



**TOWN OF LOS GATOS  
COUNCIL AGENDA REPORT**

MEETING DATE: 08/01/2017

ITEM NO: 16

DESK ITEM

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DATE: AUGUST 1, 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 20 contains public comments received after distribution of the Staff Report and Addendums.

PREPARED BY: ROBERT SCHULTZ  
Town Attorney

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

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SUBJECT: NORTH 40

DATE: AUGUST 1, 2017

Attachments 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
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

Attachments 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

Attachments 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

Attachments previously received with July 24, 2017 Desk Item:

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

Attachments previously received with July 27, 2017 Staff Report:

10. Revised Draft Resolution to rescind Resolution 2016-046 (Exhibit A contains Resolution 2016-046)
11. Draft Resolution to deny the applications
12. Draft Resolution to approve the applications (includes Exhibit A, Findings and Exhibit B, Conditions of Approval)
13. Response to August 16, 2016 Council meeting from the applicant (Attachment 32 from Desk Item G for the 9/1/16 Council meeting), received August 25, 2016 (includes Exhibits A-G)
14. Chapter 2.6 of Government Code Section 65088
15. Legislative history of SB 167
16. Public Comment received between 11:01 a.m. July 24, 2017 and 11:00 a.m. July 27, 2017

Attachments previously received with July 28, 2017 Addendum:

17. Public Comment received between 11:01 a.m. July 27, 2017 and 11:00 a.m. July 28, 2017 (includes public comments that were inadvertently not included in the staff report that was distributed yesterday)
18. Proposed modifications to the Conditions of Approval from the Mayor

Attachments previously received with July 31, 2017 Addendum B:

19. Public Comment received between 11:01 a.m. July 28, 2017 and 11:00 a.m. July 31, 2017

Attachments received with this Desk Item:

20. Public Comment received between 11:01 a.m. July 31, 2017 and 11:00 a.m. August 1, 2017