Ransdell	Los Gatos, CA	
976.	Renee Hart	Los Gatos, CA	
977.	Pushpa Bathini	Los Gatos, CA	
978.	Jill Fordyce	Los Gatos, CA	
979.	Donna Chiala	Luis Gatis, CA	Way too UGLY for our beautiful town !
980.	Leonie Pennington	Los Gatos, CA	It must be downsized to half of this existing proposal and 1/2 to 1/4 of any new proposal. If they need to meet housing requirements open up granny unit approvals asap!!
981.	Amy Ford	Los gatos, CA	It is hard enough keeping cars going the speed limit... my son was hit by a car.. we don't need more congestion.. .. it will only take away our small town feel, which is why we chose to move here. We have plenty of commercial shopping close by.
982.	Hakan Gurcan	Los Gatos, CA	
983.	Camille Athearn	Los Gatos, CA	
984.	Rosemary Vojnik	Los gatos, CA	
985.	MARY WOLF	LOS GATOS, CA	Developers develop. They leave us with the mess. I blame the town for poor planning years ago. This could have been handled with in the range where everyone benefits. But I also realize it IS ALWAYS ABOUT THE MONEY. Greed. Shame on humanity.
986.	Christen Johnson	Los Gatos, CA	Los Gatos is a town, not a city!!!
987.	Jonathan Jackel	Los Gatos, CA	The Town Council should follow the recommendation of the Planning Commission. The planned development is out of character for the Town of Los Gatos and will create traffic that will be unmanageable.
988.	Peter Curtis	Los Gatos, CA	Doesn't not match the look, feel, etc of our town. Obscures the mountain views. Creates even larger RHNA issues. I support denial and spending town funds as needed on litigation should it come to such action. After all, once it is built, it is there for along time, so let's take our time and get it right.

	Name	From	Comments
989.	Julie Horner	Los Gatos, CA	Just, No.
990.	Dave Cullinane	Monte Sereno, CA	
991.	Rhonda Mitchem	San Jose, CA	This plan would ruin the small town feel of Los Gatos & create more traffic that can't be handled.
992.	Alynn Hembrough	Los Gatos, CA	
993.	Olga Mavrody	Los Gatos, CA	
994.	Joan Bertolotti	Los Gatos, CA	I oppose the plans to overdevelop the North 40!
995.	sarah zweng	los gatos, CA	
996.	Meredith Haase	Monte Sereno, CA	Concerned with increased traffic, environmental impact, and impact on small businesses currently located in downtown Los Gatos
997.	Marko Buric	Campbell, CA	
998.	Patrick Keller	Los Gatos, CA	
999.	Jill Stapleton	Los Gatos, CA	
1,000.	Daisy Fordyce	Los Gatos, CA	I was born and raised in Los Gatos and am now a college student at USC. I have always cherished coming home to my small town, it's nature, and knowing many of the people here. Recently, Los Gatos has made a gradual change and sometimes I can't even find parking in the downtown to get lunch with my family. I wish that Los Gatos could stay the same forever, but if this project goes through I can't even imagine how much it will change.
1,001.	David Freeman	San jose, CA	Deny!
1,002.	Chris Giordano	Los gatos, CA	Reduce the density of the North 40!
1,003.	Marcus Bannon	Los Gatos, CA	
1,004.	Gregory Sheldon	CAMPBELL, CA	Do not sell this orchard/area to development.
1,005.	Corey Farr	Los Gatos, CA	
1,006.	Travis Hoopes	San Jose, CA	
1,007.	Nicholas Burg	Los Gatos, CA	
1,008.	Rick Koury	Los Gatos, CA	
1,009.	Joanne & Jim Benjamin	Los Gatos, CA	
1,010.	Gabrielle Rahimi	Monte Sereno, CA	
1,011.	Greg Rabitz	Los Gatos, CA	
1,012.	Rebecca Burg	Los Gatos, CA	Los Gatos traffic has become a serious issue.
1,013.	Kevin Hiroshima	Los Gatos, CA	This project isn't even close to keeping in line with a town mentality
1,014.	Christopher Werdebaugh	Los Gatos, CA	To much traffic, schools already overloaded. Need money spent on fixing infrastructure for traffic and that quality of life before adding more headcount. There is a reason most <i>(continues on next page)</i>

Name	From	Comments
1,014. Christopher Werdebaugh	Los Gatos, CA	<i>(continued from previous page)</i> residents like our family moved to Los Gatos. It was to escape developers trying to absorb as much land and cramming as many people in for profit simply to move to the next project. Go somewhere else!
1,015. Alli Payne	Los Gatos, CA	
1,016. Victoria Murphy	Los Gatos, CA	
1,017. Kevan Smedt	Los gatos, CA	I believe this proposal will Destroy the downtown economy.
1,018. bart zisa	los gatos, CA	
1,019. Martin Walsh	Los gatos, CA	
1,020. Gina Martina	Monte Sereno, CA	
1,021. Lance Dursi	LOS GATOS, CA	My wish is to keep the last farm intact. No every piece of dirt should not be paved.
1,022. Pete Mejia	Los Gatos, CA	
1,023. Clay Schaper	Los Gatos, CA	
1,024. Mark Heffernan	Los Gatos, CA	
1,025. Erika Guyton	Los Gatos, CA	
1,026. Nicole Reginelli	Los Gatos, CA	Deny the north 40. Keep Los Gatos a town, don't turn us into a city.
1,027. Steve Bakota	los gatos, CA	
1,028. kenneth burg	los gatos, CA	
1,029. Jamie Fumia	Los gatos, CA	
1,030. Tim tonges	Los gatos, CA	Total joke of a plan. I guess we live in sunnyvale now.
1,031. Beidgette Schrader	Monte Sereno, CA	
1,032. Kevin Murphy	Los Gatos, CA	Los Gatos is special – it is an oasis on the edge of the Silicon Valley. The small town feel and bucolic setting allow it to be an escape from the traffic congestion, overcrowding, and fast pace of the Silicon Valley. This development will be a burden on existing schools and infrastructure, and it will create a traffic nightmare. If the town goes forward with such a large scale development, Los Gatos will become like any other town only it will be a longer commute to jobs. The quality of living will change, it will become less desirable, property values will not keep pace with other areas, and it will no longer be a special place. Please deny the North 40 application.
1,033. Michael B	Los Gatos, CA	
1,034. Rachel Moss	Los gatos, CA	
1,035. Jessica Virk	Los Gatos, CA	I love Los Gatos and want to help keep it's character and charm in tact. I say NO to the current North 40 plan!

