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A P P E A R A N C E S:

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|-----------------------------------|---------------------------------------------------------------------------------------------------------|
| Los Gatos Planning Commissioners: | Jeffrey Barnett, Vice Chair<br>Susan Burnett<br>Adam Mayer<br>Joseph Sordi<br>Rob Stump<br>Emily Thomas |
| Community Development Director:   | Joel Paulson                                                                                            |
| Town Attorney:                    | Gabrielle Whelan                                                                                        |
| Transcribed by:                   | Vicki L. Blandin<br>(619) 541-3405                                                                      |



1 to allow for a senior living facility to be authorized as a  
2 permitted use in the Northern District. The subject  
3 properties requesting this amendment are located at 16245  
4 Burton Road and Assessor Parcel Number 42406116 on the  
5 north side of Burton Road.

6           The Applicant proposes to amend Table 2-1,  
7 Permitted Land Uses, of the Specific Plan to add a senior  
8 living facility as a permitted use in the Northern  
9 District. The proposed amendments to the Specific Plan  
10 would apply throughout the Northern District and would not  
11 be limited to the subject properties. A map of the district  
12 boundaries for the Specific Plan was provided as Exhibit 9.

13           The Applicant's Letter of Justification states  
14 that the allowance of the senior living facility as a  
15 permitted use will provide benefits to the Town by  
16 contributing to the supply of senior housing and supporting  
17 local and State housing objectives by introducing a range  
18 of housing options to the aging population.

19           Any future development of a senior living  
20 facility would require an Architecture and Site Application  
21 and be subject to the development regulations of the  
22 Specific Plan.

23           To add further clarification on CEQA, the Town  
24 Council certified an Environmental Impact Report and  
25

1 Mitigation Monitoring and Reporting Program for the North  
2 Forty Specific Plan on January 20, 2015. Therefore, no  
3 additional environmental review is necessary for the  
4 proposed amendment.

5           Lastly, the proposed amendment is both consistent  
6 with the General Plan and in the interest of the public in  
7 that it encourages a variety of housing types and sizes  
8 throughout the Town.

9           Should the Planning Commission find merit with  
10 the request, Staff recommends that the Planning Commission  
11 forward a recommendation for approval to the Town Council  
12 subject to the draft resolution included as Exhibit 11.

13           This concludes Staff's presentation, and we are  
14 available for any questions.

15           VICE CHAIR BARNETT: Thank you for that. Are  
16 there questions for Ms. Shoopman at this time? Go ahead,  
17 please.

18           COMMISSIONER SORDI: Just for the sake of  
19 clarification, I know that there was an action by the CDAC  
20 included and referenced in the Staff Report, but my  
21 understanding is that tonight we're just considering adding  
22 a use to the Use Table of the North Forty Specific Plan and  
23 not taking any action or making any recommendation of a  
24 specific project, right?

1 JOCELYN SHOOPMAN: That's correct.

2 COMMISSIONER SORDI: Okay, thank you.

3 VICE CHAIR BARNETT: Other questions? My  
4 understanding was that if this project was approved that  
5 there wouldn't be much left in the northern portion,  
6 although you said that it would apply to the entire  
7 portion. Let me just try to understand. Maybe this isn't a  
8 pertinent question, but do you understand what I'm asking?  
9

10 JOCELYN SHOOPMAN: Sure. What the statement is  
11 saying is that by adding a senior living facility as a  
12 permitted use in the Northern District it could allow other  
13 undeveloped, or developed properties for that matter, in  
14 the future to also propose a senior living facility  
15 project.

16 VICE CHAIR BARNETT: In the northern section?

17 JOCELYN SHOOPMAN: Correct.

18 VICE CHAIR BARNETT: Okay. Seeing that there are  
19 no further questions of Staff, I will now open the public  
20 portion of the public hearing on Item 5 and give the  
21 Applicant an opportunity to address the Commission for up  
22 to five minutes, and I have a card from Mr. Alvarez, or Ms.  
23 Alvarez, excuse me. No, not either.

