

From: David Weissman [<mailto:gryllus@gmail.com>]
Sent: Thursday, August 11, 2016 12:24 AM
To: Joel Paulson; Laurel Prevetti
Subject: North 40

I do have one concern about the 49 senior housing units: what happens when there is an emergency and the folks on the 3rd floor can't use the elevator and have trouble with stairs? What happens when the elevator is out of service? How are they to get out of the building in case of a fire?

--

Dave Weissman
15431 Francis Oaks Way
Los Gatos, CA 95032
H: (408) 358-3556
gryllus@gmail.com

Subject: O81116 Staff Report Item 3

From: Angelia On Wilder <saveourhood@yahoo.com>

To: Town Council <council@losgatosca.gov>, Barbara Spector <bspector@losgatosca.gov>, Marico Sayoc <MSayoc@losgatosca.gov>, Marcia Jensen <MJensen@losgatosca.gov>, Town Mayor - Steve Leonardis <SLeonardis@LosGatosCA.gov>, Rob Rennie <RRennie@losgatosca.gov>

CC: Laurel Prevetti Town Manager <L.Prevetti@LosGatosCA.gov>

The entire second paragraph is erroneous as to the requirement of the law. As some of the units are occupied, the five -year period does not even apply!!! Also, your Initial Study was obviously flawed - go count the units yourself - there are, and have been for a very long time, a total of 19 detached, single-family units.

Angelia Doerner

Live Simply, Laugh Often

From: Tony Alarcon <alarcon.tony@gmail.com>
Sent: Thursday, August 11, 2016 4:14 PM
To: Council
Subject: Specify Plan Violations

I will not be able to attend tonight's meetings. I have attended every meeting except one when I was out of town.

I'm currently at the library and had to comment based on the monstrosity of the model and the lack of a real park and open space. How we ended up with this after all these years behoves me. Why we did not properly address our unmet market rate senior housing or spread the 270 units per the specific plan across the 40 acres is unimaginable. Why the developer not listen or meet the objective requirements of the Specific Plan?

FIGHT FOR OUR TOWN! PLEASE DENY THIS PROJECT.

Reason for denial

1. **Original grade should be used in determining height restrictions.** 2-5" of fill should not be allowed to be brought in, nor transferred from the polluted area abutting Hwy 17 which has been identified to cause cancer. Say no to this exception!
2. **Objectively no other project has this architecture in town.** It does not have the look and feel of Los Gatos as required in the specific plan. It is simply a duplication cookie cutter which Grosvenor has done across several other countries as proven.
3. **Objectively no other market rate project of 280 units in the history of town has been allowed to group 55 BLM units in one location** versus disperses them throughout the project. These units should be dispersed across the project.
4. **Objectively the project does not deliver 55+ senior market rate housing which is a need for our community.** Per the Specific plan the North 40 will address the Town's residential and/or commercial unmet needs
5. **The project should have an additional 50+ units deed restricted for 55+ with unit sizes equalling the same percentage allocation as the project.** Current Los Gatos residents getting preference to purchase similar to the BLM formula.
6. **The Town and Yuki should confirm the existing low income units which have recently been discovered.** This voids the density bonus.
7. **Objectively the developer is not a single development group but rather a development partnership constructed to gain density bonuses.**
8. **The project in NO way embraces the hillside views. You cannot see the hills.**
9. **Objectively the model tree height abutting the Hwy17 N entrance shows a height exceeding the building heights. That is simply NOT true as confirmed by the developer.**
10. **Objectively it does not provide a large park to take advantage of hill side views or multiple larger parks.**
11. **QUALITY large open space is non existent.** They offer small strips or 10x10 area. There is no place for children to play soccer or play.
12. **Objectively the unit count in the Lark district, scale and mass, should be dramatically reduced and allocated to the remaining 14 acres.** This is a objective violation of the specific plan.
13. **NO bonus density would be awarded NOR any waivers or exceptions should be given given to the developer.**

14. **This project has not properly mitigated its impacts** of traffic, down town impacts, or unmet market rate senior only homes. **The studies are outdated and flawed in utilizing improper assumptions and comparison towns.**
15. **The majority of speakers at meetings and town citizens are against the proposed plan.**

“Fun is one of the most important and underrated ingredients in any successful venture.”

Richard Branson

Tony Alarcon

Cell 408.460.4845

From: Angelia On Wilder <saveourhood@yahoo.com>
Sent: Friday, August 12, 2016 11:20 AM
To: Laurel Prevetti
Cc: Council; Joel Paulson
Subject: Re: Zoning of the North 40

Thanks for clarification - my fupah - was looking for "zone" of specific 13.5 acreage. All tied together in my head with this Application Date "position". I can't understand how an application can be deemed "filed" before any zoning and land use ordinances are effected. Think I need a nap.

Angelia Doerner
Live Simply, Laugh Often

Laurel Prevetti <LPrevetti@losgatosca.gov> wrote:

Good morning Angelia, Mayor, and Town Council,

The Council did rezone the entirety of the North 40 area in 2015. Ordinance Number 2242 was introduced on June, 17, 2015, adopted on August 4, 2015, and effective 30 days later on September 3, 2015. The Housing Element requires the identification of a schedule for each action item and this one was completed within the noted timeframe.

