



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/26/2017

ITEM NO: 2

DESK ITEM

DATE: JANUARY 26, 2017

TO: PLANNING COMMISSION

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: **NORTH FORTY SPECIFIC PLAN AMENDMENTS. PROJECT LOCATION: 44 ACRES LOCATED AT THE NORTHERN EXTENT OF THE TOWN OF LOS GATOS, BORDERED BY STATE ROUTE 17 TO THE WEST, STATE ROUTE 85 FREEWAYS TO THE NORTH, LOS GATOS BOULEVARD TO THE EAST, AND LARK AVENUE TO THE SOUTH. PROPERTY OWNER: YUKI FARMS, ETPH LP, GROSVENOR USA LIMITED, SUMMERHILL N40 LLC, DODSON, HIRSCHMAN, MATTES, VENTURA TRUSTEE, MOISENCO, LOS GATOS MEDICAL OFFICE CENTER LLC, LOS GATOS GATEWAY LLC, MBK ENTERPRISE, CONNELL, GIN, JOHN & ALLISON DIEP LLC, BERNAL, LG BOULEVARD HOLDINGS LLC, POLARIS NAVIGATION, EW REAL ESTATE LLC, LAZAAR ENTERPRISES LLC, KOTHARY, AND SWENSON TRUSTEE. APPLICANT: TOWN OF LOS GATOS.**

REMARKS:

Exhibit 13 includes public comments received after distribution of the January 23, 2017 Addendum Report.

EXHIBITS:

Previously received with December 15, 2016 Staff Report:

1. Location Map
2. Findings
3. October 27, 2016 General Plan Committee Memorandums and attachments
4. October 27, 2016 General Plan Committee verbatim minutes
5. November 17, 2016 General Plan Committee Memorandums and attachments
6. November 17, 2016 General Plan Committee verbatim minutes
7. Potential amendments, based on General Plan Committee discussion
8. Public comments received between 11:01 a.m. November 17, 2016 and 11:00 a.m. December 8, 2016

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Community Development Director

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SUBJECT: NORTH 40 SPECIFIC PLAN AMENDMENTS
JANUARY 26, 2017

Previously received with December 13, 2016 Addendum:

9. Revised potential amendments, based on General Plan Committee discussion (Including Exhibits A and B)

Previously received with December 15, 2016 Desk Item:

10. Public comments received between 11:01 a.m. December 8, 2016 and 11:00 a.m. December 15, 2016

Previously received with January 26, 2017 Staff Report:

11. Public comments received between 11:01 a.m. December 15, 2016 and 11:00 a.m. January 20, 2017

Previously received with January 23, 2017 Addendum Report:

12. December 15, 2016 Planning Commission verbatim minutes

Received with this Desk Item Report:

13. Public comments received between 11:01 a.m. January 20, 2017 and 11:00 a.m. January 26, 2017

Joel Paulson

From: SLKishler@aol.com
Sent: Tuesday, January 24, 2017 7:46 AM
To: Joel Paulson; Sally Zarnowitz
Cc: silkishler@aol.com
Subject: North 40 Community Gardens

Sally Zarnowitz Joel Paulson Town of Los Gatos

Dear Sally and Joel

Please ask the planning commission and council to include community gardens as part of the North 40 :)

45 year residents of a wonderful town

Les and Susan Kishler

Bonnie Lane

Los Gatos

Joel Paulson

From: Sutton Roley/USA <Sutton.Roley@cushwake.com>
Sent: Tuesday, January 24, 2017 8:29 AM
To: Sally Zarnowitz; Joel Paulson
Subject: North 40

Sally & Joel,

As a long time citizen of Los Gatos I want you to know that I support a community garden in the proposed North 40 development.

Thank you!

Sutton Roley

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Joel Paulson

From: Mary Vidovich <mjvidovich@hotmail.com>
Sent: Tuesday, January 24, 2017 1:30 PM
To: Joel Paulson
Subject: North 40 Plan

Please include a Community Garden in the North 40 Plan to preserve our agricultural history & bring both residents & community members together like we have at our Los Gatos Library.

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Sally Zarnowitz

From: Mary Vidovich <mjvidovich@hotmail.com>
Sent: Tuesday, January 24, 2017 1:32 PM
To: Sally Zarnowitz
Subject: North 40 Plan

Please include a Community Garden to preserve our agricultural history & to bring residents & community members together.

