



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/26/2020

ITEM NO: 3

ADDENDUM

DATE: August 25, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Remove Underground Parking for Construction of a Commercial Building (Market Hall) in the North 40 Specific Plan Area. APN 424-56-017. Architecture and Site Application S-20-012. Property Owner/Applicant: Summerhill N40, LLC. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 8 includes additional public comments received between 11:01 a.m., Friday, August 21, 2020 and 11:00 a.m., Tuesday, August 25, 2020.

EXHIBITS:

Previously received with the August 26, 2020 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description
5. Letter of Justification
6. Development Plans, received May 18, 2020
7. Public comments received by 11:00 a.m., Friday, August 21, 2020

Received with this Addendum Report:

8. Public Comments received between 11:01 a.m., Friday, August 21, 2020 and 11:00 a.m., Tuesday, August 25, 2020.

PREPARED BY: JOCELYN SHOOPMAN
Associate Planner

Reviewed by: Planning Manager and Community Development Director

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From: [REDACTED]
Sent: Tuesday, August 25, 2020 8:28 AM
To: PublicComment <PublicComment@losgatosca.gov>; Lainey Richardson

[REDACTED]
Cc: Marcia Jensen <MJensen@losgatosca.gov>; BSpector <BSpector@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Marico Sayoc <MSayoc@losgatosca.gov>

Subject: 3. Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Remove Underground Parking for Construction of a Commercial Building (Market Hall) in the North 40 Specific Plan Area. APN 424-56-017. Archit

Please do not cave and allow them to change the plan after work has begun. They obviously thought they would win as they have yet to dig the hole and are already putting in plumbing etc.

They are bullies and are ruining out town. Have you driven down LG Blvd and or Lark Ave lately?

Not just "No"....."Hello No"!!!

Do not let this happen!!!

Lainey Richardson
[REDACTED]
Los Gatos, CA
50 plus year resident

From: Laura Steger [REDACTED]
Sent: Monday, August 24, 2020 8:14 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment #3 - Underground Garage Item of North 40 Project

Hello,

I am a resident of the Town Los Gatos and live in the La Rinconada area of Los Gatos. I would like to provide a public comment opposing the application from the Developer of the North 40 project to remove the underground parking located under the Market Hall of such project. Certainly, eliminating this underground parking structure will cause an overflow need for cars to use street parking and/or ground lots within the development. Also, it is my understanding that residential units that are part of the North 40 project are being allotted minimal parking spaces and, therefore, this underground parking lot can potentially serve as overflow residential parking when needed. Additionally, the underground parking lot can serve the mid-size retail stores that will be permitted under the second phase of the North 40 project, and minimize the need for large, ground-level parking lots. The Developer of the North 40 project presumably felt that an underground parking structure was necessary when they included this in their plan and submitted their plan to the Town for approval and permitting. I would surmise that the need for such parking has not changed based on the density of the North 40 project and based on no overriding factors that have significantly changed this need. With this said, I ask that the Planning Commission deny the Developer's application to remove the underground parking lot located under the Market Hall of the North 40 project.

Thank you.
Laura Steger

[REDACTED]

From: [REDACTED]

Sent: Tuesday, August 25, 2020 8:28 AM

To: PublicComment <PublicComment@losgatosca.gov>; Lainey Richardson

[REDACTED]

Cc: Marcia Jensen <MJensen@losgatosca.gov>; BSpector <BSpector@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Marico Sayoc <MSayoc@losgatosca.gov>

Subject: 3. Consider Approval of a Request for Modification to an Existing Architecture and Site Application (S-13-090) to Remove Underground Parking for Construction of a Commercial Building (Market Hall) in the North 40 Specific Plan Area. APN 424-56-017. Archit

Please do not cave and allow them to change the plan after work has begun. They obviously thought they would win as they have yet to dig the hole and are already putting in plumbing etc.

They are bullies and are ruining out town. Have you driven down LG Blvd and or Lark Ave lately?

Not just "No"....."Hello No"!!!