Thank you,

Laurel

From: Angelia On Wilder [<mailto:saveourhood@yahoo.com>]
Sent: Friday, August 12, 2016 10:36 AM
To: Council; BSpector; Marico Sayoc; Marcia Jensen; Steven Leonardis; Rob Rennie
Cc: Laurel Prevetti
Subject: Zoning of the North 40

I may have missed something, but as I understand it, no actual zoning of the North 40 has occurred. Action HOU-1.7 of the Housing Element committed the Town to rezone 13.5 acres within 3 years of Housing Element Adoption at a density of 20 dwelling units per acre on the North 40. The Housing Element was adopted on May 5, 2015. Therefore, technically, nothing has to be rezoned until May 2018!

At this point in time, only zone what we are ready to zone!

Also, if action was taken by the Council subsequent to the Housing Element concerning zoning of the North 40, please provide the reference for such action.

Thank you!

Angelia Doerner

Live Simply, Laugh Often

Mr. and Mrs. Patrick Gunning
14800 La Rinconada Drive
Los Gatos, CA 95032

August 9, 2016

Dear Town Council Members,

My husband and I were among the "standees" at tonight's meeting and wished there had been a petition to sign opposing the development of the North 40. We have been residents of Los Gatos since 1964 and raised four children here. The schools, churches, library, theatre and restaurants are appealing. It is a unique and charming community! However, adding more houses and cars is inadvisable and unsafe for pedestrians, children, dogs and bikes. Also, if the North 40 is allowed, driving to Hood Samaritan Hospital will be risky, unsafe and complicated. As the hospital has also grown, transportation to and from has been difficult for family members in emergency situations. Please do not add more cars to our area!

Most sincerely

Myrtle and Patrick Gunning

RECEIVED

AUG 12 2016
@ 2:32 pm

MAYOR & TOWN COUNCIL

From: Rob Gabel <rob@tubularlabs.com>
Sent: Friday, August 12, 2016 5:12 PM
To: Council
Subject: I support the North 40...

.. because we need more sit down restaurants on Eastside. We have one... Viva. We should make Eastside more walkable and a well done north 40 can help with that.

Rob

From: Connie Hamrah <cchamrah@aol.com>
Sent: Friday, August 12, 2016 5:36 PM
To: North40 Comment
Subject: Do not support North 40

Los Gatos is already congested and additional buildings proposed in North 40 will be very expensive and only add to our town congestion. A developed green area is a better use of this property. Most of us experienced the horrible Santa Cruz traffic over the Summer and I ask all concerned citizens to consider the following: a development the proposed size and scale of the north 40 will adversely affect our community in many ways . More high priced housing, more congestion, affect of downtown businesses and it will add nothing to the beauty of Los Gatos that has long been protected.

Vote no on North 40 as proposed !

A 40 year resident and home owner in Los Gatos.

Thank you ,

Connie Hamrah

Sent from my iPhone

From: mike mcdonough <mike.mcdonough.iii@gmail.com>
Sent: Friday, August 12, 2016 5:45 PM
To: Council
Cc: Kimberly McDonough
Subject: I don't support North 40

I am a new resident to California and to Los Gatos, I am a resident for approx. 5 weeks ago. I have seen the destruction of towns in NJ. The overbuilt and congestion is never fully documented in these studies.

After careful review of the plans, we are just not ready to go with a "yes" vote. Additional police, fire, school, challenges of widening of roads, food stores.... it just doesn't represent itself of these studies.

Summer traffic headed to the Santa Cruz is challenging enough, add this into the mix and you will be changing the landscape of this town forever.

Please vote "NO" to North 40

Michael McDonough
Los Gatos Resident formerly Randolph NJ
Available for discussion and coaching

mjm

From: Eric Takahashi <exit_16w@yahoo.com>
Sent: Friday, August 12, 2016 7:31 PM
To: Council
Subject: North 40 Vote

I understand that the City Council will vote on the North 40 project. I strongly urge you to vote against the development proposal. In my opinion, the area is ill-suited to handle the additional traffic, and I am concerned about the impact to the quality of education offered by our local schools.

Thank you for your time and consideration.

Eric Takahashi
135 Pinta Ct.

Sent from Yahoo Mail for iPad

From: Nate Jones <nathanpjones@gmail.com>
Sent: Friday, August 12, 2016 10:12 PM
To: Council
Subject: I support north 40!

I was born and raised in Los Gatos and recently moved back to Los Gatos after a stint in San Francisco. The increased supply in housing will be a great benefit to Los Gatos and eventually help bring down housing costs in the area. I'm an economics major and economics 101 will tell you that adding supply will help bring down costs.

We need more housing in order to provide the opportunity for natives (like me) to return.

Nate
M:408.314.4186

From: carol kay <kaycd@comcast.net>
Sent: Saturday, August 13, 2016 10:09 AM
To: North40 Comment
Subject: Support of North 40

I support the development of the area for two reasons.

First I believe that the people who own the land have the right to see it developed and I believe that they have worked hard to make it something positive for the city and area.

Secondly, We do need places for people to live. It does provide a place for seniors who may want to stay in the area and downsize from a home they now own. Options are needed in the high priced real estate market of today and in the future.

Sincerely,
Carol Kay

From: Leon Pappanastos <1954leonpap@gmail.com>
Sent: Saturday, August 13, 2016 6:34 PM
To: Council
Subject: Noth 40

I'm emailing to support the new NOrth 40. development. I have been a resident and practiced in Los Gatos for over 40 years.

