



June 26, 2020

Town of Los Gatos
Attn: Joel Paulson
110 E. Main Street
Los Gatos, CA 95030

22645 Grand Street
Hayward, CA 94541

510.582.1460 Phone
510.582.6523 Fax

**Re: North 40 – Market Hall Design
Modification to Design**

Dear Mr. Paulson:

Eden Housing has been working tirelessly for over 50 years to build and maintain high quality, service-enhanced affordable housing communities that meets the needs of lower income families, seniors and persons with disabilities. We are anxious to have the affordable homes within the North 40 development complete and ready for our seniors to move into.

We have reviewed the proposed changes to the design that eliminate the below ground level of parking and are in full support of this modification and urge you to support SummerHill Home's request for the modification for the reasons stated below.

First, as a shared user of the Market Hall building we want to ensure there is a proper amount of parking -- without creating excessive traffic in a building occupied by senior citizens. After reviewing the chart of parking provided and seeing the excess spaces provided in a smaller building, we believe the only impact to adding more parking spaces would be to the detriment of our senior citizens safety with additional, unnecessary vehicular traffic.

Secondly, as an operator in a mixed-use building, we are required to pay Homeowner's expenses (our fair share) to ensure the property maintenance and upkeep of all the common areas. The elimination of the excess spaces will assist in keeping these expenses lower so that the burden of maintaining this space does not rest on the shoulders of the affordable apartments and allow us to put more money into the spaces that our low-income seniors will use.

Finally, there is a dire need for affordable apartments needed in our communities for all persons – regardless of age or circumstance. The elimination of this subgrade parking structure will shorten the construction period for the building – thus providing affordable homes to our senior citizens that much more quickly.

We urge you to support the modification. The amount of parking remaining is more than adequate to meet the needs of our community.

Very Sincerely,

A handwritten signature in cursive script that reads "Linda Mandolini".

Linda Mandolini, President and CEO
EDEN HOUSING, INC.

August 13, 2020

Joe Paulson
Planning Department
Town of Los Gatos

Re: North 40

Dear Mr. Paulson,

Silicon Valley Bicycle Coalition is a non-profit member-based organization with the mission to create a healthy, community, environment, and economy through bicycling for people in San Mateo and Santa Clara Counties. We are writing to support the proposed changes to the Market Hall at North Forty as furthering the goals we share to create safe and friendly transportation connections throughout the region.

We have reviewed the proposed change to the project to eliminate the unneeded underground parking and are in full support. When a building has excessive unneeded parking, it creates induced demand for cars – the very knowledge that there will be no issue parking encourages people who might otherwise bike, walk, or take transit to drive instead.

SVBC strongly supports the proposed project changes and the safer and more active streets they will deliver. Combined with the expansive TDM measures and plans to significantly increase existing bicycle facilities on Los Gatos Boulevard, Lark Avenue, and through the project, we believe that this reduction in excess unneeded parking will make both the project and Los Gatos a safer and more bike and pedestrian friendly place.

We urge the planning commission to approve the revision to the project and create a better community for us all.

Thank you for your consideration.

Sincerely,



Shiloh Ballard
President and Executive Director



Silicon Valley Bicycle Coalition
www.bikesiliconvalley.org
96 N. Third St, Suite 375
San Jose, CA 95112
408-287-7259

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SVBC is a 501(c)(3) non-profit organization