24 MICHAELLE WILLIAMS: No, I'm not either. I'm just  
25 here for the Applicant.

1 VICE CHAIR BARNETT: Please state your name and  
2 proceed.

3 MICHAELLE WILLIAMS: My name is Michaelle  
4 Williams and I'm the architect hired by the property owner  
5 to process this permit amendment. We've been working with  
6 the Town and Jocelyn Shoopman, the planner on this, and we  
7 just are excited about the North Forty plan for Los Gatos.  
8 We've seen the vision you guys have created and feel that  
9 adding senior living to this northern portion would be a  
10 great addition, and create a lot of opportunity for the  
11 Town and the residents in the area.  
12

13 I'm going to keep it pretty simple. We're excited  
14 to potentially move to the next step, and if you guys have  
15 any other questions or feedback, we're here to answer  
16 those, and we just thank you for your time tonight. Thank  
17 you.

18 VICE CHAIR BARNETT: Thank you for that. Stand by  
19 for questions, please, Ms. Williams. Are there any  
20 questions for the speaker? I guess not. Thank you very  
21 much.  
22

23 We'll now invite comments from members of the  
24 public, if any. I don't have any cards. Oh, I do have a  
25 card from Mr. Alvarez, excuse me. Now you can come forward,

1 and state your name, and you have five minutes. Three  
2 minutes. Yes, excuse me. Getting late.

3 DANIEL ALVAREZ: Thank you. Good evening, my name  
4 is Daniel Alvarez; I'm a field representative for the North  
5 Coast Carpenters Union representing members here in Santa  
6 Clara County.

7 I believe this project can be a great addition to  
8 our community, and it can help out towards the housing that  
9 we need, especially for older generations.  
10

11 But as we talk about building housing for our  
12 community, we need to remember the hardworking people that  
13 also make this place happen. (Inaudible) have strong labor  
14 standards to make sure workers are treated fairly, are not  
15 taken advantage of, and are paid a livable wage. We all  
16 know how expensive it is to live here in the Bay Area, and  
17 workers should be able to support themselves and their  
18 families.

19 I would also like to encourage the developer to  
20 talk to us and have a conversation with us and try to work  
21 together, not just for the community, but also for the  
22 workers. Thank you.

23 VICE CHAIR BARNETT: Thank you, Mr. Alvarez.  
24 Questions? Commissioner Thomas.  
25

1           COMMISSIONER THOMAS: I do just have one question  
2 for you about if there are any local municipalities that  
3 have passed any like labor ordinances or conditions of  
4 approval that recently...

5           DANIEL ALVAREZ: I do not have them with me, but  
6 there are also other cities that have some kind of  
7 language, and I can get that to you.

8           COMMISSIONER THOMAS: Okay. If you could share  
9 that maybe with us, that would be great.  
10

11          DANIEL ALVAREZ: Absolutely. I will do that.

12          COMMISSIONER THOMAS: Thank you.

13          DANIEL ALVAREZ: Thank you.

14          VICE CHAIR BARNETT: Thank you, sir. Anyone on  
15 Zoom?

16          DIRECTOR PAULSON: There are no hands raised on  
17 Zoom.

18          VICE CHAIR BARNETT: Okay. If the Applicant  
19 wishes to make a three-minute presentation; you don't have  
20 to. I would guess not based on your initial presentation,  
21 so I'll now close the public portion of the public hearing  
22 on Item 5 and invite Commissioners to ask questions of  
23 Staff or propose a motion so we can have discussion under  
24 Rosenberg's Rules. I'll start with Commissioner Burnett.  
25

1 COMMISSIONER BURNETT: Thank you. A question for  
2 Staff. This is the North Forty Specific Plan, the whole  
3 area there, Phase 1, Phase 2, and now we're talking about  
4 the Burton Road area, is that correct?

5 JOCELYN SHOOPMAN: We're talking about the  
6 Northern District of the Specific Plan, and so that does  
7 encompass portions of Burton Road. There are also portions  
8 in the Northern District that are within Phase 2, so the  
9 Northern District encompasses that last third of the  
10 Specific Plan area.  
11

12 COMMISSIONER BURNETT: So, with this new project  
13 there would be other areas for development that would come  
14 before us?