Leon Pappanastos, DMD

From: "Jeffrey Aristide" <jeffreynaristide@comcast.net>
To: bspector@losgatosca.gov
Cc: msayoc@losgatosca.gov, mjensen@losgatosca.gov, rrwnnie@losgatosca.gov,
sleonardis@losgatosca.gov
Sent: Sunday, August 14, 2016 8:16:52 PM
Subject: Denial Of The North 40 Development Proposal...S-13-090

Dear Mayor Spector...first, I want to thank you for all your efforts that you and your staff has made in the North 40 development and supporting town involvement. I spent the first thirty (30) years of my life living in Boston, MA...where our great country got it's start some two hundred and forty (240) years ago. Now, like then...town meetings and their specific actions, are the very basis of our way of life. That power flowed up...not down from above. This is a town, where my wife, Engelina and I raised our four (4) children. I realize fully that you are very busy on the deliberation of the proposed project...plus the running of the town...which you are doing a fine job. In brief:

1. I was contacted by Steve Buster, Senior Vice President, Development for Grosvenor, to discuss the proposed project. We met on Friday, August 5th...for over an hour. Don Capobres, Project Manager for this project, was also present. I found both, gentlemen to be friendly, fair and open. And, nice guys too. I opened the discussion by saying that they have gotten the town real mad at them. Further, as Benjamin Franklin said: there is no such thing as a small enemy. That Grosvenor should sell the town...and not try to ram this project though. In short:
 1. They said they wanted to work with town, that they wanted to be part-of-it--that the town would (should) be proud of the project...they want to stay in the town...not, just "build and run".
 2. That they followed the direction of the town over several years...maybe eight (8) years...or, at least three (3) years...and that is was normal for a projects of this size...to take-up this amount of time.
 3. That once given the go ahead, it would take about three (3) years to conclude the Phase I...with the first nine (9) months...showing little progress...as they had to prep the site. They have some thirteen (13) owners to deal with.
 4. When I told them, that do to "new and compelling information/data" ...that..."they should have changed the plan...they were mute". The design/plan is twenty-seven (27) months old. I my view...much too old, based of the facts-of-the-case. This showed a lack of willingness to "adapt to any or all public...and official town input". In my view, they lack--failed the spirit and intent of the proposal process...especially when considering the huge impact this will have on the town for years to come.
 5. When asked about step-down housing they said that the town would not allow the needed height for this part of the project. And, it was most unfortunate, as they would sell like hot-cakes, as many Los Gatos homeowners want this to happen. Mr. Capobres stated...that there was a huge pent-up demand, even from the fifty-something cohort...to down-size housing, buy new and stay in Los Gatos.
 6. When asked of step-in housing...they stated they would love to build single-detached housing...as their was alot more profit in it...but, that the town, "out-lawed it" (?). Further, they expect alot of business from Netflix...as nine (9) bus loads of employees trek in from San Francisco each work day.
 7. When asked about step-up housing (entry level)...they said they thought they were well-covered. The units started at \$900K and went to \$1.5M+.
 8. I asked about Phase II. They showed little interest in it. Saying, that they had no plans for it.
 9. I will conclude this e-mail, as I'm sure you don't want my forty plus (40+) points...at least right now.
 10. I again request you to deny this development plan as submitted...and send them back to the "drawing-board...for a much scaled-back version".
 11. I know that we are in good hands...with you and your staff...and would like to leave you with a wonderful French saying: at the point of decision, the gods of the universe, will conspire to aid you. Thank-you again for all your hard work...it is greatly appreciated. Jeffrey N. Aristide, 102 Noble Court, Los Gatos, CA 95032, cell#: 408-608-4642.

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

Sent: Sunday, August 14, 2016 11:14 PM

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

Cc: Laurel Prevetti

Subject: North 40 - Notes Reg Green Open Space and Views

The following are some notes regarding Open Space - especially GREEN Open Space and views from the site interior. In the last meeting (081116), there was related discussion from the Applicant as well as during your deliberations - some of which was contrary to the facts. I want to make sure the following notes are on record and are considered should your future deliberations include this topic.

- Open and Green Space must be looked at on an Application-wide basis. You should not discuss the "wealth" of Green Open Space in the Lark District without considering the "dearth" of Green space in the Transition District.
 - Green Open Space in the Lark District 28.2%
 - Green Open Space in the Transition District 16.2%
 - Application-wide Green Open Space 22.8%
- Let's look at the primary elements comprising this Green Open Space.
 - 27% of the Green Open Space is plantings (primarily trees) along the perimeter of the site - for example, 9.5% are tree areas along Lark (three deep 'tween Lark and first buildings) which will provide a great buffer from the traffic noise, etc., but is not "useable" for recreational activities.
 - 10% is the Community Park - 5% of which are three "open areas" (2 @ about 2,200 Sqft and one @ 4,800 Sqft) but about 1/2 of those areas are shown as "growing areas", the other half is densely planted with trees.
 - Other than the bocci court, there are no truly "open" areas. Thankfully, the buildings abutting the Park are only 25' tall (North and South), but one end borders South A street and the other borders 35' high buildings across a regular width sidewalk.
 - Also, the entire Park is in shade during the afternoons of the winter.
 - Please see the attached photos of the views from the Community Park. The Applicant showed a picture which she said was from the Community Park - but she admitted to me that she was mistaken - that "view" was actually from the area discussed in the next bullet.
 - The Applicant referred to a "very large" tract of space to be utilized for growing all the vegetables, etc., for the market. Although not illustrated in the Plans, it appears it is at the corner of the existing buildings' parking lots and Parking Lot A.
 - Something that has not been discussed is what type of fencing, etc., will be used around these gardens. There are supposed to be garden plots in half of the "open" space in the Community Park as well. Are there going to be 6-8' high chain link fences, as well as over the top, to protect from theft and unintentional and, possibly, intentional contamination? These spaces