Name	From	Comments
1,036. Katy Ripp	Los Gatos, CA	
1,037. Nancy Hernabdez	Los gatos, CA	Los gatos residents have made their opinions clear on this development! There needs to be a plan anendment that takes into consideration the will and needs of the community that will be required to absorb the impact of the north 40 development implementation.
1,038. Joyce Schellenberg	Los Gatos,, CA	no more high density development
1,039. Juan Hernandez	Los Gatos, CA	I'm for development but we must consider the halo effect of developing these large build outs, for example the traffic impact to the town.
1,040. Aurawm Almaneih	Discovery Bay, Uganda	
1,041. Tony Alarcon	Los Gatos, CA	The current proposal does not comply with the Specific Plan which states the N40 shall have the look and feel of Los Gatos. This mixed development proposal is unprecedented in Los Gatos in terms of scope, size, and layout nor does it protect the hillside views. It further places excessive burden within the Lark District which is also clearly a violation of the N40 Specific Plan. The planning commission has given clear guidance in their disapproval of the submitted plans.
1,042. Jennifer Colson	Los gatos, CA	
1,043. Lee Ann Wade	Monte Sereno, CA	
1,044. Mamal Rahimi	Los Gatos, CA	
1,045. Whitney Bascue	Los Gatos, CA	
1,046. Allen Duncan	Los Gatos, CA	
1,047. Cameron Avery	Los Gatos, CA	
1,048. Jossette Curtis	Los Gatos, CA	Please deny! This is destroying our town.
1,049. Sharmean Heffernan	Los Gatos, CA	We need to ensure the "Town" Council has a reasonable plan for the existing community, and the outcome of this development doesn't fall on our backs in terms of more traffic, overcrowding of our schools, and our overall quality of life.
1,050. Andrew Holland	Los Gatos, CA	
1,051. Vernon Rogers	Los Gatos, CA	We are paying for traffic analysis around our High School due to traffic issues. In parallel we are looking to add hundreds of homes and a new elementary school in the North 40 application which will only increase add to the current traffic issues. The LG Town Council needs to look at the 'overall" plan and maintain the North 40 plan as an extension of the existing LG look and feel.
1,052. Jennifer Rettig	Los Gatos, CA	
1,053. Dakota Rogers	Los gatos, CA	

Name	From	Comments
1,054. Brian Baker	Los Gatos, CA	
1,055. Larry W.	Los Gatos, CA	To Big
1,056. Lynnette Scott	Los Gatos, CA	
1,057. Ronda Ross	Saratoga, CA	
1,058. Nicolette St. Angel	Los Gatos, CA	
1,059. Leah Williams	Monte Sereno, CA	
1,060. Zach Reid	Los Gatos, CA	
1,061. Chanel DeSmet	Los Gatos, CA	
1,062. Todd Feldman	Los Gatos, CA	
1,063. Alexander Eagle	Los Gatos, CA	Allowing the proposed development would destruct what is left of the charm of living in Los Gatos.
1,064. Tamara Bodner	Los Gatos, CA	Please listen to your residences who will be impacted by your decisions. You were chosen to make the decisions on our behalf. Thank you.
1,065. Elizabeth Alarcon	Los Gatos, CA	
1,066. Karie Nanez	Los Gatos, CA	
1,067. Liza Beshoff	Monte Sereno, CA	Another shopping area will destroy our downtown and we have too much traffic around that area.
1,068. Kendall Berry	Los Gatos, CA	This is ridiculous.
1,069. Ryan McLaughlin	Los Gatos, CA	New development is not sustainable. Original plan does not follow city building codes.
1,070. Bill Appleton	Los Gatos, CA	No to the North 40
1,071. Trisha ho	Los Gatos, CA	traffic congested with beach traffic on Lark. No to this development !!!
1,072. jill duubelbeis	los gatos, CA	
1,073. Julie Guglielmo	Los Gatos, CA	
1,074. Eddie McMorrow	Los Gatos, CA	Too much urban blight. Nothing for the residents to enjoy.
1,075. David Curtis	Los gatos, CA	
1,077. Barbara Hathaway	Los Gatos, CA	
1,078. Tyler Campbell	San jose, CA	
1,079. Susan Flach	Los Gatos, CA	Our streets, schools and other town services do not have the capacity for this massive development. Traffic on our streets is already impacted by the recent additions along Los Gatos Boulevard. Even without the impact of "beach" traffic, it is rediculous how long it takes to drive through traffic for normal shopping at local stores which are no more than 2 miles from home. Stop this excessive development! It is NOT in keeping with our Town.

Name	From	Comments
1,080. Jana Amin	Los Gatos, CA	Please consider traffic, schools and congestion impacts in your decision making. This area already get backed up in the morning and evening.
1,081. Mark Obenour	San JOSE, CA	
1,082. Patrick Johnson	Los Gatos, CA	
1,083. David Millet	Los Gatos, CA	The proposed project is a behemoth that completely misses the mark in Los Gatos. It lies at the confluence of three of our major arteries. These are the only four-lane roads into and out of North Los Gatos, and they are ALREADY maxed during all commute situations. The influx of traffic will COMPLETELY overwhelm the capabilities of traffic control. The influx of major high-end retail establishments will overwhelm and destroy the mom & pop businesses that built Los Gatos, and the small town allure that draws people to this town. The influx of students will overwhelm the local school system. But hey, maybe the town council intends to authorize more "charter schools", thereby stripping additional valuable funds from the school budgets. Everything about this project is wrong for Los Gatos.
1,084. Laurie Reid	Los Gatos, CA	
1,085. John Jaramillo	Los Gatos, CA	
1,086. Noelle Masters	Los Gatos, CA	
1,087. Ed Reginelli	Los gatos, CA	
1,088. William Bryant	Los Gatos, CA	
1,089. Tim Reynolds	Los gatos, CA	
1,090. Morgan Guenther	Los gatos, CA	
1,091. Jeremy Monson	Los Gatos, CA	
1,092. Vidya Dev	Los Gatos, CA	Very concerned about the traffic and crowded schools in the town. With new Netflix and new medical facility in town, the streets are already crowded. It is taking over 15 minutes just to get to 17 from blossom hill . We moved to this town because its a small town and less crowded. With North 40 LG is going to be like another city, crowded and congested and eventually lose the small town charm. very disappointed that town committees are entertaining this new development plan.
1,093. Chris Verna	Los Gatos, CA	
1,094. Catherine Monson	Los gatos, CA	
1,095. Rebecca Wade	Monte Sereno, CA	This development would have a huge impact on the quality of life for the residents that live here. Schools, traffic, downtown businesses and views would all be negatively impacted. I am shocked that this isn't obvious to our elected officials. I understand that the land will be <i>(continues on next page)</i>

