



DATE: May 22, 2018
CATEGORY: Public Hearing
DEPT.: Community Development
TITLE: **Gatekeeper for 400 Logue Avenue**

RECOMMENDATION

Authorize the assignment of staff resources for consideration of an application to amend the General Plan and the Zoning Code to consider an application for up to 412 new residential units on the 400 Logue Avenue site.

BACKGROUND

On January 16, 2018, the City Council authorized the City Manager to execute a Memorandum of Understanding between the City and the Los Altos School District (LASD) that establishes a framework for a Transfer of Development Rights (TDR) process, designed to support acquisition of a new public school site in the San Antonio Precise Plan Area. At the same meeting, the City Council also authorized the assignment of staff resources for consideration of six Gatekeeper applications requesting additional floor area through the TDR process. At this meeting, the City Council also allowed LASD to continue their search for a purchaser for the 72,000 square feet of unsubscribed TDRs. Since then, LASD was able to secure a Letter of Intent from Miramar Property Group for the 72,000 square foot TDRs for a residential development at a 2.55-acre project site located at 400 Logue Avenue.

ANALYSIS

Disclaimer

The Gatekeeper requests being considered have only undergone a cursory review for the purpose of preparing this report. Detailed analysis, including compliance with General Plan goals, policies, form and character, and other City policies, regulations, and guidelines will only begin in earnest if Council authorizes City resources to review these applications. Authorization of a Gatekeeper request in no way presumes staff or Council support of the project.

Gatekeeper Requests

Address: 400 Logue Avenue

Applicant: Miramar Property Group, LLC

Site and/or Planning Area: Moffett/Whisman
(Future East Whisman Precise Plan)

Existing GP Designation: High-Intensity Office

Existing Zoning District: Limited Industrial (ML)

TDR: 72,000 square feet

Proposal

Miramar Property Group is requesting a Gatekeeper to create a P Zone to allow residential development in the future East Whisman Precise Plan area. Specifically, the developer is requesting staff time to review an application that includes: 412 high-density units (approximately 161 units per acre) residential development on the 2.55-acre industrial site.

The project site is currently zoned limited industrial and is developed with a 42,000 square foot single-story office building. As per the Council-endorsed East Whisman Precise Plan preferred land use alternative, the project site is located in the TOD Mixed-Use District, allowing residential and mixed-use development with FAR ranging from 1.0 to 3.5 and building heights up to 8 stories.

The applicant is proposing to redevelop the site with 365 units at 3.5 FAR and associated parking improvements. The total unit count increases to 412 at 4.15 FAR with the use of 72,000 square foot TDR's acquired from LASD. The project of 460,000 square feet is proposed to be developed in two buildings, seven and eleven stories high. The project offers a mix of 41 studio units, 207 one-bedroom units, and 164 two-bedroom units (see Attachment 2 – Conceptual Project Site Plan). The project design includes a rooftop terrace over the seven-story building and a three-level, partly below grade, parking garage. The project also includes 15 percent on-site affordable housing units to meet City's below-market-rate affordable housing requirement.



Recommendation

The City Council has endorsed 5,000 residential units in the proposed East Whisman Precise Plan area. This project would be one of the initial residential development proposals in the future East Whisman Precise Plan area. The project would be expected to be consistent with the Precise Plan vision, and staff will work closely with the applicant to ensure compliance with the future East Whisman Precise Plan, including the trip cap, community benefits, and other amenities.

Therefore, staff recommends that Council authorize the assignment of staff resources for consideration of an application to amend the General Plan and Zoning Code to consider an application for up to 412 new residential units on the 400 Logue Avenue site.

ALTERNATIVES

1. Defer consideration of the Gatekeeper to a future date.
2. Do not authorize the Gatekeeper.
3. Provide other direction.

PUBLIC NOTICING

The City Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners within a 750' radius and other interested stakeholders were notified of this meeting.

Prepared by:

Diana Pancholi
Senior Planner

Stephanie Williams
Acting Zoning Administrator

Approved by:

Randal Tsuda
Community Development Director

Daniel H. Rich
City Manager

DP-SW/2/CAM
807-05-22-18CR-E

- Attachments:
1. [City Council Staff Report, January 16, 2018](#)
 2. Conceptual Project Site Plan
 3. Project Request, Miramar Property Group