Do not let this happen!!!

Lainey Richardson

[REDACTED]

Los Gatos, CA

50 plus year resident

From: Jay Lord [REDACTED]
Sent: Monday, August 24, 2020 7:11:11 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Opposed to Latest North 40 Changes!

Hi Joel,

I am a resident in Los Gatos for the past 30+ years who lives near this North 40 project. I **strongly** oppose the developers latest proposal to remove the underground parking located under the Market Hall (I believe it's item #3 in the August 26 Planning Commission meeting).

Seriously this cost saving/profit increasing strategy by the developer is a short sighted blatant developer shortcut. And on top of that, they try to slip it past us while we are all consumed with covid 19, fires, school online learning, etc.

The reduction of the underground parking structure means cars parked on ground lots or through the streets. However, the residential units have minimal parking, one car garage and street parking, which means any residential parking overflow has nowhere to go. Removing the underground parking also limits what stores can be permitted in the second phase of the North 40. The underground parking will serve those stores, minimizing the need for large ground level parking lots.

Allowing these developers to go back and make incremental changes to the overall application puts all the work the Town and it's residents did to ensure the North 40 would be an asset to the Town, a step behind. We should hold the developer responsible to uphold what was agreed upon.

Please Joel do the right thing.

Thank you!
Jay

Jay Lord
[REDACTED]
Los Gatos
[REDACTED]

From: Judy Comcast [REDACTED]
Sent: Monday, August 24, 2020 3:19 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Upcoming council meeting - agenda #3

Hello Mr Paulson- My note is regarding #3 in the upcoming agenda for the council meeting (North 40) I'm responding to a recent and alarming notification that I received regarding suggested changes benefitting the North 40 developers. I'm imploring you- DO NOT allow them to make the change of not putting in the underground garage. How dare they try to switch this item in their development plans! They've made enough intrusions into our beautiful town- the plans were approved and that should be it! They stand to make millions of dollars and will not put any of that money back into the town! They will leave us scarred with ugly homes and much unneeded retail space while taking away one of the last open spaces that Los Gatos has (they didn't even keep one tree from the historic orchard). Please do not allow them to run rough shot all over us again! I will loose faith in the town council and all it suppose to stand for- the right of the people- for the people!

Regards,
Judy McCool - resident of Los Gatos 21 years

Please excuse any auto correct mistakes. :(Regards, Judy McCool Sent from my iPhone

From: Jeff Powell [REDACTED]
Sent: Monday, August 24, 2020 2:54 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment Item # 3

Hi,

My name is Jeff and I am resident of Los Gatos.

I wanted to provide my written feedback for the August 26th meeting on public comment item #3.

I am opposed to the modification of the building to plan in north 40 to remove the underground parking. A lot of time, planning and negotiation was done to finalize the current building plan. As part of this plan adequate parking is a MUST. Modifying the plan at this point seems like a clear attempt to maximize the profit at the expense of the community (over-crowded street parking, traffic, etc). I request the committee reject this modification and require the underground parking to be put in place as was in the building plan.

Thank you,
Jeff

Good evening Joel! I was just made aware of changes or elimination to the North 40 parking garage. This is NOT acceptable! The time and energy from everyone, attending meetings etc. would come down to a giant waste of time. The community finally went along with a very controversial project and for the owners to want to change a crucial, important part of the project should unanimously be rejected.

Thank-you,

Susan Burnett



From: Kathy Kroesche [REDACTED]
Sent: Sunday, August 23, 2020 8:14 PM
To: Joel Paulson <jpaulson@osgatosca.gov>
Subject: North 40

Please require North 40 developers to keep current commitments to providing sufficient onsite parking.

Thank you.

Kathy

--

Take Care,

Kathy Kroesche

[REDACTED]

<https://truaurabeauty.com/kathyk> Protect and nourish the microbiome of your largest organ.
<https://kathykroesche.norwex.biz/> Create a safe haven by reducing chemicals.

