



TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: April 27, 2016

ITEM NO: 6

- PREPARED BY: Marni F. Moseley, Associate Planner
moseley@losgatosca.gov
- APPLICATION NO: Architecture and Site Application S-13-090
Vesting Tentative Map M-13-014
- LOCATION: **North 40 Specific Plan Phase 1** (southerly portion of the North 40 Specific Plan area, Lark Avenue to south of Noddin Avenue)
- APPLICANT: Grosvenor USA Limited
- CONTACT PERSON: Don Capobres with Grosvenor and Wendi Baker with Summerhill Homes
- PROPERTY OWNERS: Yuki Farms/ETPH, Grosvenor USA Limited, Summerhill North 40 LLC, Elizabeth K. Dodson, William N. Fales, William Hirshman.
- APPLICATION SUMMARY: Requesting approval for the construction of a new multi-use, multi-story development consisting of 320 residential units, which includes 50 affordable senior units; approximately 66,800 square feet of commercial floor area, which includes a market hall; on-site and off-site improvements; and a vesting tentative map. APNs: 424-07-024 through 027, 031 through 037, 070, 083 through 086, 090, and 100.
- EXHIBITS: Previously received under separate cover:
1. Proposed Development Plans, received March 18, 2016 (242 pages)
- Previously received with the March 30, 2016 Staff Report:
2. Location Map (one page)
 3. Initial Study (79 pages)
 4. Findings and Considerations (three pages)
 5. Conditions of Approval for Vesting Tentative Map (six pages)
 6. Conditions of Approval for the Architecture and Site Application (27 pages)
 7. Letter of Justification received March 23, 2016 (10 pages)
 8. North 40 Narrative received February 8, 2016 (seven pages)
 9. Economic study letter received November 6, 2015 (25 pages)

10. October 14 and November 11, 2015 CDAC Minutes (seven pages)
11. Response to CDAC comments received February 8, 2016 (13 pages)
12. January 27, 2016 Historic Preservation Committee Minutes (five pages)
13. Consulting Architect Report received December 18, 2015 (six pages)
14. Response to Consulting Architect Report received February 8, 2016 (three pages),
15. Consulting Architect memo received March 21, 2016 (six pages)
16. Consulting Arborist report received October 14, 2013 (33 pages)
17. State Density Bonus Law - Government Code Section 65915-65918 (14 pages)
18. Density Bonus Ordinance and Program Guidelines - Ordinance 2209 (21 pages)
19. Letter from Barbara Kautz, received March 10, 2016 (16 pages)
20. Town's BMP Program and Guidelines - Ordinance 2181 (19 pages)
21. Public comment received through 11:00 a.m., Thursday, March 24, 2016

Previously received with March 30, 2016 Addendum Report:

22. Updated letter from Barbara Kautz received March 25, 2016 (five pages)
23. Comments received from 11:01 a.m. on March 24, 2016 to 11:00 a.m. on March 28, 2016

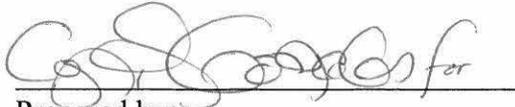
Previously received with March 30, 2016 Desk Item Report:

24. Residential Density Exhibit (one page), received March 30, 2016
25. Comments received from 11:01 a.m. on March 28, 2016 to 11:00 a.m. on March 30, 2016

REMARKS:

On April 19, 2016, the Town Council denied the applicant's request for a modification of the previously approved story pole exception and directed staff to coordinate a Study Session for the Planning Commission, Town Council, and School Boards to provide information regarding the documents currently in place related to the North 40 Specific Plan Area. Staff will provide the details regarding the Study Session to the Planning Commission when they are available.

Staff recommends the Commission continue the applications to a date uncertain. Future public hearings will be re-advertised and re-noticed following the Study Session and completion of the story pole installation.



Prepared by:
Marni Moseley, AICP
Associate Planner



Approved by:
Joel Paulson, AICP
Community Development Director

JP:MM:sr

cc: Grosvenor Americas, Don Capobres, 1 California St., Ste. 2500, San Francisco, CA 94111
Summerhill Homes, Wendi Baker, 3000 Executive Prkwy., Ste. 450, San Ramon, CA 94583

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