Name	From	Comments
1,095. Rebecca Wade	Monte Sereno, CA	<i>(continued from previous page)</i> developed but I can't imagine a worse design. The developers appear to have zero interest in honoring the town's culture and way of life and I feel that's the most unsettling part of this.
1,096. R Henry Richards	Los Gatos, CA	I have also e-mailed mayor Spector and the town council... hope to be at the meeting tomorrow evening.
1,097. John Brady	Los Gatos, CA	
1,098. colin pappas	Los Gatos, CA	Our town is already congested with our current residents, I don't want add to our schools and town traffic beyond the current capacity.
1,099. Alex Rodoni	Saratoga, CA	
1,100. Kimberly Johnson	Los Gatos, CA	No on North 40
1,101. Scott Monson	The TOWN of Los Gatos, CA	This North Forty does not fit into the Los Gatos style. The project will ruin our town's charm, heritage and town atmosphere that makes Los Gatos what it is.
1,102. Kelly Salazar	Los Gatos, CA	Plz do not add anymore traffic! Los gatos is about QUALITY NIT QUANTITY!
1,104. Sean Brown	Monte Sereno, CA	
1,105. kelly luoma	los gatos, CA	
1,106. Julie Tondreau	Los Gatos, CA	
1,107. Martina Thimot	Los Gatos, CA	
1,108. Roopak Patel	Los Gatos, CA	Stop this sprawl now.
1,109. Joe Vieira	Los Gatos, CA	keep our town a town.
1,110. Blair Taylor	Los Gatos, CA	
1,111. Jean Biancalana	Los Gatos, CA	
1,112. Ron Melvin	Los Gatos, CA	
1,113. Bob Alvord	San jose, CA	
1,114. Cheryl Huddleston	Los Gatos, CA	It only makes sense to turn down this overly aggressive, too tall, too crowded project. Enough is Enough
1,115. Taylor Fales	Los Gatos, CA	
1,116. Robert Gore	Los Gatos, CA	Outdated and dishonest traffic impact, school impact, and environmental impact reports make this existing North 40 proposal illegal and immoral. Allocating only 1/2 parking space per housing unit is laughable. Stating this project has the "look and feel" of Los Gatos is completely untrue by any measure. This project should be completely rejected as currently proposed. The town has only one chance to get this right, and the council members will be forever remembered for stepping up and doing the right thing for this town, or will go down in infamy for cowering to these developers

Name	From	Comments
1,117. Gamze Surucu	Los Gatos, CA	I have 3 children at Los Gatos schools. I cannot imagine the impact on schools but traffic will get definitely worse...even over the summer (when most people are on vacation and schools are closed) is horrible!! Cannot imagine trying to drive home or Anywhere else in LG if the plan is approved with so many cars will be adding. Please do the math. We already have a historic and charming downtown. Open "Santana Row" like developments in Almaden or any other city that lacks a downtown. We have nothing to gain but a lot to lose!!! Please deny.
1,118. sydney geredes	Los Gatos, CA	
1,119. Margarete Aiello	Los gatos, CA	Can't imagine more traffic coming onto our area, its horrible now!
1,120. Celia Francis	Los Gatos, CA	I sub at Fisher Middle School. It can take me up to 20 minutes now to get from my 17 exit to school. Without traffic it's about 4 minutes. This will only get worse with the development of the North 40.
1,121. Janine Geredes	Los gatos, CA	Please consider reserving this space for something other than building. Traffic, traffic traffic
1,122. Alex Gutarin	Los Gatos, CA	I'm concerned about the impact of the proposed development on Los Gatos traffic and schools. I find that the studies submitted by the developer are not based on current data and present a one-sided view of the story.
1,123. Monika Batista	Los Gatos, CA	Deny application!
1,124. Jahan Hill	Los Gatos, CA	As it is we have to much traffics .
1,125. Christopher Black	Los gatos, CA	
1,126. Gina Tuckfield	LOS GATOS, CA	
1,127. Ben Sutherland	Los Gatos, CA	Please exercise some common sense and deny this plan.
1,128. Tracey Zullo	Los gatos, CA	
1,129. Richard Katz	Los Gatos, CA	
1,130. Rita Matthews	Los Gatos, CA	Respond to the will of the people AND the master plan for Los Gatos and reject this development application.
1,131. Lisa Yonaka	Los Gatos, CA	
1,132. Laverne Nolan	Los Gatos, CA	We all live here because we want a small town atmosphere. Everyone has the right to develop their property. A creative, talented developer can artfully make the integration happen. We do not want a cookie cutter project as the one currently presented.
1,133. Dean Tajik	Los Gatos, CA	
1,134. Alan Feinberg	Los Gatos, CA	With row after row of boxy rectangular buildings on a grid of parallel streets, this has the look and feel of a 1970s-era industrial park. Ugh. We have a specific plan that respects the character and scale of our town. Let's follow it!!