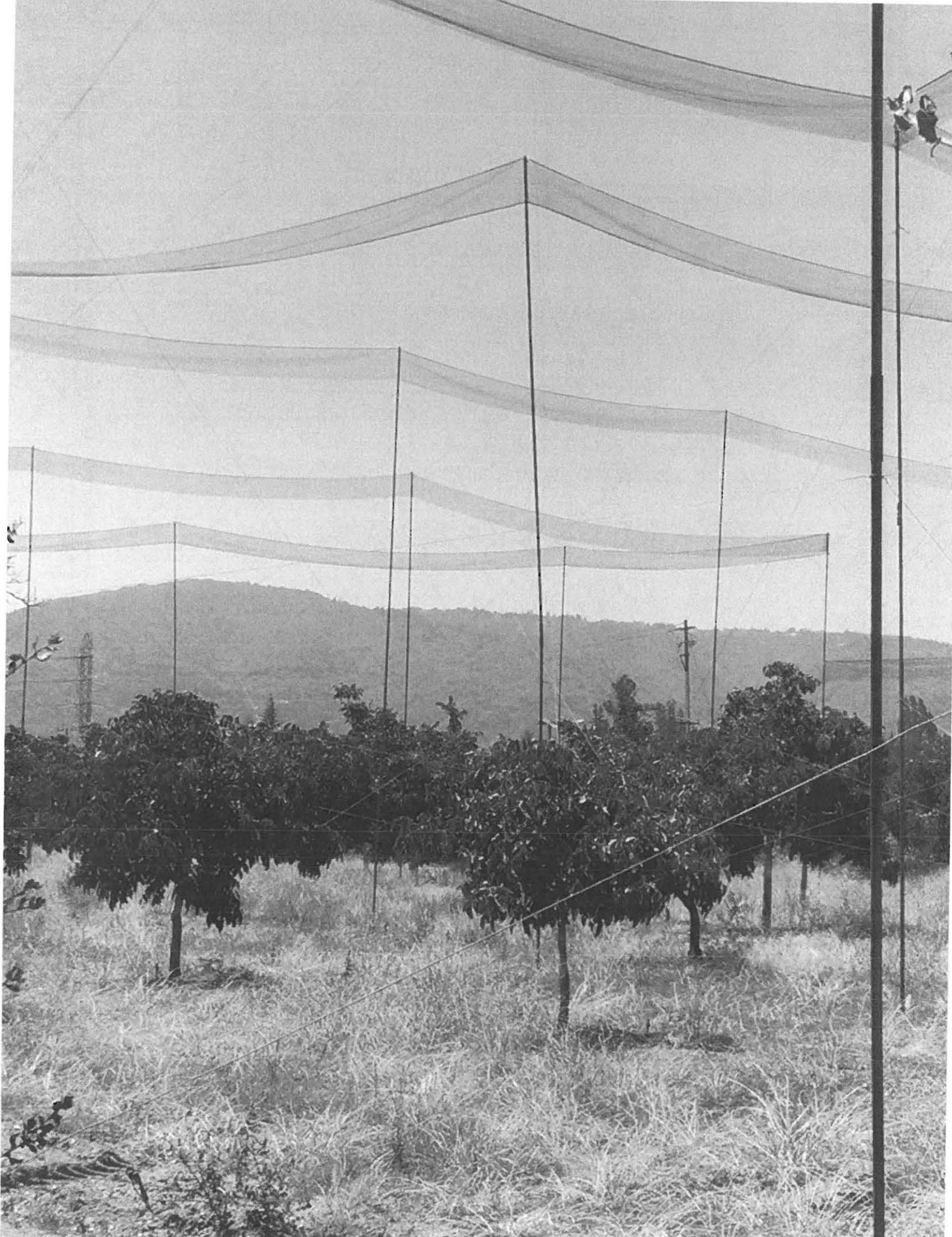
simply do not appear to be big enough to allow for the type of "security" necessary for consumable products.

- The view shown by the Applicant was from this area. The "hillside ridge" is what is visible looking over the existing medical buildings on LGB.
- The "Grand Paseo" goes from LGB to South A Street "through" the two buildings by the Union 76. 5% of the site's Green Open Space is in this Paseo, but the majority of the spaces are disjointed small spaces with the two largest spaces being only 1,100 Sqft. The Paseo is a path through 2 rows of 35' high rowhouses - and is 100% in the shade for approx. 1/2 of the year.
- In addition to the photos of views from the Community Park, I have attached a schedule showing the various amenities from a sample of neighborhood parks around Los Gatos. As can be seen, this Plan's "Green Open Spaces" are not compatible and not conducive to the "neighborly" active and passive activities expected and enjoyed by Los Gatans.
- I have also attached a write-up concerning Open Spaces provided to the PC on 071316. The write-up was requested by a PC member after my 3min presentation on 071216. It did not get included in the Public Comments posted on 071316.

Angelia Doerner

Live Simply, Laugh Often





Overarching Goals- Compatible with surrounding areas; Contributes to small town charm

2.5.3 - The Specific Plan Area SHALL encourage outdoor activity.