From: Vicki Wagner [REDACTED]
Sent: Sunday, August 23, 2020 3:27:28 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 Underground Parking

Dear Mr. Paulson,

I am writing to ask that the Planning Commission not approve the developer's request to remove the underground parking planned for the shops at the North 40 development.

This will unduly cause parking and traffic congestion as people will be competing for street parking.

We live near the intersection of Lark and LG Blvd, and we're already worried about traffic congestion around the development, as we use Highway 17 daily.

And we fear it will only get worse in the future as more and more shops and people move into the development.

Please do not undo all of the planning that went into the traffic and parking mitigation by removing the underground parking lot.

Thank You
Vicki and Jim Wagner
[REDACTED]
Los Gatos, CA 95032

From: Rochelle Greenfield [REDACTED]
Sent: Sunday, August 23, 2020 1:44:57 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Parking

The developer of the north 40 must build the underground parking structure. Do not let them get away with changing the plans. We may not need parking now but we will when the project is completed.

Thank you
Rochelle greenfield

[REDACTED]
Sent from my iPhone

From: Wilma Lee <[REDACTED]>
Sent: Sunday, August 23, 2020 12:33:17 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 parking

Hello,

I am a Los Gatos resident.

I thought North 40 is a bad idea to begin with, but I now understand that there is an application to remove the underground parking located under the Market Hall. I strongly oppose this and I hope that it will not pass.

Already the residential units have minimal parking and there should be an ample parking plan for the North 40. It will adversely affect the neighboring residents and will attract less customers if parking is difficult.

Please don't allow them to make a bad idea even worse for our town of Los Gatos.

Thanks,
Wilma Lee

From: Judy Peterson [REDACTED]
Sent: Sunday, August 23, 2020 12:05 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 parking @ planning

Mr. Paulson and Planning Commissioners:

I've reviewed the North 40 proposal to reduce Market Hall parking and am not opposed to less parking but am concerned about safety for seniors.

If memory serves, there was quite a bit of discussion during the approval process about the underground parking being secured by gates so seniors could go safely from their cars to an elevator and up to their apartments.

I don't see any mention of plans for secure senior parking in SummerHill's current request and would like to know how this issue is being addressed.

Thank you,
Judy Peterson

From: Amber Reynolds [REDACTED]
Sent: Saturday, August 22, 2020 4:40 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment Item # 3 Request for Modification to an Existing Architecture and Site Application (S-13-090)

To whom it may concern:

I respectfully ask the committee to decline the request for modification to the approved plans.

With the addition of housing and business space to Los Gatos in the North 40 development, will come cars. These vehicles need places to be parked. The vehicles need to be parked safely and in proximity to their destination. Limiting available parking will cause people to look for overflow options in adjacent neighborhoods and business parking lots. The current adjacent businesses stand to lose customers if overflow North 40 parking impacts their customers ability to park. Adjacent neighborhoods will not be as capable of spotting individuals that do not belong, increasing their risk of property damage, vandalism and theft. Additionally, people will begin walking across very busy intersections in an effort to get to their final destination and an increase in pedestrian incidents and potential fatalities is a very likely outcome.

I appreciate the committee hearing my concerns. I sincerely hope the committee will hold the developers to their original plan.

Amber Reynolds, CPA
[REDACTED] Los Gatos CA 95032

From: [REDACTED]
Sent: Saturday, August 22, 2020 11:03 PM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment Item #3

Dear Chairwoman Hanssen, Vice Chair Janoff, and Commissioners Badame, Barnett, Burch, Hudes, and Tevana:

Please deny the request from the north 40 developers to remove underground parking below the commercial building (the Market Hall). Here is why I would like to see this denial:

--Before this request, I was already concerned about the lack of parking for the senior housing that will be located above the Market Hall. In the current plan, there is only 1 space allotted on top of the building for every 2 senior units. Plans for parking for the senior units assumed that there would be only one occupant for each senior unit. In fact, in all likelihood, in many units, there will be at least two people. The developer also assumed that many of the seniors would not have cars because they wouldn't be able to afford them. I think this will not turn out to be true. So there are already parking issues in the marketplace area related to the senior housing without the elimination of whatever number of parking spaces were supposed to go into an underground garage. Seniors and their guests will almost certainly need to park on the street as will shoppers, creating an untenable overflow situation.