Name	From	Comments
1,135. Jo Ann Krummen	Los Gatos, CA	These developers have to be stopped and we, as a "Town Not City"...remember that... have to stop them.
1,136. Angele Price	Los Gatos, CA	
1,137. julie winters	Los Gatos, CA	The traffic is horrendous. Building MORE and BIGGER is NOT sustainable. A premier shopping area will only bring a steady stream of traffic making residents go elsewhere to shop. As it is, on weekends, it is difficult to get OUT of our neighborhood and when we leave to run errands, we cannot get back IN. The traffic has been very miserable, and thoughts of moving have crept in.
1,138. Joan Weber	Los Gatos, CA	
1,139. Meghan Lewis	Los gatos, CA	
1,140. Jeff Harlan	Los Gatos, CA	Developer greed, pure and simple. Let's reduce the scale and move half of the housing to the north end of the site.
1,141. Matthew Yearling	Los Gatos, CA	
1,142. Stephanie Figeira	Los Gatos, CA	
1,143. Patricia White	Los Gatos, CA	
1,144. Robin Streicker	Monte Sereno, CA	
1,145. Ursula Oerding-Hennessy	Los Gatos, CA	
1,146. Laura Iwanaga	Los Gatos, CA	
1,147. Julie Schaper	Los Gatos, CA	
1,148. John Carey	Los Gatos, CA	Traffic from Netflix is already over capacity on our streets, this added population will make living here very difficult and undesirable.
1,149. Barbara Grams	Los gatos, CA	
1,150. Corky Griffith	Los gatos, CA	
1,151. simin boschma	Los Gatos, CA	
1,152. Clarice Yeung	Monte Sereno, CA	
1,153. Louise Nemirov	Los Gatos, CA	
1,154. Kirsten Trapani	Monte Sereno, CA	Please don't make our traffic situation even worse than it is already.
1,155. Bret Sagin	Los Gatos, CA	it's a Town...keep it that way
1,156. Georgia Crowder	Los Gatos, CA	Our community must stand together & demand that our Town Council deny this plan.
1,157. Jeff Chase	Los Gatos, CA	
1,158. Jon Witkin	los gatos, CA	too much congestion on current infrastructure need a more appropriate plan that mirrors the more rural character we moved to los gatos for
1,159. Jenn R.	Los Gatos, CA	

Name	From	Comments
1,160. Gail Boddy	Los Gatos, CA	
1,161. Don McKell	Los Gatos, CA	You had the foresight to appoint a Planning Commission that, after studying the plan and taking public input, has recommended that the current application be denied. Please honor their work. Please do your part to preserve the special quality that is the Town of Los Gatos.
1,162. Allison Pitigoi	Los Gatos, CA	
1,163. Ray Bloker	Los Gatos, CA	Los Gatos Blvd. traffic is already horrible. Adding this many homesites at the far end of town will certainly make it worse. The EIR that stated no impact is wrong!
1,164. Talitha Theron	Los Gatos, CA	
1,165. Erica Osman	Los gatos, CA	
1,166. Susan Moore Brown	Los Gatos, CA	Please please consider the impact this would have on our town. We moved here in 2008 to enjoy a small town environment and already in less than 10 years, we feel that there's been a significant change. I understand that every community in Silicon Valley should expect some growth but this project would have such a dramatically negative impact. There is no way our schools, roads or community services could absorb the additional demands. This is not something the citizens of Los Gatos want or need.
1,167. M'Riah Bounds	Los Gatos, CA	
1,168. Linda Pokarney	Los Gatos, CA	
1,169. Dave Haserot	Los Gatos, CA	This development does not fit the character or size of our town. The scale of traffic will completely inundate the local streets and nearby freeway access in the area.
1,170. Thibault Turcan	San Jose, CA	Here is what an 80+ year old individual named Bruce A. MacNaughton has to say about an increase in residential units: "Planning needs to adhere to its guiding principles I recently moved from New Mexico to Los Gatos. In my 80-plus years, I have lived in many other places in the U.S. In the 1950s, Dallas, Texas, allowed development of the northern portion of the city for merchandisers and office space. <i>The downtown was devastated. Only in the last 10 years has it started recovering.</i> In the '60s, Bartlesvile, Okla., allowed development of the east side of town. This caused a major division in the town. You were either on one side of the issue or the other. Again, the old downtown was devastated. In the '70s, Tulsa, Okla., 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. <i>(continues on next page)</i>

Name	From	Comments
1,170. Thibault Turcan	San Jose, CA	<p><i>(continued from previous page)</i></p> <p>Why doesn't the planning commission adhere to its stated four guiding principles? Have these guiding principles been put into to writing so that everyone is working with the same guidelines?</p> <p>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 one or more special interest groups.</p> <p>Since Los Gatos cannot be everything to everybody over <i>the long haul</i>, shouldn't Los Gatos do its planning for its present residents?</p> <p>The recently issued Los Gatos-Saratoga Union School District's budget identified some upcoming problems which the proposed North 40 development seems to contribute to.</p> <p>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."</p> <p>My own view is similar to Bruce's.</p> <p>I went to Ida Price Middle School then Leigh High School a <i>couple years ago</i>, and have had a <i>couple fellow students/</i> friends go to Los Gatos High School.</p> <p>My brother went to San Jose's privatized school The King's Academy, and he also was in contact with a few friends who had transferred from LGHS due precisely to their parents' concerns.</p> <p>Their overall experiences regarding the increased residential units in Los Gatos is sub-par.</p>
1,171. Cherie Serang	Los Gatos, CA	
1,172. Elise Cutini	Monte sereno, CA	
1,173. Kirsten Dryden	Los Gatos, CA	
1,174. Matt Walleen	Los Gatos, CA	
1,175. Carol Fong	los gatos, CA	<p>The traffic study done for the proposal is outdated because of the changing economy and the implementation of WAZE. It really should be redone to reflect current times.</p> <p>There is a phrase that claims most residents of North 40 would be young couples or singles. Well, young couples usually blossom into families and I did not see a concrete <i>plan to build more schools to accommodate the very likely increase in enrollment- our schools are already overflowing and California just got rated one of the worse teacher to student ratios in the nation.</i> There is rhetoric in the plan but no definite location of where. The drop off traffic is currently creating road rage in all the schools and the high</p> <p><i>(continues on next page)</i></p>

