

From: Liat Zavodivker [<mailto:lzavod@gmail.com>]

Sent: Friday, August 10, 2018 11:12 AM

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

Subject:

Dear Mayor Rennie, Vice Mayor Leonardis and Town Council Members Jensen, Sayoc, and Spector:

The median home sales price in Los Gatos is now \$1.8b million and median rent for all properties in the Town, including all unit sizes, was a staggering \$5,200 a month (Trulia, August 2018). These shocking costs are symptomatic of the severe shortage of housing that exists in Los Gatos.

On Tuesday, August 15th, you will have the opportunity to act to alleviate the housing crisis affecting your community and the entire Bay Area. North 40 presents an opportunity for the Town to meaningfully improve housing affordability in Los Gatos

I urge you to do so by taking the following actions:

- **Allow a maximum of 455 new homes in the North 40 Specific Plan.** North 40 has long been identified as an appropriate location for denser developments and more homes can only add to the vibrancy of the area. There is no justifiable reason for the specific plan to accommodate half of the residential uses allowed in the adopted environmental documents.
- **Allow the moratorium on North 40 entitlements to expire.** Delays cause by a moratorium only serves to make the housing problem worse and shifts your housing responsibilities to other communities.

Both these actions are critical to ensuring that Los Gatos does its fair share to address regional housing crisis and I hope you will decide to act in a way that helps to ease the housing crisis.

Sincerely,

Liat Zavodivker

Former Resident of Los Gatos to what displaced by exorbitant rents on property that was constructed over fifty years ago.

From: Jason Uhlenkott [<mailto:jpu914@uhlenkott.net>]

Sent: Friday, August 10, 2018 11:52 AM

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

Cc: Anna Salvador-Rodriguez

Subject: In Support of North 40 Housing

Dear Mayor and Council,

I'm writing to ask you to legalize housing to the greatest extent possible in the North 40 area. The median home in Los Gatos now costs \$1.8 million, and the median rent is now \$5,200. People are being displaced every day and Los Gatos cannot be a healthy community in the long term if its housing policies exclude nearly everyone who is not already a homeowner.

I ask for the following actions:

- Allow a maximum of 455 new homes in the North 40 Specific Plan. North 40 has long been identified as an appropriate location for denser developments and more homes can only add to the vibrancy of the area.
- Allow the moratorium on North 40 entitlements to expire. We are deep in a crisis and need more housing with great urgency. Sustaining a moratorium would be exactly the wrong response to a shortage.

Sincerely,
Jason Uhlenkott

Diane Dreher, Ph.D.

*223 Arroyo Grande Way * Los Gatos, CA 95032 * Phone (408) 554-4954 *

13 August 2018

Mayor Rob Rennie, Vice Mayor Steve Leonardis, Town Council Members Barbara Spector, Marico Sayoc, and Marcia Jensen

Dear Mayor Rennie, Vice Mayor Leonardis, and Town Council Members:

I urge you to extend the moratorium on any further amendments to increase building height and the number of housing units in the North 40 Specific Plan for three reasons.

1. **A More Balanced Approach to the Bay Area Housing Crisis.** The developer claims that increasing building height and housing density would help alleviate the severe Bay area housing shortage, proposing two housing towers, more appropriate for an urban area than our small town, creating more crowding, congestion, and excessive traffic at an already busy intersection. Los Gatos could address the housing shortage more mindfully in future Town Council and Planning Commission meetings by planning additional housing throughout town, preferably closer to existing light rail—much wiser than concentrating even more housing in the small area between Lark Avenue and Los Gatos Boulevard.
2. **Health and Safety.** Increased building height and density would only add to the town's current traffic congestion, the subject of complaints in Town Council meetings, Next Door, and the *Los Gatos Weekly Times*. Phase 1 of the North 40 will undoubtedly increase traffic congestion in the Los Gatos Boulevard/Lark Avenue area, impeding access to Good Samaritan Hospital for doctors, nurses, patients, and emergency vehicles. In addition, medical professionals have raised concerns about toxic particulate matter and air pollution from increased traffic on roads and the nearby freeways. In planning for our future, we need to be more mindful about these threats to public safety.
3. **Concern for Town Governance.** As a Los Gatos resident for decades, I have been impressed with our long tradition of town governance in which citizens and elected Town officers cooperate to determine the best policies for our town. The current North 40 Specific Plan represents years of careful deliberation and planning by committed citizens of Los Gatos. Any amendment to the Specific Plan needs to reflect ongoing deliberation by the citizens of Los Gatos. For an international corporation based in another country to presume to dictate policy which will affect our town for decades is both inappropriate and absurd. Their proposed policy change would affect their corporate profit, not their daily lives. Acquiescing to their demands would be a violation of our principles of town governance.

For all these reasons, then, I join my neighbors and other committed citizens in urging you, as Mayor and Town Council members, to extend the moratorium on amendments to the North 40 Specific Plan for at least a year. In keeping with our principles of self-governance, I urge you to consider a moratorium on any increase in building height and housing density in the Specific Plan until Phase 1 of the North 40 is constructed and populated so that we may better understand the effects on traffic, health, and safety. Then, with this understanding, we and our future neighbors in Phase 1—not considerations of corporate profit—can plan for our collective future.

Sincerely,



Diane E. Dreher