--In general, I think developers should live up to their commitments. The developer committed to providing the underground parking. There was a great deal of discussion surrounding this parking during the hearings. It was very clear that the community wanted this parking. The provision of this parking was part of why the project was approved in the first place. Now the developer claims this parking is too expensive. Our community is not responsible for the profitability of a development. The developer was supposed to calculate all expenses in its proposal. If the developer made an error in figuring out the profitability of the development, the community should not have bear the responsibility of bailing the developer out.

Sincerely,

Barbara Dodson
[REDACTED]
Los Gatos, Ca 95032

From: Yanli Xiao <[REDACTED]>
Sent: Sunday, August 23, 2020 12:59 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: Public Comment Item # 3 - underground garage

Dear Planning Committees,

I am writing to express my concern about North 40's application to remove the underground parking located under the Market Hall.

North 40 will bring in a lot of people after it is done. Without enough underground parking spots, it will hugely increase the parking demands on the street. The streets around North 40 are not able to afford the traffic and parking capacity. I am living at Lester Lane, which is walking distance to the North 40 project. Please take into the accounts of the existing residents around the area. Thank you in advance.

Regards,
Yanli Xiao

[REDACTED]
Los Gatos 95032

From: William Linder [REDACTED]
Sent: Sunday, August 23, 2020 9:51:31 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Item # 3 (underground parking)

There is little question that parking availability is the lifeline for such a project. I am against any modification of the current plan which would eliminate under ground parking.
William Linder. Monte Sereno

Sent from my iPhone

From: Martha Kirsten [REDACTED]
Sent: Sunday, August 23, 2020 7:16:14 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 concerns

Hello Joel,

I am writing to you regarding the North 40 development. The LG planning commission has approved the FiINAL plan that includes underground parking. Please do your job and NOT change this. This development is huge and this parking is a crucial part of it. It is unbelievable that the developer is trying to do this, only to protect their bottom line. Please do not cave in to their request. The traffic is going to be next to intolerable when this opens. Please don't make the parking a problem as well.
From a very concerned Los Gatos resident,

Martha Kirsten

[REDACTED]
Los Gatos

From: Donna Flowers <[REDACTED]>
Sent: Sunday, August 23, 2020 8:30:48 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 parking structure

Hi,

I am a concerned Los Gatos citizen who lives/owns within walking distance of the North 40 project. I am dismayed to learn that the developer has requested time to try to remove the underground parking structure. Clearly he does not have LG interest in mind. Parking is always at a premium here, even Courtside Club has an issue with parking after adding another lot. Sometimes in the past on a Saturday or Sunday we choose to go to Campbell downtown because of the horrible parking in downtown LG.

Please do not let this developer reduce his expenses to the detriment of the town! We need that underground parking. It even sounds like the residents have to park a second car on the street due to 1 car garages? Where is the parking for the town?

Thank you,
Donna Flowers
[REDACTED]

From: Cassandra Joseph [REDACTED]
Sent: Sunday, August 23, 2020 8:50:15 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Cc: Cassandra Joseph [REDACTED]
Subject: North 40 Developer seeking to nix underground parking

Dear Mr. Paulson,

I'm writing this email to voice my opposition regarding the North 40 developer attempting to remove underground parking. I have followed the North 40 development project for about 7 years. My husband and I have had mixed feeling about it over the years, but we are hopeful that the town will do right by it's citizens and that it will end up being a wonderful, upscale gathering place. I oppose the request to remove underground parking. That was part of the deal, and the developer needs to follow through. I assume it's a money saving effort on their part, and that is just NOT ok. I live fairly close to the North 40, and neighbors and ourselves are concerned about parking already. To hear they want to remove the underground parking is unacceptable. Please stand by the community members of Los Gatos and do not allow the developer to skate away from their obligation. Thank you for your time.