Name	From	Comments
1,175. Carol Fong	los gatos, CA	<i>(continued from previous page)</i> school is already at gridlock during drop off and release times. This is a huge project that will change Los Gatos from a town to a city and without the proper infrastructure to accommodate the growth. I did not see any information on how the basics like water, electricity, garbage, internet resources would impact the current LG capacity.
1,176. Anna Hellmer	Los Gatos, CA	The current proposed intensity of density is countermand to the General Plan of Los Gatos & the No. 40 Specific Plan. The buildings would be too high, the architecture is too different, the schools would be over crowded, as well as the surrounding streets and we do not need more businesses that would compete with downtown. Please deny the application in its current form. Thank you.
1,177. Maria Gelpman	Los Gatos, CA	NO means NO, listen to the Planning Commission and the residents. DENY!
1,178. Loren Fales	Los Gatos, CA	
1,179. Katie Eichten	Los gatos, CA	
1,180. Jacquelyn Rider	Los Gatos, CA	The current North 40 plan is unacceptable and an embarrassment to the culture and beauty that is recognized around the rest of Los Gatos. The impact to traffic will be unbearable.
1,181. Kathryn Soler	Los gatos, CA	If we can add for exits and lanes to the road, it would be the only way. Right now, it would be gridlock.
1,182. Patricia Weinstein	Los Gatos, CA	DENY NORTH 40 APPLICATION - this development would ruin the town - the traffic unbearable
1,183. Mike Springer	Los Gatos, CA	
1,184. Nathan Sacco	Los gatos, CA	The North 40 project would have a negative impact on our town. Please deny it.
1,185. Antoinette O'Brien	Los Gatos, CA	No to current development for L.G. north forty.
1,186. Kimball Brown	Los Gatos, CA	
1,187. Kathleen Anderson	Los Gatos, CA	Project is too dense- housing should be spread out among the 40 acres . Set backs from road should be increased. Height is to tall. Does not have the feel of Los Gatos. Needs more open space between dwellings .
1,188. John Everett	Los Gatos, CA	
1,189. Regina Reilly	Los Gatos, CA	This seems extreme folks. The gridlock on our critical roads is already unbearable! Adding the volume of cars anticipated with a plan development like this will certainly create more stress on our community. If you're to bring in more people on this scale, show us the plan for transportation systems that will accommodate our needs.

Name	From	Comments
1,191. karen tomlinson	Los Gatos, CA	Los Gatos traffic is already a nightmare. The additional traffic caused by the North 40 is going to make this town unlivable. I have lived in town since 1970.
1,192. Alyssa Go	Los Angeles, CA	
1,193. Arzhang Saman	Los Gatos, CA	Created too much traffic on already congested 85 and 17!!!!
1,194. Alison McCormack	Los Gatos, CA	
1,195. Gretchen Gregersen	Los Gatos, CA	There is NOTHING about this plan that will have a POSITIVE impact on the beautiful town of Los Gatos.
1,196. Rich Orstad	Los Gatos, CA	The current plan does not do enough to counter the impact that it will have on traffic congestion, school over population, and aesthetics to the neighboring communities. Amend it.
1,197. Casie Ferrucci	Los Gatos, CA	
1,198. Nicole Levy	Los Gatos, CA	
1,199. Lola Feldman	Los Gatos, CA	Los Gatos has become too crowded already. It doesn't even feel safe for my kids to ride bikes or walk to and from school anymore. I was almost hit by a car in a crosswalk a few months ago. The traffic in this town makes people drive, and feel stressed out. Please keep Los Gatos a smaller community. Please don't add to the stress and the traffic by adding more homes and more people to an already over populated area!!!!
1,200. chunhua liu	Los Gatos, CA	
1,201. Tom Stuermer	Los Gatos, CA	In addition to the density issues and lack of adherence to the 'look&feel' part of the plan, the North 40 traffic study was performed before the Netflix HQ construction began, and does not account for the CA-85 traffic created by Netflix new commuters to/from the East - traffic that can only get to/from Netflix by passing this development on LG Blvd and Lark.
1,202. Leigh Dimpflmaier	Los Gatos, CA	
1,203. Elaine McKiernan	Los Gatos, CA	We want transparency and a better plan. T
1,204. jean Morton	Los Gatos, CA	
1,205. Kirsten Duggins	Los Gatos, CA	Senior Housing would be great as it would not affect our schools and may be less cars or traffic. Something like The Villages.
1,206. John Nerness	Los Gatos, CA	This plan is not a responsible plan. It maximizes profits over and above all other community concerns that impact traffic, the environment, the look and living environment of those there and nearby. This project is so dense that there will be problems predicted now and "unknown" problems <i>(continues on next page)</i>

Name	From	Comments
1,206. John Nerness	Los Gatos, CA	<i>(continued from previous page)</i> that arise when completed and the residents and the town will have to deal with them forever. Also, for many Los Gatos residents this is the route to reach Highway 85 South. It can be quite busy even now with the proximity of the Hospital.
1,207. David Duggins	Los Gatos, CA	Senior Housing for over 55. Could include park and stores and some low income housing and wouldn't impact our schools which are a big concern!
1,208. A Steve Cali	Los Gatos, CA	
1,209. karla hernandez	los gatos, CA	We have enough traffic. We don't need more!
1,210. Gary Robinson	Los Gatos, CA	
1,211. Michael Trawick	Los Gatos, CA	
1,212. Susan Ng	Monte Sereno, CA	Although I am not a legal Los Gatos resident, the North 40 has a huge impact on the neighborhood I live in.
1,213. Meighan Mingrone	Los Gatos, CA	
1,214. Kris Monti	Los gatos, CA	
1,215. Karen Deloumi	Los Gatos, CA	
1,216. David McCort	Los Gatos, CA	
1,217. Emilee Roberton	Los Gatos, CA	
1,218. Thomas Steipp	Los Gatos, CA	
1,219. Sydney Miller	Loss Gatos, CA	
1,220. mike brown	COATESVILLE, PA	
1,221. Tom Jakaby	Los Gatos, CA	
1,222. Brian Volpe	Los Gatos, CA	Having grown up in the town of Los Gatos in the '70's, I have seen the town change and grow so much. I have never left the town that I love so much. I still live here with my wife and two daughters, and we are proud of our town. This proposal is proposal is an eyesore, however. Just looking at the building layout every day with the orange plastic banners makes me incredibly sad. How could you possibly think about allowing such a large development in our little town? Traffic is already hideous, thanks to all the new housing that has gone in in recent years, and more recently the hospital extension and other development in the area. I am by no means anti development, but this is ridiculous. Please reconsider allowing this development proposal to go through. It needs to be severely scaled down. Thank You for your consideration, Brian Volpe Los Gatos High Class of '87
1,223. Ozlem Ucar	Los gAtos, CA	

