



TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 08/15/2018

ITEM NO: 1

DESK ITEM

DATE: AUGUST 15, 2018

TO: MAYOR AND TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: CONSIDER POTENTIAL AMENDMENTS TO THE NORTH 40 SPECIFIC PLAN. APN 424-07-009, 010, 024 THROUGH 027, 031 THROUGH 037, 052 THROUGH 054, 060, 063 THROUGH 065, 070, 081 THROUGH 086, 090, 094 THROUGH 096, 099, 100, 102 THROUGH 112, 424-06-115, 116, AND 129. PROPERTY OWNERS: 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:

The following requests were received from Council Members and are followed by staff's response.

- Please provide an exhibit, using Figure 2-1 from the Specific Plan, that shows the properties that are not associated with Grosvenor.

An exhibit that shows the properties that are not associated with Grosvenor is included as Attachment 45. The approximate location of the properties not associated with Grosvenor is shown in white.

- Provide an exhibit that shows the Housing Element housing income level distribution for the North 40 with the Phase I application housing that was approved.

An exhibit that shows the Housing Element housing unit distribution by income level for the North 40 is included as Attachment 46. The exhibit also identifies the income levels

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

REMARKS (Continued):

for the remaining 33 units in the existing Specific Plan and the potential additional units in the Environmentally Superior Alternative in the North 40 Environmental Impact Report. The income distributions are based on the existing Specific Plan requirement that new housing projects must comply at a minimum with the Town's Below Market Price program (Table 2-2 of the Specific Plan).

- Can the Council require deeper affordability than the Town's BMP program for future residential projects in the remaining Specific Plan area?

If the Specific Plan provides sufficient development capacity for non-residential uses, then the income requirements can be modified with a Specific Plan amendment.

Public Comments received between 11:01 a.m., Tuesday, August 14, 2018 to 11:00 a.m., Wednesday, August 15, 2018 can be found in Attachment 47.

Attachments previously received with October 3, 2017 Study Session Report:

1. Town Council Suggestions for Potential Amendments to the adopted North 40 Specific Plan
2. December 15, 2016 Planning Commission Staff Report (with Exhibits 1-8)
3. December 15, 2016 Planning Commission Addendum Report (with Exhibit 9)
4. December 15, 2016 Planning Commission Desk Item Report (with Exhibit 10)
5. December 15, 2016 Planning Commission Verbatim Minutes (131 pages)
6. January 26, 2017 Planning Commission Staff Report (with Exhibit 11)
7. January 26, 2017 Planning Commission Addendum Report (with Exhibit 12)
8. January 26, 2017 Planning Commission Desk Item Report (with Exhibit 13)
9. January 26, 2017 Planning Commission Verbatim Minutes (115 pages)
10. Public Comments received 11:01 a.m. Wednesday, May 10, 2017 to 11:00 a.m., Thursday, September 28, 2017
11. Potential amendments based on GPC and PC discussions (including Exhibit A)

Attachments previously received with October 3, 2017 Desk Item Report:

12. Public Comments received 11:01 a.m. Thursday, September 28, 2017 to 11:00 a.m., Tuesday, October 3, 2017

Attachments previously received with November 14, 2017 Special Meeting Report:

13. North 40 Hotel Site Assessment
14. Public Comments received 11:01 a.m. Tuesday, October 3, 2017 to 11:00 a.m., Friday, November 10, 2017

Attachments previously received with the January 16, 2018 Staff Report:

15. Required Findings
16. Resolution (including Exhibit A)
17. North 40 Traffic Scenarios
18. November 14, 2017 Town Council Meeting Minutes
19. Public Comments received 11:01 a.m., Friday, November 10, 2017 to 11:00 a.m., Thursday, January 10, 2018

Attachments previously received with the Addendum Report:

20. Public Comments received 11:01 a.m., Thursday, January 11, 2018 to 11:00 a.m., Friday, January 12, 2018

Attachments previously received with the Desk Item Report:

21. Public Comments received 11:01 a.m., Friday, January 12, 2018 to 11:00 a.m., Tuesday January 16, 2018

Attachments previously received with the February 6, 2018 Staff Report:

22. Public Comments received 11:01 a.m., Tuesday, January 16, 2018 to 11:00 a.m., Thursday February 1, 2018

Attachments previously received with the Addendum Report:

23. Public Comments received 11:01 a.m., Thursday, February 1, 2018 to 11:00 a.m., Monday, February 5, 2018

Attachments previously received with the February 6, 2018 Desk Item Report:

24. Public Comments received 11:01 a.m., Monday, February 5, 2018 to 11:00 a.m., Tuesday, February 6, 2018

Attachments previously received with the March 6, 2018 Desk Item Report:

25. Required Findings (Previously received as Attachment 15 with the January 16, 2018 Staff Report)
26. Resolution with Exhibit A (Previously received as Attachment 16 with the January 16, 2018 Staff Report)

Attachments previously received with the June 5, 2018 Staff Report:

27. Revised Resolution (including revised Exhibit A)
28. City of Los Altos - Exceptions for Public Benefit Excerpt (one page)
29. City of Mountain View - San Antonio Precise Plan Excerpt (seven pages)
30. City of Mountain View - North Bayshore Precise Plan Excerpt (three pages)
31. City of Mountain View - El Camino Real Precise Plan Excerpt (four pages)
32. City of Mountain View - Resolution for Public Benefits Minimum Value for El Camino Precise Plan (two pages)

33. Culver City - Resolution Establishing the Community Benefit Incentive Program (seven pages)
34. City of Glendale - Incentives and Bonuses Chapter of Downtown Specific Plan (six pages)
35. Greenbelt Alliance – Public Benefit Bonus Policy Brief (15 pages)
36. Public Comments received between 11:01 a.m., Tuesday, February 6, 2018 to 11:00 a.m. Thursday, May 31, 2018

Attachments previously received with the August 7, 2018 Staff Report:

37. Letter from Grosvenor Americas regarding requested Specific Plan amendments with the conceptual site plan, received July 31, 2018 (17 pages)
38. White paper prepared by the Institute for Local Self Government entitled Development Agreement Manual

Attachments previously received with the August 6, 2018 Addendum Report:

39. Slides from Grosvenor Americas for a presentation to Los Gatos Democracy Tent on August 2, 2018 (17 pages)
40. Public Comments received between 11:01 a.m., Thursday, August 2, 2018 to 11:00 a.m., Monday, August 6, 2018

Attachments previously received with the August 7, 2018 Desk Item Report:

41. Public Comments received between 11:01 a.m., Monday, August 6, 2018 to 11:00 a.m., Tuesday, August 7, 2018

Attachments previously received with the August 15, 2018 Staff Report:

42. Public Comments received between 11:01 a.m., Monday, August 7, 2018 to 11:00 a.m., Friday, August 10, 2018

Attachments previously received with the August 14, 2018 Addendum Report:

43. Guide to the California Density Bonus Law
44. Public Comments received between 11:01 a.m., Friday, August 10, 2018 to 11:00 a.m., Tuesday, August 14, 2018

Attachments received with this Desk Item Report:

45. Exhibit that shows the properties that are not associated with Grosvenor
46. Exhibit that shows the Housing Element housing distribution for the North 40 with the Phase I application housing that was approved
47. Public Comments received between 11:01 a.m., Tuesday, August 14, 2018 to 11:00 a.m., Wednesday, August 15, 2018