



**MEETING DATE: 08/16/16
ITEM NO. 4**

DESK ITEM D

COUNCIL AGENDA REPORT

DATE: AUGUST 15, 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 28 contains public comments received between 11:01 a.m. August 12, 2016 and 11:00 a.m. August 15, 2016. Attachment 29 contains a letter from the applicant's attorney.

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)

PREPARED BY: JOEL PAULSON
Community Development Director

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

PAGE 2

MAYOR AND TOWN COUNCIL

SUBJECT: N. 40 PHASE 1 DEVELOPMENT APPLICATIONS/S-13-090 and M-13-014

AUGUST 16, 2016

Attachments (Continued):

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 (previously received with the 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)

Attachments (previously received with Desk Item B Report):

24. Public comments received between 11:01 a.m. August 9, 2016 and 11:00 a.m. August 11, 2016
25. Document referenced by Joseph Gemignani regarding survey results
26. Applicant's response to questions from the August 9, 2016 meeting

Attachments (previously received with Desk Item C Report):

27. Public comments received between 11:01 a.m. August 11, 2016 and 11:00 a.m. August 12, 2016

PAGE 3

MAYOR AND TOWN COUNCIL

SUBJECT: N. 40 PHASE 1 DEVELOPMENT APPLICATIONS/S-13-090 and M-13-014

AUGUST 16, 2016

Attachments received with this Desk Item D Report:

28. Public comments received between 11:01 a.m. August 12, 2016 and 11:00 a.m.

August 15, 2016

29. Letter from the applicant's attorney, received August 12, 2016