Name	From	Comments
1,224. Leslie Antal	Los Gatos, CA	
1,225. Robert Balcomb	Los Gatos, CA	The North 40 project concerns me deeply, as traffic in the area is already terrible, both on city streets and on the freeway. The addition of that many residents in a condensed area that is already over crowded as far as traffic is concerned
1,226. Laurie Talevich	Los Gatos, CA	
1,227. Carol Anglin	Los Gatos, CA	
1,228. Carolyn H	LOS GATOS, CA	
1,229. David Whiteside	Los Gatos, CA	
1,230. Erin O'Brien	Los Gatos, CA	
1,231. Noel Turchi	Los gatos, CA	Keep our town small & quaint!!!!
1,232. Judith Naughton	Los Gatos, CA	Let's focus on developments that will ENHANCE our beloved town, and not degrade it or diminish its wonderful reputation. A senior-focused development with several levels, each idyllic for what it is, does sound very appealing.
1,233. Lisa E.	Los Gatos, CA	I am signing the petition in hopes that the Town Council will think about the impact the North 40 will have on our schools and traffic! Our schools are already overcrowded. And look at the traffic issues we are already battling. We have not figured out a way to ease beach traffic in our town. How can we possibly add to this by approving the current North 40 plan?
1,234. Alicia Gangi	Los Gatos, CA	
1,235. Alison Aiassa	Los Gatos, CA	
1,236. Lois Phelps	Los Gatos, CA	I'm done with density!!!
1,237. Melanie Allen	Los Gatos, CA	
1,238. Donna Valentine	Los Gatos, CA	This project needs to be reconsidered due to the impact on the traffic especially at the intersection of the Lark and Los Gatos Blvd. we already are experiencing vehicles that are running red lights This is a hazard not only for cars but for pedestrians and bicyclists as well. Again I urge the council to reconsider the north 40 project.
1,240. Bruce Harrison	Los Gatos, CA	
1,241. Mark Streicker	Monte Sereno, CA	
1,242. David Arnold	Los Gatos, CA	Too dense!
1,243. Lorraine Hepworth	Los Gatos, CA	
1,244. Steve Wade	Monte Sereno, CA	May sanity prevail
1,245. Clement Cheng	Los Gatos, CA	
1,246. Jody McCalmont	Los Gatos, CA	

Name	From	Comments
1,247. Thomas Beck	Los Gatos, CA	Listen to the Planning Commission.
1,248. Paige Ribbins	Los Gatos, CA	
1,249. Sam R	Los Gatos, CA	
1,250. Grada Blom	San Jose, CA	Even though I don't live in Los Gatos, our kids and grandkids live there. North 40 is a monster! when I am upstairs at the Pain and Wellness Center and see your plans you're all crazy. Progress you call that? Stop please. You all would feel so great to accomplice something great instead of putting more cement and bricks there and how about the water problems we face? I pray for your heart to change. Keep fighting everybody>
1,251. Young Bae	Monte Sereno, CA	
1,252. Stacy Hopkins	Los Gatos, CA	No north 49!!!
1,253. Renee Ropp	Los gatos, CA	
1,254. Jennifer Liebthal	Los Gatos, CA	
1,255. Jonas Anckarman	Los Gatos, CA	
1,256. Alison Whittaker	Los Gatos, CA	North 40 is not going to be an asset but an albatross that does not reflect our beautiful historic town. With the current traffic situation that has impacted all of us that live here, let's RETHINK this development to make it a real asset to our town!
1,257. Catrin Anckarman	Los Gatos, CA	
1,258. Donna Czaikoski	Los Gatos, CA	
1,259. Donna Toothman	Los gatos, CA	
1,260. Helena Fontenelle	Los Gatos, CA	
1,261. RAIPH MARTIGNETTI SR	Los GATOS, CA	This is not a city Its our unique town. Tell them to go to Campbell, or Willow Glen,
1,262. ann cali	Los Gatos, CA	
1,263. Jennifer White	Los Gatos, CA	I am a native Los Gatan. Unbelievable that this would even be a conversation. What is everyone who is for this thinking. We are so overcrowded every morning and afternoon on Los Gatos Blvd, Lark, and towards 85 on LG Blvd just trying to get our children to school, go to work or anywhere. It takes me 25 minutes from the manor to LG high school in the mornings. Summer we are putting barriers to reduce traffic in town. Which part of this encourages yes votes for the North 40. Our quaint small town feeling is in jeopardy. Perhaps LG Blvd should be expanded to a wider more lane road....NOT
1,264. Raquel Connolly	Los Gatos, CA	
1,265. Doan Yearling	Los Gatos, CA	

Name	From	Comments
1,266. Kathryn Giannotti	San Jose, CA	Although we are not Los Gatos residents the traffic at Lark and Los Gatos Blvd would definitely negatively impact our ability to use those roads and get on and off the freeway. It would also decrease the safety of pedestrians, bicyclist and air quality.
1,267. John Wilkinson	Los Gatos, CA	The proposed development is too big and too dense for Los Gatos. It will be a huge eyesore as people travel into Los Gatos on Highway 17 as demonstrated by the current poles. We must, as a town, fight the developers that want to extract every last dollar out of their property at the detriment to the quality of our lives.
1,268. Brittney Aresta	Los gatos, CA	
1,269. Larry Maggio	Los Gatos, CA	
1,270. Patricia Ruch	Los Gatos, CA	Traffic would shut down our town !!!
1,271. Serena Heppes	San Jose, CA	
1,272. Julie Thorne	Los Gatos, CA	
1,273. Gregory Gomon	Los Gatos, CA	The proposed development of what is called the North 40 is massive in scale and not in character with our community of Los Gatos. The owners of the property have the right to develop their property. I hope their next proposal is in the scope and character of our town. I also don't think the town infrastructure can support this development.
1,274. Rochelle Zolna	Los gatos, CA	
1,275. Lynn Williams	Los Gatos, CA	Let's find a way to develop that fits more with LG the Town, and won't create such a huge traffic & school nightmare.
1,276. Ashley Tidwell	Los Gatos, CA	Please stop this project and keep Los Gatos as it is, the amazing town we know it as.
1,277. Eric Colson	Los Gatos, CA	
1,278. Karen Simon	Los Gatos, CA	
1,279. Darin Simon	Los Gatos, CA	
1,280. Jeffrey Hebb	Los Gatos, CA	Since this is all about money, let me make a money argument. Those of you who letting this pass - you will drive down the property values in Los Gatos as it gets overcrowded and jammed with traffic 24/7. Your property will go down in value. Don't be stupid.
1,281. Julie Sheehan	Los Gatos, CA	
1,282. Soutana Mpoulkoura	Los Gatos, CA	Please don't allow north 40 to change Los Gatos.
1,283. Amita Patel	Los gatos, CA	
1,284. Dennis Wolf	Monte Sereno, CA	
1,285. Christy Schoos	Los Gatos, CA	