2.5.5 - Throughout the Specific Plan Area..... accommodate different types of activities

LG Park						
Oak Meadow	x	x	x	x	x	x
Balzer Field	x	x		x		
Bachman Park		x	x	x	x	
Howes Playlot			x			
Oak Hill Playlot			x	x	x	
Creekside Sports Park	x	x				
Blossom Hill Park	x	x	x	x	x	x
La Rinconada Park		x	x	x	x	x
Live Oak Manor Park		x	x	x	x	
Bel Gatos Park	x		x	x	x	
North 40	x	x	x	x	x	x

Angella Doerner
 SaveOurHood@yahoo.com

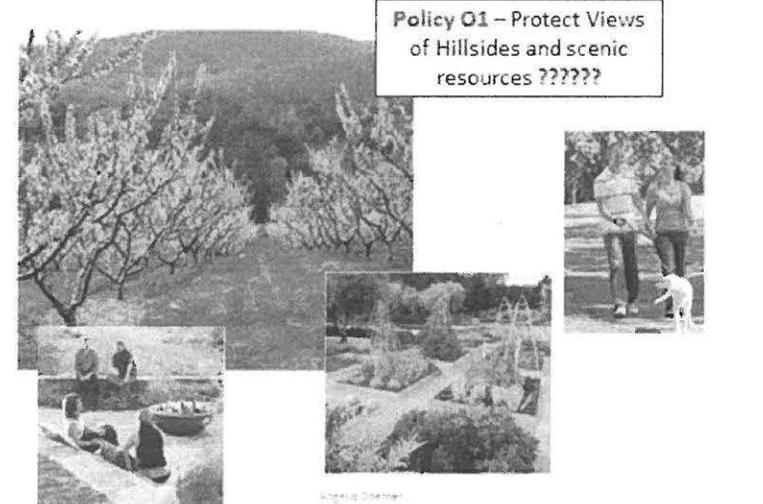
July 13, 2016

To: Planning Commissioners
From: Angelia Doerner – a Proud Resident of the Almond Grove

I am providing some narrative relating to my slide presentation last evening. In addition, I have additional points that I would like you to consider in your deliberations on the North 40 – some of which are spurred by the comments and additional information heard this evening. Any observations not supported by fact are italicized as my opinions.

AND, I have an overriding concern about this Project. There are two populations of residents that you and our Town Council are representing – those that **currently live here** AND those **who will live here**. I believe we need to address every vision, every policy, and every standard as it relates to BOTH populations. As is, this development will create two separate and disparate populations – and a divisiveness that will ruin, not only the true character of our Town, but will make the management and governance process impossible to achieve effectively.

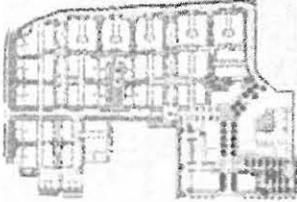
Narrative Relating to 071216 Presentation

 <p>Policy 01 – Protect Views of Hillsides and scenic resources ??????</p> <p>Angelia Doerner 1314017660@yahooc.com</p>	<p>You have received a lot of testimony regarding the impacts on our Hillside Views. The story poles made it clear – but I would really like to see renderings of our “as impacted” hillsides from a number of viewing platforms.</p> <ul style="list-style-type: none">• The Developer has not provided any that I am aware of – failure to provide evidentiary material to support their claim of compliance alludes to – evidence of failing to comply.• Unfortunately, Staff has not provided any pictures, or have had renderings prepared on the Town’s behalf, to support their own conclusions regarding compliance. <p>This is standard operating procedure on ANY hillside development project. I understand the North 40 is on “flatland” – but any reasonable person would expect this information to be provided as it is an integral component of the Specific Plan.</p> <p>Views are significantly hampered from various viewing platforms outside the development. As to “within the development” - none of these pictures in the Developer’s Plans can be achieved. No evidentiary materials have been provided concerning the “viewing corridors” cited by the Developer (and Staff has not pursued obtaining them in all these long months of preparing for this point in time).</p> <p>Given this – at this point in time, the</p>
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Policy O2 - Landscaped buffer around perimeter.

2.5.5.b - The buffer should provide an opportunity to incorporate walking paths and sitting areas for passive recreation.

?????



Perimeter buffers are very narrow – with abutting on-street parking – opportunity not identified

Developer has FAILED to comply with Policy O1.

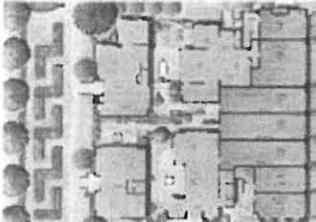
The Perimeter Buffers are very narrow in many places and has a “tight” network of trees. The Buffer around the Transition Area on Lark is vineyards. In addition, on-street parking abuts all such buffers.

In the Plan’s “Lot Coverage and Open Space Tabulation” – 100% of all perimeter buffers are counted as Green Open Space (*) – indicating NO hardscape for walking paths or foundations for bench/seating placement that Policy O2 states should be provided.

Given this – at this point in time, the Developer has FAILED to comply with Policy O2.

(*) Please see additional comments Reg Green Open Space in the separate section below. Should the developer claim Policy O2 compliance – then their Green Open Space calculations must be reduced.

Policy O3 - Provide an open space network – neighborhood parks, passive open space.
2.5.4 – “The Specific Plan provides incentives for consolidation of parking..... Minimizing at-grade parking.....”??