Sincerely,

Cassandra Joseph

[REDACTED]
Los Gatos

From: Sue Raisty [REDACTED]
Sent: Saturday, August 22, 2020 11:47:47 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Don't let North 40 developers remove promised parking

To the town council,
Please don't allow the North 40 developer to remove the promised underground parking from the project. The planned residential units have very minimal parking and without the underground structure, parking will overflow onto Los Gatos boulevard and nearby side streets, impacting the quality of life for other Los Gatos residents so that this developer can avoid the cost of making good on the promises they made to the community.

Sincerely,
Susan Raisty

[REDACTED]
Los Gatos resident since 2009

From: Jeff Morris <[REDACTED]>
Sent: Saturday, August 22, 2020 10:52:04 PM
To: Joel Paulson <jpaulson@osgatosca.gov>
Subject: North 40 deviation from the plan on parking?!!

Please tell me this is not true.
I have a business on Lark and there are parking issues here already!!

From: Scott Savage [REDACTED]
Sent: Saturday, August 22, 2020 8:29:24 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Objection to removal of underground parking from North 40 Market Place

Good evening,

Earlier this evening I was alerted to a request that is reportedly scheduled to be heard by the Planning Commission this week. It has been reported that the developers of the North 40 complex are requesting to amend the development proposal to remove the already required underground parking lot from the plan. I am concerned that because of the Covid situation, information about this proposed amendment has not been disseminated to impacted parties as it should have been.

If this is truly the case, as a neighbor in an adjoining neighborhood I vehemently oppose approving any such amendment. It stands to reason that parking from both the residential and commercial developments will be displaced as a result of the reduction of available parking spots and that vehicles will be parked in the adjoining neighborhoods, adding to an already infuriating traffic situation in the north end neighborhoods. I am certain that this is just a cost savings to the developers which, if approved, will be at the expense of the neighboring Los Gatos residents. This is a change which will not be tolerated by the Towns' residents.

The existing plan was approved after years of meetings and discussion with all stakeholders and any proposed amendments should be required to undergo the same level of scrutiny. That being said, at this time there should be no further amendments to the plan and all parties should be bound by the existing agreement.

Thank you in advance for your consideration.

Scott Savage
[REDACTED]
Los Gatos, CA 95032

From: Cathleen Bannon [REDACTED]
Sent: Saturday, August 22, 2020 7:51:50 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 underground parking

Hi- wanted to share my opposition to the removal of the underground parking at the upcoming North 40 development.

First, I think this issue should be tabled after the issues of the current fires to make sure the community is aware of the request to charge the project.

However, if it must be decided, the current plan was approved as it will supply appropriate parking to keep new shoppers & residents off the streets. We cannot put ourselves in a position of NOT planning for the future when that underground parking will be needed for the second phase of the larger project and any increased popularity of the development in the future. The entire town is already worried about the influx this development will bring. Do not let the developers scale back on any of the infrastructure promised.

Cathleen & Grant Bannon
[REDACTED]

From: Vicki Streeter <[REDACTED]>
Sent: Saturday, August 22, 2020 6:32:52 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Cc: Marcia Jensen <MJensen@losgatosca.gov>
Subject: North Forty project changes

Dear Mr. Paulson

I'm writing to you regarding the proposal to change the parking for the North Forty project. Let me just say that this feels like a bait & switch. The developers pushed their way in with one proposal of underground parking and now that they've started they want to ditch that and impact the neighborhood with overflow parking. Is it that they maybe overrunning their costs? What other reason for the change. Their problem should not become Los Gatos citizens problem.

The neighborhoods around the Westfield Mall In San Jose bordering Stevens Creek and Forest Ave have battled the parking issues for years. They are now creating monstrous parking structures and I feel that Los Gatos will see the same in years to come.

It's heartbreaking enough to see the area turned into a shopping center please don't dump "salt in the wound" by allowing the overflow traffic into the neighborhoods.