Get [Outlook for Android](#)

Sally Zarnowitz

From: fiorentino38@yahoo.com
Sent: Tuesday, January 24, 2017 2:06 PM
To: Sally Zarnowitz
Subject: Community Garden

Please consider room for a senior garden area in the N. 40
Senior, Tony Fiorentino

Joel Paulson

From: LKroh1@aol.com
Sent: Tuesday, January 24, 2017 2:56 PM
To: Joel Paulson
Subject: North 40 Community Gardens

Joel,

I would like to encourage your support of the proposed North 40 Community Garden. I have been enjoying the program at the LG High School program for many years, but am concerned that as our town grows, that space will not be enough for interested residents.

Thanks,

Larry Kroh
858-212-4759

Joel Paulson

From: Angelia Doerner <saveourhood@yahoo.com>
Sent: Thursday, January 26, 2017 10:05 AM
To: Planning; Joel Paulson
Subject: Material for Tonight 012617 PC
Attachments: 012617 Edgemont to PC.pdf; Grosvenor Canada.pdf

I am forwarding the following two items previously sent to the TC reg North 40 commercial and housing/height if residential is above. I feel it is imperative that you keep in mind that the only "evidentiary information" relating to what "can" and, more importantly, what "can't" be done came out of the mouth of Grosvenor during the hearings. The attached is a perfect example of the possibilities that could be achieved. I will also be forwarding a response provided at that time to a related TC question reg height.

- One file (012617....) is a copy of the 2 slides presented to TC
- Other file (Grosvenor....) is a longer description, etc., with the most relevant paragraph highlighted in **bold**.

Thank you.

Angelia Doerner
Live Simply, Laugh Often

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- Design innovation that hides the store within the heart of the building
- “Village-scale” frontage
- 3 new public squares and expansive landscaped courtyard with indoor-outdoor amenities

- 80 Resid Units Over 59k SqFt Retail – 2.1 Acres
- One and two-story townhomes and flats
- Value comfortable SqFt - features like in their existing single family homes
- Laundry rooms, ample storage and indoor-outdoor living spaces



Grosvenor received unanimous council support at 2nd and 3rd reading to move the project forward towards a 4th reading date where we hope to receive rezoning adoption.



Unanimous Council support is rare for development projects in the District of North Vancouver and especially for well-established infill neighbourhoods like Edgemont Village. A [recent report](#) by the Fraser Institute found that the District of North Vancouver has the highest regulatory barriers toward the development of new housing in the Lower Mainland, and is where new development is the most affected by local opposition. The report compares construction approval times, timeline uncertainty, regulatory costs and fees, rezoning prevalence and the effect council and community groups have on development.

Since 2013, Grosvenor Americas' Vancouver development team has interacted with over 2,600 Edgemont Village residents and merchants through various methods of community engagement. Namely, a retail space on the main thoroughfare of the Village opened to the public as a Public Information Centre where project information, a scale model and the team were frequently available on an ongoing basis for a period of approximately seven months.

The community engagement programme also included participation in community events, door-to-door canvassing and several Public Information Meetings and Open Houses which were attended by record numbers of neighbourhood residents. Additionally, numerous meetings with Village merchants and community stakeholders allowed close relationships and trust within the community to be built.

Community feedback is an important element of the District of North Vancouver's rezoning process. However, community members with family commitments or decreased mobility are often unable to attend and speak at rezoning meetings. Through cooperation with Council, Grosvenor introduced a process innovation that allowed these community members to have their opinions heard. Students from Capilano University were hired to create a short film and community members were invited to share their feedback on the project in lieu of attending the meeting. The short film was presented successfully at Public Hearing and can also be viewed [here](#).

The feedback collected during the two-year public engagement process contributed greatly to the evolution of the project and ultimately to its rezoning success. Councillor Doug MacKay-Dunn stated during second and third reading of the rezoning application that "...this is one of the only times that I can remember during my time on Council where there is unanimous support for a proposal". It was recognized by Councillor Bond that Grosvenor has "undertaken one of the most intensive public consultation processes that we've seen in

the community”. Councillor Hanson was “struck by the consensus in favour of this development in the public hearing...” and congratulated “...the proponent of the development for their efforts in matching the proposed project to the needs of the community”.

Reflecting on the public engagement process, Marc Josephson, Senior Development Manager, Grosvenor Americas, says he is confident that the Edgemont Village development represents Grosvenor’s dedication to building healthy and livable places tailored to the people who live, work and recreate in established communities.

While addressing Council at Public Hearing, Marc emphasized that “from the thousands of conversations we’ve had we know that the community is excited about what this proposal has to offer in terms of walkability, animation, housing diversity, gathering places, new retail, public parking, and a true community gateway, all being added to an already cherished Village. We have aimed to meet the needs of the community not only for today but for future generations.”