15 JOCELYN SHOOPMAN: If the use were added to the  
16 Specific Plan area as being permitted, the Applicant could  
17 apply for an Architecture and Site Application proposing a  
18 senior living facility, and that would come before a public  
19 hearing.  
20

21 COMMISSIONER BURNETT: Thank you.

22 VICE CHAIR BARNETT: Other questions?  
23 Commissioner Thomas, please.

24 COMMISSIONER THOMAS: I have a question for Staff  
25 just about if this was ever discussed as a use in the past  
when this plan was made? I don't think any of us on the

1 Commission were part of the original North Forty Specific  
2 Plan, but do you know anything about that, if it was  
3 discussed or not at that time?

4 DIRECTOR PAULSON: I'm happy to jump in here, and  
5 even though none of you were on the Planning Commission  
6 during the Specific Plan, to think that I'm going to  
7 remember 16 years ago when we first started discussing this  
8 is probably a stretch. That being said, I don't recall a  
9 specific conversation about senior living facilities at  
10 that time. These seem to arise as more of an opportunity  
11 people are exploring in the last half dozen years or so.

13 COMMISSIONER THOMAS: Great. Thank you. Just  
14 wanted to confirm that I hadn't missed anything, like there  
15 was a reason this was not in the original plan, but I'm  
16 happy to put a motion on the table.

17 VICE CHAIR BARNETT: Please do.

18 COMMISSIONER THOMAS: I move to forward the  
19 recommendation to Town Council about the request for  
20 approval to amend the North Forty Specific Plan to allow  
21 for a senior living facility to be authorized as a  
22 permitted use in the Northern District on property zoned in  
23 that area. I can make the findings that it is exempt from  
24 CEQA as outlined in Exhibit 2 of the Staff Report, and as a  
25 person that did sit on the General Plan Committee, I

1 believe that adding a senior living facility as a use,  
2 especially in this location where there is some access to  
3 transit, it is actually on a bus route, close to medical  
4 facilities, etc., very much aligns with our General Plan  
5 and many elements, so I do believe that this is an  
6 appropriate use in this region.

7  
8 VICE CHAIR BARNETT: May I ask the Maker of the  
9 Motion to include that the recommendation for approval  
10 includes the amendments to the North Forty Specific Plan  
11 and the draft resolution in Exhibit 11?

12 COMMISSIONER THOMAS: Yes, it includes Exhibit 2  
13 and the Exhibit 11, the changes in Exhibit 11, yes.

14 VICE CHAIR BARNETT: Okay, thank you. Second?  
15 Commissioner Stump.

16 COMMISSIONER STUMP: Second.

17 VICE CHAIR BARNETT: Discussion?

18 DIRECTOR PAULSON: Through the Chair. I would  
19 offer that the Maker and the Secoder also accept the  
20 additional information entered into the record by Ms.  
21 Shoopman related to CEQA and General Plan conformance, and  
22 that will be included in the resolution moving forward to  
23 Council.

24  
25 COMMISSIONER THOMAS: Yes, Town Council adopted a  
CEQA document on January 20, 2015 that covers this also.

1 VICE CHAIR BARNETT: And the Secnder?

2 COMMISSIONER STUMP: Agreed.

3 VICE CHAIR BARNETT: Okay. Discussion?

4 Commissioner Mayer.

5 COMMISSIONER MAYER: I'm inclined to support the  
6 motion, but before I support it I wanted to get a  
7 clarification from Staff on one item, on Housing Element  
8 Implementation Program D, and specifically reamend the  
9 Specific Plan to remove guest parking requirements and  
10 modify development standards.  
11

12 ATTORNEY WHELAN: I think that might be the next  
13 item.

14 COMMISSIONER MAYER: Oh, is that the next item?  
15 Sorry about that. Okay, I got it.

16 VICE CHAIR BARNETT: I just want to comment that  
17 this did come before the Conceptual Development Advisory  
18 Committee and we had a number of points, but those are  
19 issues to be addressed downstream and not tonight; this was  
20 pointed out earlier.

21 I think I'll call the question. All in favor? And  
22 it passes unanimously. Thank you. Appeal rights?

23 SEAN MULLIN: Since this is a recommendation,  
24 there are no appeal rights.  
25

VICE CHAIR BARNETT: Thank you.