



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 07/24/2017

ITEM NO: 1

DESK ITEM

DATE: JULY 24, 2017

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.

THE PUBLIC HEARING IS BEING HELD PURSUANT TO A COURT ORDER DIRECTING THE TOWN COUNCIL TO SET ASIDE THE DENIAL OF THE **NORTH FORTY DEVELOPMENT** APPLICATIONS AND RECONSIDER THE APPLICATIONS UNDER THE PROVISIONS OF GOVERNMENT CODE §65589.5(J) KNOWN AS THE HOUSING ACCOUNTABILITY ACT.

REMARKS:

Attachment 9 contains public comments received after distribution of the Staff Report and Addendums.

Previously received with July 20, 2017 Staff Report:

1. Draft Resolution to rescind Resolution 2016-046 (Exhibit A contains Resolution 2016-046)
2. Decision and Judgement

PREPARED BY: ROBERT SCHULTZ
Town Attorney

Reviewed by: Town Manager, Assistant Town Manager, and Community Development Director

PAGE 2

MAYOR AND TOWN COUNCIL

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

JULY 24, 2017

3. Housing Accountability Act
4. Recommended Conditions of Approval
5. Applicants' rationale for Density Bonus and BMP modifications
6. Public Comment received before 11:00 a.m. July 19, 2017

Previously received with July 20, 2017 Addendum:

7. Public Comment received between 11:01 a.m. July 19, 2017 and 11:00 a.m. July 20, 2017

Previously received with July 21, 2017 Addendum B:

8. Public Comment received between 11:01 a.m. July 20, 2017 and 11:00 a.m. July 21, 2017

Received with this Desk Item:

9. Public Comment received between 11:01 a.m. July 21, 2017 and 11:00 a.m. July 24, 2017