Name	From	Comments
1,286. Samia Clark	Los Gatos, CA	
1,287. Leonard Viale	Los Gatos, CA	Too much traffic Too many people Not a good use of land Too much sewage
1,288. Chris Morgan	Los Gatos, CA	
1,289. Terri Vitek	Los Gatos, CA	
1,290. Dominick De Ranieri	Los Gatos, CA	
1,291. Ana P	Monte Sereno, CA	
1,292. Marsha Witkin	Los Gatos, CA	Please save our charming town from massive over development.
1,293. Marty Scott	Los Gatos, CA	
1,294. Raymond Toney	Los Gatos, CA	This was a feasible plan years ago but it has gone past its time. The Town has already outgrown its ability to handle current traffic.
1,295. Brenda C	Los Gatos, CA	deny the north 40 project. big concern for traffic and school!
1,296. Patrick McCormack	Los Gatos, CA	North 40 will be a disaster for Los Gatos. I moved to Los Gatos to get away from high density city housing and live in a town.
1,297. Max Genetti	Los Gatos, CA	
1,298. John Mendoza	los gatos, CA	
1,299. Diane Egli	Los Gatos, CA	Make the acres into a heritage park like they did in Saratoga. Keep the orchards
1,300. Jeanne A	Los Gatos, CA	
1,301. Katherine Taylor	Los Gatos, CA	Please preserve the last orchard we have in our town!! I've been here 58 years, the North 40, will be the end of this town as we know it!!
1,302. Susan Freiman	Los Gatos, CA	The planning commission has made its recommendation to deny, please follow their brave decision & stand up to Grosvenor. Also please stop scheduling important mtgs like this over school holidays when everyone is out of town.
1,303. Faten Mansour	San jose, CA	We live two streets away from Lark and it is so busy with traffic already. Our little Town with its few streets is not capable for this disaster that the greedy people suggest to make it happen. Please do not kill our beautiful town.
1,304. Wilfred Everts	Los Gatos, CA	This application should clearly follow the Specific Plan. Thank you for your consideration.
1,305. Rita Kelly	Los Gatos, CA	
1,306. Kimberley Bellotti	Los Gatos, CA	

Name	From	Comments
1,307. Michelle Nelson	Los Gatos, CA	This project is too large and will ruin Los Gatos. We don't have the infrastructure for this many new homes. The traffic will be out of control.
1,308. Dean Ceglia	San Jose, CA	
1,309. Mona SOLEIMANIEH	Los gatos, CA	
1,310. Eileen Perkins	Los gatos, CA	
1,311. Katie Sullivan	Los gatos, CA	
1,312. Susan De la vega	Los gatos, CA	
1,313. Kristen Hickman	Los Gatos, CA	
1,314. Chris Tedford	Los Gatos, CA	
1,315. Karen Lekashman	Los Gatos, CA	
1,316. Enida A. Tahirovic	Los Gatos, CA	
1,317. Frank Del Fiugo	Los Gatos, CA	
1,318. Steve Wilson	Los Gatos, CA	
1,319. William Sullins	Los Gatos, CA	This proposal does not feel like Los Gatos. We should not settle for less.
1,320. Cat M.	Los Gatos, CA	
1,321. Joanne imperial	Los Gatos, CA	
1,322. Elizabeth Adie	Los gatos, CA	
1,323. Susan Bunce	Los Gatos, CA	
1,324. Jennifer Morse	Los Gatos, CA	
1,325. Geri Kennedy	Monte sereno, CA	
1,326. Alex Granas	Los Gatos, CA	

From: Angelia Doerner [<mailto:saveourhood@yahoo.com>]

Sent: Tuesday, August 09, 2016 10:57 AM

To: Council; BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie

Cc: Laurel Prevetti; Attorney; Joel Paulson

Subject: Grading and Waiver Relating to Height Measurements

Please accept the attached in connection with the Public Hearing tonight on the North 40.

Angelia Doerner

Live Simply, Laugh Often

Grading Presentation

SLIDE 1

- This is a copy of Figure 1.3 of the Specific Plan showing Existing Conditions on the Phase 1 property. I just want to point out a couple of items as I will be referring to them in my discussion.
 - The direction to the Stormwater Drain is Northwest (shown with the blue arrows) – where a 36” storm drain pipe was installed specifically for the North 40 when the 17/85 interchange was constructed
 - The other area I want to point out is that there is a steep slope from LGB to the remainder of the property – as shown by the green wavy lines. Please note the most severe slope issues are on the existing sites of the Medical offices – but on either side, the slope is significantly reduced. In fact, I’m sure all of you have driven down the steep driveway to the back parking lot of the center building and have noticed that the slope stops at the bottom (shown by the yellow dot) – and from there on, the land is relatively flat in every direction.

SLIDE 2

- State law states that waivers of development standards must be given if they **physically prevent the project from being built at the permitted density.**
- These are the points of justification in the developer’s Attorney Letter that, **apparently**, if not done this way, would physically keep them from getting their density.
 - Items 1 and 5 are related as they both deal with steep slopes – but they only exist right long LGB - the worst of which are on the existing building sites. As pointed out in the Attorney’s letter, the interior is relatively flat. Also, “**minimizing**” and “**improve site appearance**” are subjective terms.
 - Items 2,3,4 all relate to Stormwater. The letter states the grading plan channels water towards the northeasterly portion – but as shown earlier, it’s supposed to be directed northwesterly. Also, these are standard drainage requirements on all developments – not sure why they would require this level of grading.
 - Item 6 is the one that I’m really troubled by – let me show you the color-coded cut-and-fill map attached to the letter.