FIRST FLOOR:	(sq ft)	
Living Space	3,468	44%
Garage Space	2,635	34%
Private Open	1,754	22%
TOTAL:	7,857	

Clusters 1&2; Garden Cluster 7-Plex A
Adjacent to Community Park

My comments concerning “neighborhood parks and passive open space” are addressed in subsequent slides. These comments relate solely to “...Minimizing at-grade parking”.

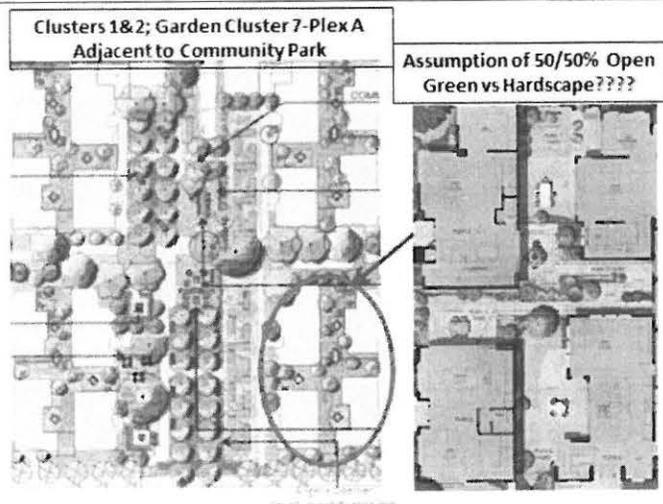
This example is Garden Clusters 1&2 – selected specifically as they are adjacent to the “Community Park” and can be used to illustrate other factors of note. As can be seen – based on the tabulations of First Floor Square Footage – 34% of this structural mass is for garage space. Of the 7 Units, 2 have no living space on the first floor; one has 108 SqFt representing a laundry and stairs to the Second Floor; all others range from 713 to 908 SqFt.

This garage space could be put underground; starting a downward slope from the existing garage door and extending forward “under the existing living/private open space”. I have been led to believe that the sloped length required for ease of access to such underground parking does not need to exceed one-half (?) car length; allowing the “existing

first floors and private open space” to be moved closer to the alley by maybe as high as 10’. Consequently, this would add an additional 10’ along 95% of the length of the Community Park (both sides) potentially adding 4,500+ SqFt of Open Space. These are design considerations that fall beyond my direct experience – other than having seen it done elsewhere.

The reality of the current Plan is that NO consideration was given to underground parking. At-grade parking has NOT been minimized – it has been maximized! *If there was a smaller “palette” of undeveloped land, a different developer would pursue these design alternatives as it would still be profitable to do so.*

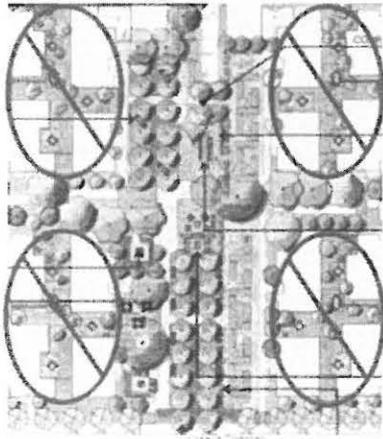
Given this – at this point in time, the Developer has FAILED to comply with this aspect of the Open Space Standards set forth in Specific Pan 2.5.4.



Using the same Garden Cluster as the preceding example – the Developer used an assumption that this Private Open Space is split 50/50 between Green and Hardscape. Visually, it appears that there is more Hardscape than Green. Using the 50% assumption, the amount of Green Space is 10,182 SqFt – 7% of the total Green Space for the Lark District or 2% of the 28.2% Total Green Space for this District.

(*) Currently, the Lark District has 28.2% Green Space – which is necessary to mitigate the inadequate 16.2% Green Space in the Transition District – yielding an application-wide Green Space Percentage of 22.8%. This “Assumed” Private Green Space, even at 100%, would not be enough for the total Green Space to fall below the required 20% as it would be 20.8%. However, when combined with the amount of Green Space that would be “replaced” with hardscape in order to comply with Policy O2 (discussed) above – it is relatively assured that the Application-wide Green Space would fall below the required 20%.

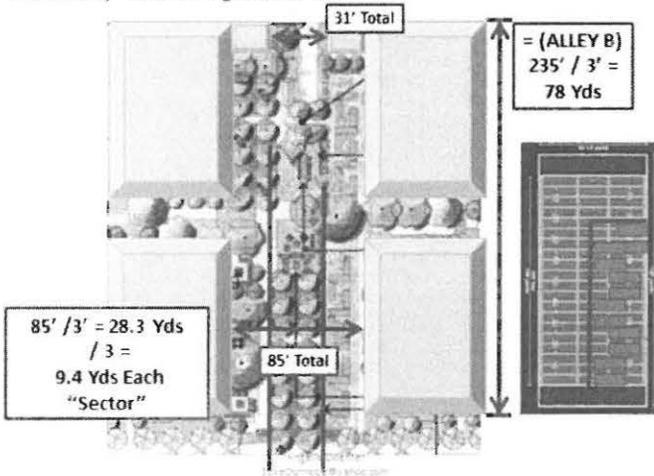
Community Park Enlargement Plan



**Distinguish
Between
PUBLIC
and
PRIVATE**

This is the Community Park Enlargement Plan. It is misleading – almost to the point of being deceiving – as it does not delineate between public and private space. The marked areas are private space, one cluster of which was used as an example in the previous two slides.

