



MEETING DATE: 6/16/08
ITEM NO: 13
DESK ITEM

COUNCIL AGENDA REPORT

DATE: June 16, 2008

TO: MAYOR AND TOWN COUNCIL

FROM: GREG LARSON, TOWN MANAGER *gr*

SUBJECT: CONSIDER WHETHER TO APPROVE A GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (5-12 DWELLING UNITS PER ACRE) TO HIGH DENSITY RESIDENTIAL (12-20 DWELLING UNITS PER ACRE) AND INTRODUCE AN ORDINANCE MAKING A ZONE CHANGE FROM RM:5-12 TO RM:12-20:PD FOR A FIFTY-SIX LOT RESIDENTIAL SUBDIVISION TO CONVERT THE EXISTING APARTMENTS TO CONDOMINIUMS. APN 510-14-004. PROPERTY LOCATION: **347 MASSOL AVENUE**. PROPERTY OWNER: LYON BAY TREE APARTMENTS, LLC. APPLICANT: LYON REALTY ADVISORS. FILE #GP-08-01 & PD-07-02.

REMARKS:

The attached petition and letters of support were received after the report on this matter was finalized.

Additionally, staff wanted to clarify that if the Planned Development and General Plan amendment are approved the subsequent Architecture and Site application will be reviewed and 360 degree architecture will be encouraged. All Architecture and Site applications take 360 degree architecture into consideration. The Architecture and Site application will then be reviewed by the Town's Consulting Architect and Development Review Committee and/or Planning Commission depending on the level of architectural improvement of the proposed plans.

Attachments:

Previously submitted to the Town Council:

1-8. Previously Submitted

9. Petition and two letters of support (23 pages), received June 12, 2008

BNL:JP

PREPARED BY:

Bud N. Lortz
BUD N. LORTZ

DIRECTOR OF COMMUNITY DEVELOPMENT

N:\DEV\CNCLRPTS\2008\347MassolDESK.doc

Reviewed by: *JS* Assistant Town Manager *AK* Town Attorney
____ Clerk Administrator ____ Finance ____ Community Development

PETITION FOR THE LOS GATOS TOWN COUNCIL

The owners of The Bay Tree Apartments at 347 Massol in the historic Almond Grove District are seeking permission to convert this 56 unit apartment community to ownership condominiums.

We support this conversion because it will give Los Gatos a significant addition of ownership homes at a substantially lower cost than the surrounding single family homes, ideal for seniors and first time buyers.

The current owners will be upgrading the property and adding over 60% more parking spaces to the site. Additionally, the conversion will add the stability of pride of ownership to the neighborhood and reduce renter turnover.

Respectfully submitted,

Name: Gregory Ebejer
Address: 20 Mariposa Ave, Los Gatos, CA 95030
Comments (optional): I support the conversion.

Name: Michael Sloan
Address: 675 N Santa Cruz Ave. Los Gatos 95030
Comments (optional): Great idea - Good for All

Name: Alisa Keo
Address: 527 N. Santa Cruz Ave Los Gatos
Comments (optional): Good Ideal -

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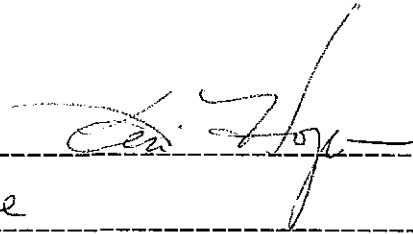
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Respectfully submitted,

Name: Jose E Gonzalez

Address: 236 Bean Ave

Comments (optional): Good idea

Name: Teri Hope 

Address: 212 Bella Vista Ave

Comments (optional): excellent use

Name: Nicola Blundell

Address: 220 Massol Ave

Comments (optional): great idea!

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Respectfully submitted,

Name: Juliana Scalise

Address: 302 Alameda Ave. LG 95030

Comments (optional): I'd love to see affordable housing, so my senior citizen parents on a fixed income can afford to stay in the neighborhood with us & their young grandchildren.

Name: BRIAN ROYSTON

Address: 250 GLENRIDGE AVE L.G 95030

Comments (optional): _____

Name: BERT LEITEN

Address: 259 ALMENDRA AVE

Comments (optional): GOOD PLAN TO CONVERT

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Respectfully submitted,

Name: CHRIS & HALLY CLARK

Address: 244 BACHMAN AVE LOS GATOS

Comments (optional): WE SUPPORT THIS PLAN

Name: LUCAS CRAWFORD

Address: 221 BACHMAN AVE LOS GATOS

Comments (optional): GOOD IDEA

Name: Shelley & Richard Katz

Address: 310 TAIT AVE LG.

Comments (optional): yes

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Respectfully submitted,

Name: Ann Cali

Address: 26 Rogers Rd, Los Gatos, 95030

Comments (optional): Great Idea - We Need It

Name: Tim Murphy

Address: 129 Edelen Ave.

Comments (optional): Need more affordable housing
for residents to downsize & stay
in town.