SLIDE 3

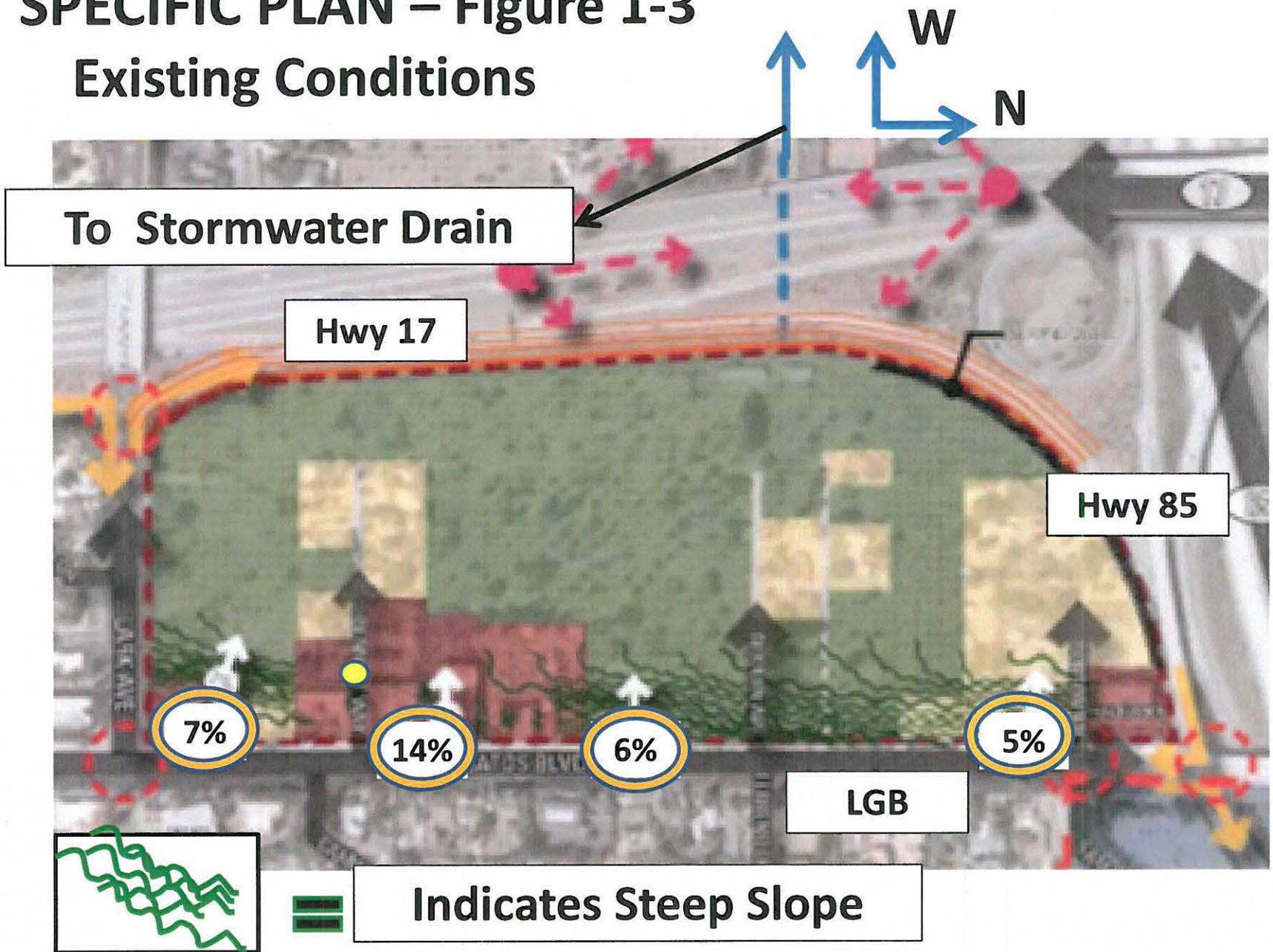
- **LOOK how much** area is “cut” versus “fill”!! The letter states that the depth of each ranges up to 5 FEET – with most residences constructed over **2-5 FEET of FILL**. In fact, they say that 75% of the residential buildings have a third story – and if height had to be measured from the existing grade (**as required by the Specific Plan**) – it would effectively eliminate this third story **in all of the fill areas!!**
- However, after going through all of the points in their Letter – I still can’t understand **WHY** this magnitude of fill is required. Just imagine how much dirt will be required to achieve 2-5’ of fill under the buildings in this “green” section! Since the interior of the site is relatively flat – it sure isn’t all coming from the “cuts” in the “red” sections!!!
- So getting back to point 6 in the letter which claims they are “minimizing the off-haul of dirt” – I want to know about the amount of **IN-HAUL of dirt!!!** How many 100’s of truckloads of dirt will have to be **driven into** the site to accomplish this plan as proposed??? Also, did the EIR consider all of the traffic for this in-haul of dirt?
- I find it hard to believe that this grading plan is truly required to achieve the stated density. After all, other than right along LGB, **they are starting with relatively flat terrain – and they are ending with flat terrain – just five feet higher!!!!**

After focusing on the realities of their proposed grading plan – I now know why the whole Town was so shocked when the story poles went up. They reflect the buildings from **finished grade** - which is **up to five feet higher** than if measured from existing grade!!

This grading plan does NOT seem necessary to achieve their density –

PLEASE DENY THEIR REQUEST FOR THIS WAIVER!!

SPECIFIC PLAN – Figure 1-3 Existing Conditions



Goldfarb.... Letter – Mar 10, 2016

II (a) Proposed Waiver – Measure Heights From Finished vs Existing Grades

- 1. ADA Accessibility – “Minimizes steep streets, hand rails and landings”**
- 2,3 & 4 Stormwater Related – Quality, Hydromodification, Flood Control**
- 5 Existing Boundary Conditions – “... minimizing retaining walls and steep slopes....” ; “improve site appearance.”**
- 6. Construction Related Environmental Impacts – “...Minimize off-haul of dirt.....”**

RED = "Cut" GREEN = "Fill"