Community Park Enlargement Plan

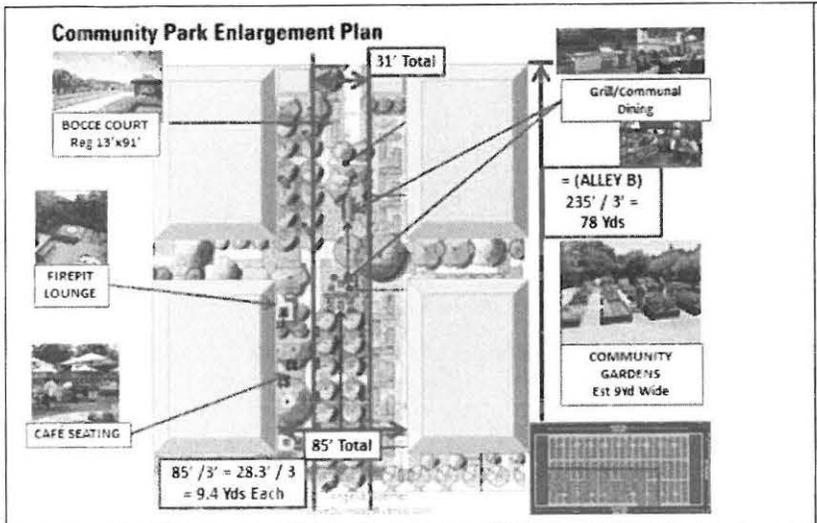


The dimensions of this Community Park are 235' by 85' (although one end is only 31' for 20-30'(?)). @ 235'x85' the Park is 19,975 SqFt, or .46/Acre. The shape is important in that, lengthwise, it is generally split into even thirds (green space with trees, hardscape and community gardens). This means that each of these distinct areas is only 9.4Yds in Width!!

For example, that means a 9Yd wide stretch of lawn with two lines of trees planted at "hatchmark" #2.25 from each side (allowing the crowns to span the whole area. Want to toss a ball or Frisbee? I think not.

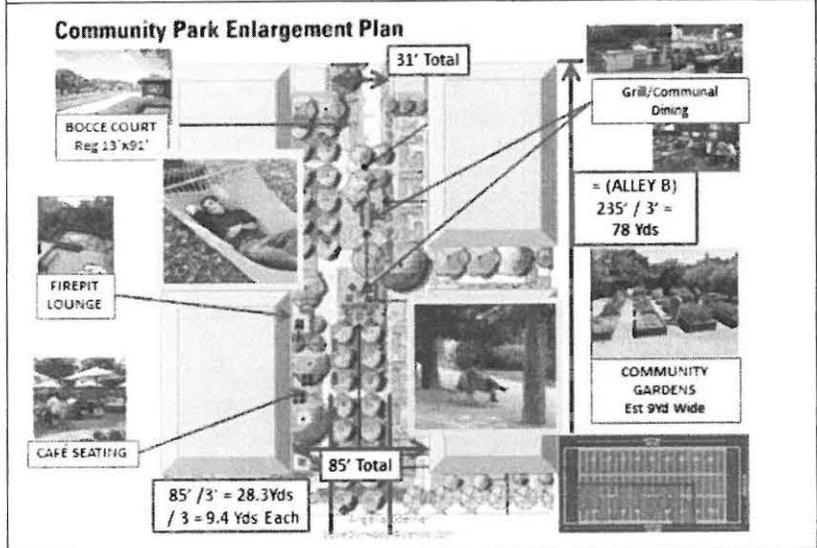
Keep that in mind when looking at the next slide which overlays the hardscape components.

For visualization purposes, I have presented the size and shape of the Park as it compares to a football field.



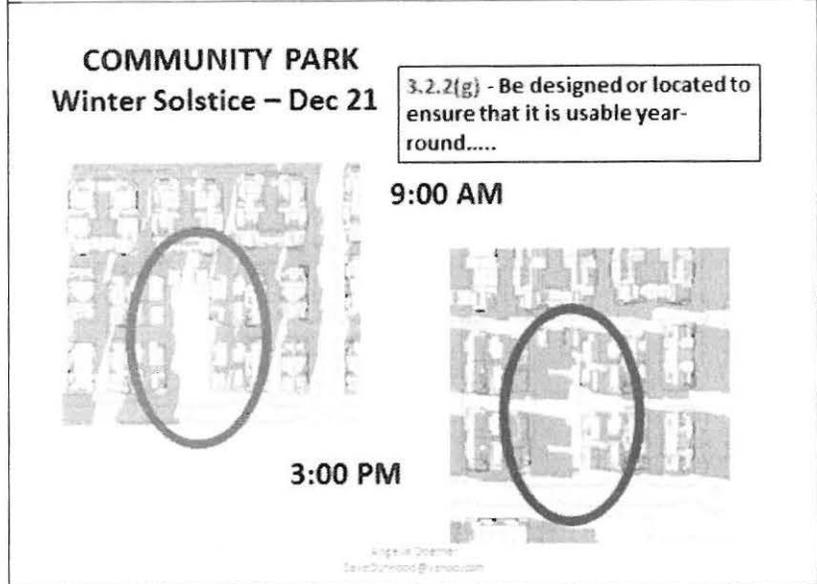
Can you imagine all of these features packed into this space? In 9Yd width of space – you may be able to get two of the raised beds depicted in the picture.

Also – who is responsible for maintenance, insurance?



