



**MEETING DATE: 08/09/16**  
**ITEM NO. 1**

**ADDENDUM**

**COUNCIL AGENDA REPORT**

DATE: AUGUST 5, 2016

TO: MAYOR AND TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: ARCHITECTURE AND SITE APPLICATION S-13-090 AND VESTING TENTATIVE MAP APPLICATION M-13-014. PROPERTY LOCATION: SOUTHERLY PORTION OF THE NORTH 40 SPECIFIC PLAN AREA, LARK AVENUE TO SOUTH OF NODDIN AVENUE. APPLICANT: GROSVENOR USA LIMITED. PROPERTY OWNERS: YUKI FARMS, ETPH LP, GROSVENOR USA LIMITED, SUMMERHILL N40 LLC, ELIZABETH K. DODSON, AND WILLIAM HIRSCHMAN. CONSIDER A REQUEST 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.

REMARKS:

Public comments received before 11 a.m. today (Attachment 16) and the applicant's response to the Planning Commission recommendation on the project (Attachment 17) are attached to this Addendum.

A Council Member requested that staff identify particular pages within the plan set to aid the Council in its review of the proposed development plans. The following are key pages or sheets with a brief explanation of the information on each sheet:

PREPARED BY: JOEL PAULSON  
Community Development Director

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Reviewed by: N/A Assistant Town Manager \_\_\_\_\_ Town Attorney \_\_\_\_\_ Finance

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- Sheet 1.0 Phase 1 Building Key Plan: This sheet summarizes the proposed project.
- Sheet 5.ST.1: Lark District 2-Story Massing Study Garden Cluster & Condominium: This sheet provides information that 29% of the overall development in the Lark District would be up to two stories and 25 feet. As discussed in the Staff Report, 15% is required.
- Sheet 6.4: Open Space Diagram: This sheet provides information regarding open space as discussed in the Staff Report.
- Sheet 6.5: Lot Area Coverage and Open Space Tabulations: This sheet provides information that the project proposes 31.4% lot coverage, where 50% is allowed.
- Sheet 6.7: Maximum Proposed Building Heights Diagram: This sheet provides conceptual information that buildings located within 50 feet of Lark Avenue or Los Gatos Boulevard would have a maximum height of 25 feet, and that all other buildings would meet the maximum height requirement of 35 feet, with the exception of the mixed use/market hall building which is allowed a maximum height of 45 feet.
- Vesting Tentative Map Sheet 1.1 (at the back of the plan set): Parcel Layout Plan: These sheets illustrate the proposed parcel layout for the Vesting Tentative Map, including proposed parcels, right-of-way locations, and sizes. While the Parcel Area Table is missing some of the parcels, the diagram depicts all proposed parcels. Attachment 18 contains the corrected version.
- Vesting Tentative Map Sheet 1.2 Existing Conditions: This sheet identifies the current parcel configuration of the subject site.

Attachments (previously received under separate cover):

1. March 30, 2016 Planning Commission Staff Report (includes Exhibits 1-21)
2. March 30, 2016 Planning Commission Addendum (includes Exhibits 22-23)
3. March 30, 2016 Planning Commission Desk Item (includes Exhibits 24-25)
4. April 27, 2016 Planning Commission Staff Report (no exhibits for this report)
5. July 12, 2016 Special Planning Commission Staff Report (includes Exhibits 26-31)
6. July 12, 2016 Special Planning Commission Addendum (includes Exhibits 32-33)
7. July 12, 2016 Special Planning Commission Desk Item (includes Exhibits 34-35)
8. July 13, 2016 Planning Commission Desk Item (includes Exhibits 36-39)
9. July 12, 2016 Special Planning Commission Meeting Verbatim Minutes
10. July 13, 2016 Planning Commission Meeting Verbatim Minutes

Attachments (previously received with August 9, 2016 Staff Report):

11. Required Findings and Considerations
12. Draft Resolution to deny the applications
13. Draft Resolution to approve the applications (includes Exhibit A, Findings and Exhibit B, Conditions of Approval)

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MAYOR AND TOWN COUNCIL

SUBJECT: N. 40 PHASE I DEVELOPMENT APPLICATIONS/S-13-090 and M-13-014

AUGUST 9, 2016

14. Public comments received between 11:01 a.m. July 13, 2016 and 11:00 a.m. August 4, 2016

15. Additional information from the applicant, received July 29, 2016 (11 pages)

Attachments received with this Addendum:

16. Public comments received between 11:01 a.m. August 4, 2016 and 11:00 a.m.

August 5, 2016

17. Applicant's response to the Planning Commission recommendation on the applications, received August 5, 2016

18. Updated Vesting Tentative Map Sheet 1.1

Distribution:

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