



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

DESK ITEM

COUNCIL AGENDA REPORT

DATE: AUGUST 9, 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:

Attachment 20 contains public comments received between 11:01 a.m. August 8, 2016 and 11:00 a.m. August 9, 2016. Attachment 21 contains the applicant's response to the Town Council staff report. Attachment 22 contains photos of existing high density projects that were referenced on page 6 of the July 12, 2016 Planning Commission staff report (Attachment 5). Errors were found in Attachment 13 and Exhibit A of Attachment 13 which needed to be corrected. Specifically, the title of Attachment 13 referenced denying the project and it should have referenced approving the project. Additionally, clarifying language for the findings for denial of the requested waiver of standards was not included. Attachment 23 contains the revised Draft Resolution and Findings.

PREPARED BY: JOEL PAULSON
Community Development Director

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

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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

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)
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 (previously received with the Addendum Report):

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

Attachments (previously received with Addendum B Report):

19. Public comments received between 11:01 a.m. August 5, 2016 and 11:00 a.m. August 8, 2016

Attachments received with this Desk Item Report:

20. Public comments received between 11:01 a.m. August 8, 2016 and 11:00 a.m. August 9, 2016
21. Applicant's response to the Town Council staff report, received August 8, 2016
22. Photos of high density projects
23. Revised Draft Resolution to approve the applications (includes Exhibit A, Findings and Exhibit B, Conditions of Approval)