Thank you for listening. I do hope this is not approved for the sake of our lovely town.

Regards

Jim and Vicki Streeter
[REDACTED]

Sent from my itty bitty iPhone. I apologize for spelling errors.

From: Ken Aitchison <[REDACTED]>
Sent: Saturday, August 22, 2020 6:13:52 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 proposal - Opposition to upcoming proposed changes

Hello Joe

I was recently made aware of an item that will come up at the Los Gatos Planning Commission this Wednesday 8/26.

Apparently, the developers of the North 40 project will be submitting an application to remove the underground parking located under the Market Hall. I am opposed to the entire project, but this change in particular should be soundly defeated by the commission. Traffic and parking will undoubtedly be heavily impacted by the project as it is currently planned.

Removing this additional parking will mean:

1. Even more cars parked on nearby streets
2. Cars circulating in the parking lot looking for empty spots which will create even more traffic backups on the local streets

Please do what is right for the residents of Los Gatos and don't let the developers get away with this ploy to save money at our eventual expense.

Sincerely

Dr. Kenneth Aitchison

[REDACTED]
Los Gatos
[REDACTED]

From: Ruth And John Ransom [REDACTED]
Sent: Saturday, August 22, 2020 4:20:07 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: No 40 parking

Please do not let the North 40 change the original plans for underground parking. They are trying to cut costs without any thought to the needs of the people who will be living there. It's bad enough that this project was passed, please don't make another mistake by allowing less parking spaces.

Thank you for your consideration

John and Ruth Ransom
Los Gatos residents since 1986

Sent from my iPhone

From: Lisa Miller [REDACTED]
Sent: Saturday, August 22, 2020 2:44:44 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 Parking

Dear Mr. Paulson,

My name is Lisa Miller and I am a Los Gatos resident. My home is near Lark Avenue ([REDACTED]) and the intense construction currently underway for the development of the North 40. It is my understanding that an application is being made to remove the underground parking structure located under the Market Hall. I am asking you to consider the effect this will have on the residents of this community and to reject this attempt to remove it from the plan. The removal of the underground parking structure will force parking to ground lots *or through the neighboring streets* - which includes the street where my home is located along with all my neighbors.

It is also my understanding the residential units have minimal parking, one car garage and street parking, which means any residential parking overflow has no where to go. Highland Oaks Drive and its adjoining cul-de-sacs will become parking areas and this is unacceptable.

In addition to keeping our already overcrowded street parking accessible to the residents is the benefit underground parking will provide the North 40 retail stores and their customers reducing the need for large ground level parking lots.

I implore you and the entire Planning Commission to reject any attempt to remove the planned underground parking structure and to hold the developer to their agreement to provide sufficient underground parking.

I thank you for your consideration in this important matter.

Regards,

Lisa Miller
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Saturday, August 22, 2020 11:55:55 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 parking

I would like to respond to the reduction of parking spaces at the north 40.
I would not agree to reduce any parking. I look around town and there is a problem with the lack of parking now. This was done a long time ago. I understand that they never thought there would be that need. I would hope the town would learn from that and not grant the reduction of parking.

Thank you,
Kim Gavin

Sent from my iPad

From: Travis Hsu Engelman [REDACTED]
Sent: Saturday, August 22, 2020 11:47:24 AM
To: Joel Paulson <jpaulson@losatosca.gov>
Subject: North 40 must have underground parking

Hi - I was informed the developers at North 40 are asking to revise the plan so they don't have to build underground parking. While I understand they would like to be more profitable - they are changing what has been agreed to.

I live across the street from N40 and would be tormented by people parking and walking to this establishment.

Please keep me updated on the request and tell me when I can voice my opinion to the planning commission.

