



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 09/04/2018

ITEM NO: 9

DATE: AUGUST 24, 2018

TO: MAYOR AND TOWN COUNCIL

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: ADOPT A RESOLUTION APPROVING 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

RECOMMENDATION:

Adopt a resolution (Attachment 48) approving amendments to the North 40 Specific Plan.

DISCUSSION:

On August 15, 2018, the Town Council continued to consider amendments to the North 40 Specific Plan and continued the matter to the September 4, 2018 Town Council meeting with the following direction:

- Keep the North 40 Specific Plan as is, but amend Section 6.4.1 to specifically allow for the option to come forward with a planned development application and allow for the option to enter into a development agreement with the Town.

The amendments to the North 40 Specific Plan to implement the Town Council's action from the August 15, 2018 meeting are included in the Resolution (Exhibit A of Attachment 48).

PREPARED BY: JOEL PAULSON
Community Development Director

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

CONCLUSION:

The proposed amendments are shown in red underlined font and all deletions are shown in red ~~strikethrough~~ font.

Staff recommends that the Town Council:

1. Make the finding that the Town Council certified an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program for the North 40 Specific Plan on January 20, 2015 (Resolution 2015-002) and no additional environmental review is necessary for the proposed amendments (Attachment 25);
2. Make the required finding that the North 40 Specific Plan amendments are consistent with the General Plan (Attachment 25); and
3. Adopt a Resolution (Attachment 48) approving amendments to the North 40 Specific Plan with any specific changes identified and agreed upon by a majority of the Town Council.

ALTERNATIVES:

Alternatively, the Council may:

1. Continue this item to a date certain with specific direction to staff; or
2. Determine that modifications to the North 40 Specific Plan are not necessary.

CEQA DETERMINATION:

The Town Council certified an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program for the North 40 Specific Plan on January 20, 2015 (Resolution 2015-002) and no additional environmental review is necessary for the proposed amendments.

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 previously received with the August 15, 2018 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

Attachments received with this Staff Report:

48. Resolution (including Exhibit A)