The approval will see approximately 80 residential units built over 5,500 square metres of retail space on the 0.85 hectare site at the north-west gateway to Edgemont Village. The residential units will comprise the development’s second, third and partial fourth storeys, offering a variety of housing types including one and two-storey townhomes and flats. The units are targeted primarily to downsizing Edgemont Village residents who value comfortable square footage and features similar to those in their existing single family homes such as laundry rooms, ample storage and indoor-outdoor living spaces.

At street level, the development will contribute a new retail anchor to the Village. Thrifty Foods, a local grocery chain, will lease approximately 3,200 square metres of space in the development. The full-service grocery store will be accessed through a Village-scale frontage due to a design innovation that hides the store within the heart of the building. Other retail uses will include a pharmacy, restaurant, and spaces designed for smaller, Village-scale merchants.



In addition to the residential and retail components, the development will include three new public squares designed as community gathering places featuring public art and thoughtful landscaping and seating.

Residents of the development will also benefit from an expansive landscaped courtyard which will include a variety of trees, a rock garden and an indoor-outdoor amenity space.

Edgemont Village has always been a desirable place for families to live. More recently, growing demand and a lack of new housing supply have contributed to an increasingly competitive market with prices that discourage many purchasers from moving to or returning to the neighbourhood. There is also a shortage in the supply and quality of existing multi-family housing units near Edgemont Village, limiting options for residents who wish to downsize and remain in their community. Grosvenor's development in Edgemont Village seeks to address these issues and the initial demand for the units and overall community support for the project speaks to its success thus far.

Construction is planned to begin in 2016 and Grosvenor aims for project completion in late 2018.

Joel Paulson

From: Angelia Doerner <saveourhood@yahoo.com>
Sent: Thursday, January 26, 2017 10:13 AM
To: Planning; Joel Paulson
Subject: Additional for 012617 PC on North 40
Attachments: 081016 To Council Reg Edgemont.pdf

As promised (or threatened, depending on your perspective) - this was my response to a TC question reg the commercial/residential possibilities. I have high hopes as to your open mind esp as it relates to the needs for seniors - ALL seniors, not just "low-income", "one bedroom", "half a car" seniors blatantly used by Grosvenor to "earn" a slew of additional at-market large residential units.

Thank you.

Angelia Doerner
Live Simply, Laugh Often

To: Town Council

From: Angelia M. Doerner
SaveOurHood@yahoo.com

Date: August 10, 2016

I would like to offer my interpretation on the following questions and/or comments made by Council in connection with my presentation at the 080916 Public Hearing on the North 40.

Mr. Rennie inquired regarding the height of the Grosvenor development portrayed on my last slide.

- I am providing this link to the Grosvenor website concerning this development – I think you will appreciate reading the entire “posting”.
 - <http://www.grosvenor.com/news-views-research/news/2015/grosvenor%20americas%20receives%20unanimous%20approval%20for/>
- Not having access to plans, nor time to squander, to determine the precise calculations of what the units/acreage would be on the Edgemont Village Canada project, I used the following general computation. Regardless of the precision of this calculation, the Applicant is only allowed under the density bonus law (assuming they meet the affordable housing percentages set forth in such law) a total of 27 units/acre (20 density allowed + 35% bonus). Else, they are only allowed 20 “at-market” price units/acre.
 - The project yields 80 one and two-story townhomes and flats above retail on 2.1 acres. The residential units are on the second, third and “partial” fourth floors. Therefore, 80 units/acre / 2.5 floors = 32 units/floor.
 - Second Story = 32 units
 - Third Story = 32 units
 - Fourth “partial” story = 16 units
- Consideration should also be given to the fact that the Grosvenor write-up regarding the project states that *“Residents of the development will also benefit from an expansive landscaped courtyard which will include a variety of trees, a rock garden and an indoor-outdoor amenity space.”* Given Grosvenor’s propensity to maximize utilization of every possible square foot of lot space, it is entirely conceivable that the partial fourth story is the referred-to *“indoor-outdoor amenity space”*.
- With that in mind, given the inclement conditions in Canada, I could imagine a wondrous rooftop garden with large sliding glass panels between the indoor and outdoor spaces – or better yet – a retractable roof like that made for many sunrooms or garden conservatories allowing year-round enjoyment to share with fellow residents, families and friends.
- It couldn’t be any more different than the rooftop amenities that will be provided to our lowest-income Seniors residing over the Market Hall - with no protection from scorching sun, thundering rain, and high-volume winds. Remember, those winds will be the same winds that precluded the Applicant from erecting story poles over 40’ with the orange netting – requiring use of the small, almost transparent flags – due to the potential public health or safety problems should they topple over. What protection is afforded on the Market Hall rooftop that will preclude our aging, weight-losing (too poor to afford the food downstairs), frail and with potential balance and mobility issues from toppling over the edge?

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