Thanks
Travis engelman

[REDACTED]
[REDACTED]

From: Mark Miller [REDACTED]
Sent: Saturday, August 22, 2020 10:34:10 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Cc: Lisa Miller [REDACTED]; Andrew Miller <[REDACTED]>; Matthew Miller [REDACTED]; Teresa Siguenza [REDACTED] <rg>; Yuan and Maria Chou [REDACTED]; Marie-Ange Eyoum [REDACTED]; Renee Devore [REDACTED]
[REDACTED]
[REDACTED]
Subject: North 40 Parking

Dear Mr. Paulson,

My name is Mark Miller and I am a Los Gatos resident. My home is near Lark Avenue and the intense construction currently underway for the development of the North 40. It is my understanding that an application is being made to remove the underground parking structure located under the Market Hall. I am asking you to consider the effect this will have on the residents of this community and to reject this attempt to remove it from the plan. The removal of the underground parking structure will force parking to ground lots *or through the neighboring streets* - which includes the street where my home is located along with all my neighbors.

It is also my understanding the residential units have minimal parking, one car garage and street parking, which means any residential parking overflow has no where to go. Highland Oaks Drive and its adjoining cul-de-sacs will become parking areas and this is unacceptable.

In addition to keeping our already overcrowded street parking accessible to the residents is the benefit underground parking will provide the North 40 retail stores and their customers reducing the need for large ground level parking lots.

I implore you and the entire Planning Commission to reject any attempt to remove the planned underground parking structure and to hold the developer to their agreement to provide sufficient underground parking.

I thank you for your consideration in this important matter.

Regards,

Mark Miller
[REDACTED]
[REDACTED]

From: Pat <[REDACTED]>
Sent: Saturday, August 22, 2020 11:02:34 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40/ Underground parking Market Hall

Please do not allow the North 40 to remove the underground parking beneath Market Hall that was previously mandated. We need the parking there so as to not encroach on neighboring area.

Thank you.

Patricia Blackburn
Jim Blackburn

From: Connie Kirby [REDACTED]
Sent: Saturday, August 22, 2020 9:30:23 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: Proposed Parking Changes to North 40

Greetings -

Under NO circumstances should underground parking in the North 40 development be eliminated!

Where are retail customers supposed to park? Where are visitors supposed to park?

Congestion on surrounding streets will already increase with increased traffic from residents. If underground parking is eliminated traffic would surely be impacted negatively.

Available parking will mitigate traffic issues in general and prevent overflow of cars on neighboring streets.

Thanks!

Connie Kirby
Los Gatos, CA
www.ckirbyconsulting.com

*"When you find yourself in a hole,
stop digging!" (Will Rogers)*

From: T H [REDACTED]
Sent: Friday, August 21, 2020 10:59:56 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: North 40 underground parking

Hi - I want to send an email expressing my concern for the application from developers to not have underground parking in North 40. We need to have underground to allow the development to be successful.

Thanks for your consideration.

- Ting

Sent from my iPhone

From: Marie-Ange Eyoum <[REDACTED]>
Sent: Friday, August 21, 2020 6:41:53 PM
To: Joel Paulson <jpaulson@losgatosca.gov>
Subject: DO NOT Support The North 40 underground parking removal

Hi Mr. Joel Paulson, My name is Marie Tagne and I live with my husband and 2 little children across the North 40 Development.

It came to our attention today that this topic will be in front of the Planning Commission next Wednesday night, given the fact that an application is being submitted by the developer to remove the underground parking located under the Market Hall.

While the current plan seems to have an abundance of parking from the map shared, the reduction of the underground parking structure means cars will have to park on ground lots or through the streets. However, the residential units have minimal parking (I heard one car garage), which implies that any residential parking overflow has nowhere to go. I believe this will lead to Highland Oaks Drive and it's cul-de-sacs (where we live) becoming overflow parking areas for North 40.

We want to make sure we hold the developer of North 40 project responsible to keep the promises made when they shared this with Los Gatos Community.

I am not able to make it to the planning Commission meeting next week, but wanted to send my voice and comment to you prior to the meeting via email to say that My family and I do NOT support this change.

Thanks for your consideration.

Marie-Ange Eyoum Tagne,
Los Gatos Resident [REDACTED]