Name: Bill Slattery

Address: Alamendra 408 395 4969

Comments (optional): Will check into it

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Respectfully submitted,

Name: DENNIS M. NIÑO
Address: 1815 KIRK MONT DR. SAN JOSE 95124
Comments (optional): LG NEEDS MORE LOW COST HOUSING

Name: J. Barnette
Address: 20 E. Main St, #11, Los Gatos, CA
Comments (optional): Needs more low cost housing

Name: Pamela Papas
Address: 909 University Ave. #22 Los Gatos, CA 95032
Comments (optional): Los Gatos needs more diversity

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Respectfully submitted,

Name: Mark H. [Signature]

Address: 107 Olive Street Los Gatos 95030

Comments (optional): _____

Name: Jacqui [Signature]

Address: 107 Olive Street Los Gatos 95030

Comments (optional): _____

Name: Dee [Signature]

Address: 17592 Bruce Ave Los Gatos 95030

Comments (optional): _____

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Respectfully submitted,

Name: JAMES DiBENEDETTO
Address: 102 S. SANTA CRUZ AVE Los Gatos
Comments (optional): AFFORDABLE HOUSING

Name: George W. Goodwin
Address: PO Box 922 Los Gatos CA
Comments (optional): I've waiting for this for 3 yrs.

Name: Randy Simmons
Address: 514 MASSOL AVE LOS GATOS
Comments (optional): Need to buy affordable housing

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Respectfully submitted,

Name:

Address:

Comments (optional):

Name:

Address:

Comments (optional):

Name:

Address:

Comments (optional):

Pat Otero
12914 Los Gatos Sereno Blvd
We want affordable housing

Gerry Lee
82520 Monterey Road Los Gatos 95030
We need condos to own

Denise Ramon Herrera
22543 Old Santa Cruz Hwy Los Gatos 95033
We need more housing

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Respectfully submitted,

Name: Michelle Ruffo

Address: 814 Buckwood Ct SJ 95120

Comments (optional): I work in town & would love to live closer to where I work

Name: Sue Rice

Address: 35 N. Santa Cruz Ave, LOS GATOS

Comments (optional): GOOD IDEA FOR THOSE WHO WORK HERE BUT DON'T LIVE HERE!

Name: R. Dailey

Address: 11 N. Santa Cruz Ave, LG

Comments (optional): Good idea! Affordable housing is a must!

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Respectfully submitted,

Name: Robert Gionfriddo

Address: 3 Massol Court, Los Gatos

Comments (optional): This is exactly the type of project we personally are looking for in our neighborhood.

Name: Donald Davies

Address: 15930 Quail Hill Rd LG 95032

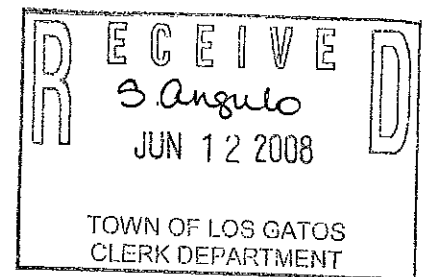
Comments (optional): _____

Name: Pat Chappell

Address: 346 Bear Av. S.G. 95030

Comments (optional): _____

Mayor Barbara Spector
And Members of the Town Council
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030



June 11, 2008

Dear Mayor Spector and Members of the Town Council:

The chance to create a newer, more affordable class of home ownership in The Almond Grove makes the application by The Bay Tree Apartments to convert to condominiums an opportunity too good to refuse. I urge the Town Council to work with the Bay Tree owners to assure that the proposal goes forward.

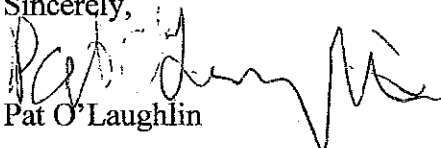
Two types of buyers, in particular, stand to gain from approval of these condominiums. They are seniors who own single-family homes and would like to downsize to more affordable housing and younger people who cannot afford to buy at today's high prices for single-family homes. My family falls into both categories. I have recently sold my large home and would consider buying a smaller one in a place like The Bay Tree. Our daughter & two sons would benefit from having a more affordable type of condominium that would allow them to remain in the town where they grew up.

The main obstacles to approval of the application appear to be the parking requirements for new construction, which are being applied retroactively to this application, and the owner's ability to afford almost giving away several subsidized units.

Parking has never seemed to be a significant problem on Massol, and I have always noticed empty spaces along the curb. While the current on-site parking requirements may be suitable for new construction, they should not be used to eliminate all condominium conversions. As a former mayor, I believe if a policy is either unreasonable or inapplicable, it should be changed or not applied.

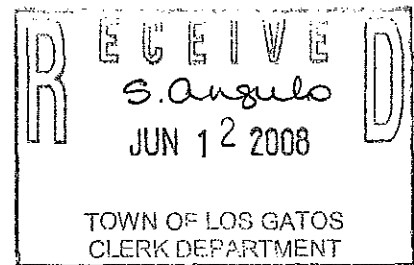
As for the BMP requirements, the gap between the proposed subsidized prices and the current market prices in Los Gatos goes far beyond what anyone could have imagined when the regional guidelines were developed years ago. I leave it to you to work out what can be accomplished.

But don't let this one get away.

Sincerely,

Pat O'Laughlin

Michael Silva
675 N. Santa Cruz Ave.
Los Gatos, CA 95030

Los Gatos Town Council
110 E. Main St.
Los Gatos, CA 95030



June 13, 2008

Dear Mayor Spector and Council Members,

As a renter who supports opportunities for more affordable housing in Los Gatos, I urge you to approve the application of The Bay Tree Apartments to convert to individually owned condominiums.

The Bay Tree represents an opportunity to contribute to two types of housing affordability, subsidized housing for very low-income people and home ownership for people who would like to buy homes, but are forced by high prices to rent.

Seniors, in particular, are likely to benefit. Our town is getting older, and many people here no longer need the big houses where they raised their families. Having an opportunity to downsize to less expensive housing, particularly close to downtown, will allow many people to take the equity out of their homes and live a more affluent life during their senior years.

Thank you for your consideration.

Sincerely,

Michael Silva