Considering all of the activity depicted on the earlier slide – it is claimed that this Park will also provide “passive space” – repose in a hammock perhaps, sit on a quiet bench to read a book or contemplate life? I think not.

A realistic true-to-scale- drawing should be requested for this area. The pictures are deceiving as to the reality of user-ability of this space. This drawing should also consider realistic expectations of maximum number of people comfortably accommodated in this space at any one time.



I have concerns about the viability of trees, gardens and especially grass areas given the Shadow study. Shadow studies should be expanded for this critical Plan element accompanied by arborist and horticulturalist opinions as to placement and continued sustainability.

GRAND PASEO – Entrance from LGB; crosses Alley G and Proceeds Thru 38' Wide (12.7 Yds) Tunnel To South A Street – then a long way to Restaurant/Retail

2.3.1 Lark District – lower density residential..... envisioned in this area.....



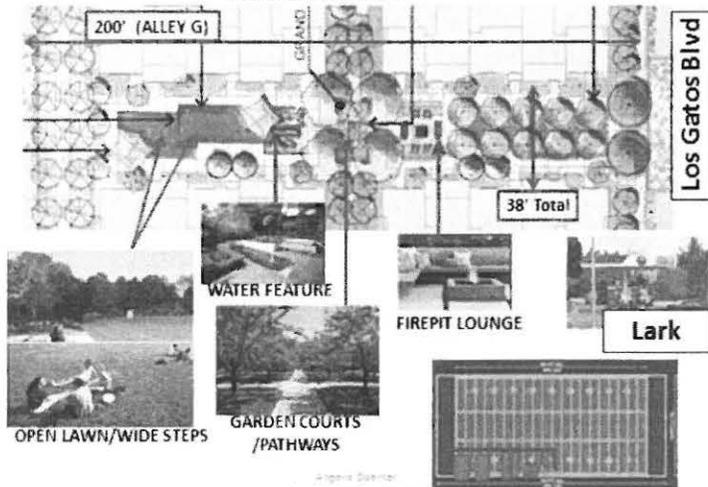
DEVELOPER – PG 12: “Moving from the lower intensity residential Lark District to a range of uses.....”

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Note that Specific Plan 2.3.1 states that lower density residential is envisioned in the Lark district. On Page 12 of the Plans, when describing the Grand Paseo, the Developer states “Moving from the lower intensity residential Lark District....”. First off, maximum density is being proposed in this Plan. Also, how can the Developer claim that maximum density does not also create high intensity?

Also, the “Grand Paseo” is actually is a “tunnel” 12.7 Yds wide going through three-story buildings.

GRAND PASEO



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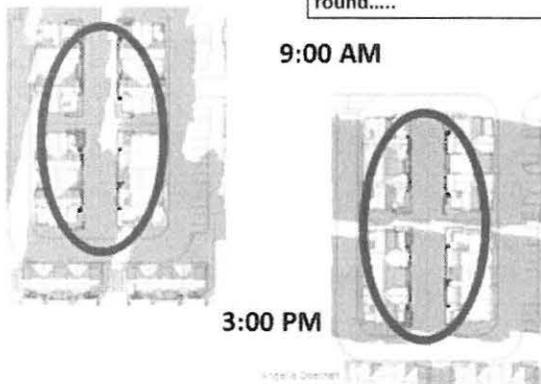
The depiction in the Plans does look “Grand” – until you visualize the total space in relation to a football field. Also, as with the Community Park depiction, the pictures shown have absolutely no realism given the space as defined.

A realistic true-to-scale- drawing should be requested for this area. This drawing should also consider realistic expectations of maximum number of people comfortably accommodated in this space at any one time.

Also – who is responsible for maintenance, insurance?

GRAND PASEO Winter Solstice – Dec 21

3.2.2(g) - Be designed or located to ensure that it is usable year-round.....



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I really have concerns about the viability of trees, gardens and especially grass areas given the Shadow study. The Grand Paseo will be 100% in the shade for at least 50% of the year. Shadow studies should be expanded for this critical Plan element accompanied by arborist and horticulturalist opinions as to placement and continued sustainability.

Overarching Goals - Compatible with surrounding areas: Contributes to small town charm

2.5.3 - The Specific Plan Area SHALL encourage outdoor activity.

2.5.5 - Throughout the Specific Plan Area..... accommodate different types of activities

LG Park						
Oak Meadow	x	x	x	x	x	x
Balzer Field	x	x	x	x	x	x
Bachman Park		x	x	x	x	x
Howes Playlot			x	x	x	x
Oak Hill Playlot			x	x	x	x
Creekside Sports Park	x	x	x	x	x	x
Blossom Hill Park	x	x	x	x	x	x
La Rinconada Park		x	x	x	x	x
Live Oak Manor Park		x	x	x	x	x
Bel Gatos Park	x		x	x	x	x
North 40	x	x	x	x	x	x

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When assessing “compatability” of open space – you must consider it in relation to the characteristics of other similar spaces within, and supported by, the Town. This is just a sample of the Town’s public Park areas. In this light, the Plan’s proposed Open Space fails miserably! There are NO:

- Restrooms
- Facilities to promote a variety of outdoor activities for adults and children
 - Sports – Other than a Bocce Court, no half-court basketball, no tennis court, no baseball field, no space large enough for a couple soccer nets, etc
 - Playgrounds – This Town prides itself on providing facilities for children
- Passive space allowing private or family picnics or lounging



We have Our “Willoughby”



For OUR new residents –
“What-Will-It-Be”????

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