

RESOLUTION NO. 2008-12

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LOS ALTOS
AMENDING THE
SHERWOOD GATEWAY SPECIFIC PLAN**

WHEREAS, the Sherwood Gateway Specific Plan was adopted in 1999 following an extensive public participation process to provide a clear vision and direction for future development within the project boundary area; and

WHEREAS, the Specific Plan is comprehensive in its scope and vision for the area and its goals and policies, and includes parcels within the Specific Plan boundary area that are prime for redevelopment; and

WHEREAS, staff is therefore recommending certain amendments and clarifications to the document so that these do not hinder redevelopment of these parcels; and

WHEREAS, pursuant to Article 5 of the California Environmental Quality Act Guidelines, land use actions are not subject to an environmental analysis if they do not result in a direct or reasonably foreseeable indirect physical change in the environment. Because these amendments simply clarify existing Sherwood Gateway Specific Plan goals and policies, staff finds that they would not result in a physical change to the environment, and therefore that they are not subject to the requirements of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Los Altos amends the Sherwood Gateway Specific Plan in the following manner:

1. The Specific Plan Project Area narrative description on page I-1 of the document is hereby replaced with the following:

The boundary of the Specific Plan Project Area is represented on the map on the following page. The Project Area includes the properties along the west side of San Antonio Road for frontage improvement consideration only, including landscaping and pedestrian and bicycle improvements.

2. The schematic Project Area Boundary map on page I-2 hereby replaced with the attached map titled Specific Plan Project Area Map.
3. The Relationship to Zoning Ordinance narrative statement on page I-5 is hereby changed to the following:

The Sherwood Gateway Specific Plan identifies land uses and development standards that apply within the Specific Plan area. Where the regulations of this Specific Plan differ from those of the Zoning Ordinance or other development regulations of the City, the provisions of the Specific Plan shall apply.

4. The Project Setting narrative statements on page II-1 are hereby changed to the following:

The Specific Plan Project Area is located south of El Camino Real, a regional commercial thoroughfare, and centered primarily around San Antonio Road and Sherwood Avenue (see Specific Plan Project Area Map, page I-2).

Several interspersed restaurants, service, mixed use, and retail uses are located along either side of San Antonio Road and El Camino Real. Village Court, a local and regional serving shopping center, is located adjacent to the Specific Plan Project Area, on the west side of San Antonio Road between El Camino Real and Loucks Avenue.

Businesses along the east side of San Antonio Road between El Camino Real and Sherwood Avenue include restaurants and retail, service and office uses. A gas station with an appurtenant convenience food store is located at the southwest corner of the intersection of Loucks Avenue and San Antonio Road. A garden center is located in the eastern portion of the Project Area, on the south side of El Camino Real.

5. The 35 percent Floor Area Ratio provision is hereby deleted from Policy 4 – Actions items number 4 and 5 on page III-3, the Land Use Plan map on page IV-3, and where it is referenced under “Garden Supply” Site on page IV-4.
6. The reference to 2.7 acres under “Garden Supply” Site on page IV-4 is hereby changed to the correct 2.33 acres.
7. The text under the heading Building Heights on page IV-4 is hereby changed to the following:

The building heights within the area are permitted at two and three stories, dependent on the underlying zoning designations, with the exception of the rear half of the “Garden Supply” property. This portion of the “Garden Supply” property, which is designated Multiple Family and has been identified for housing in this Specific Plan at no more than 16 units per acre, shall be limited to no more than two-stories and 30 feet in height.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 12th day of February 2008 by the following vote:

Ayes: PACKRD, SATTERLEE, CASAS, BECKER, CARPENTER
Noes: NONE
Absent: NONE

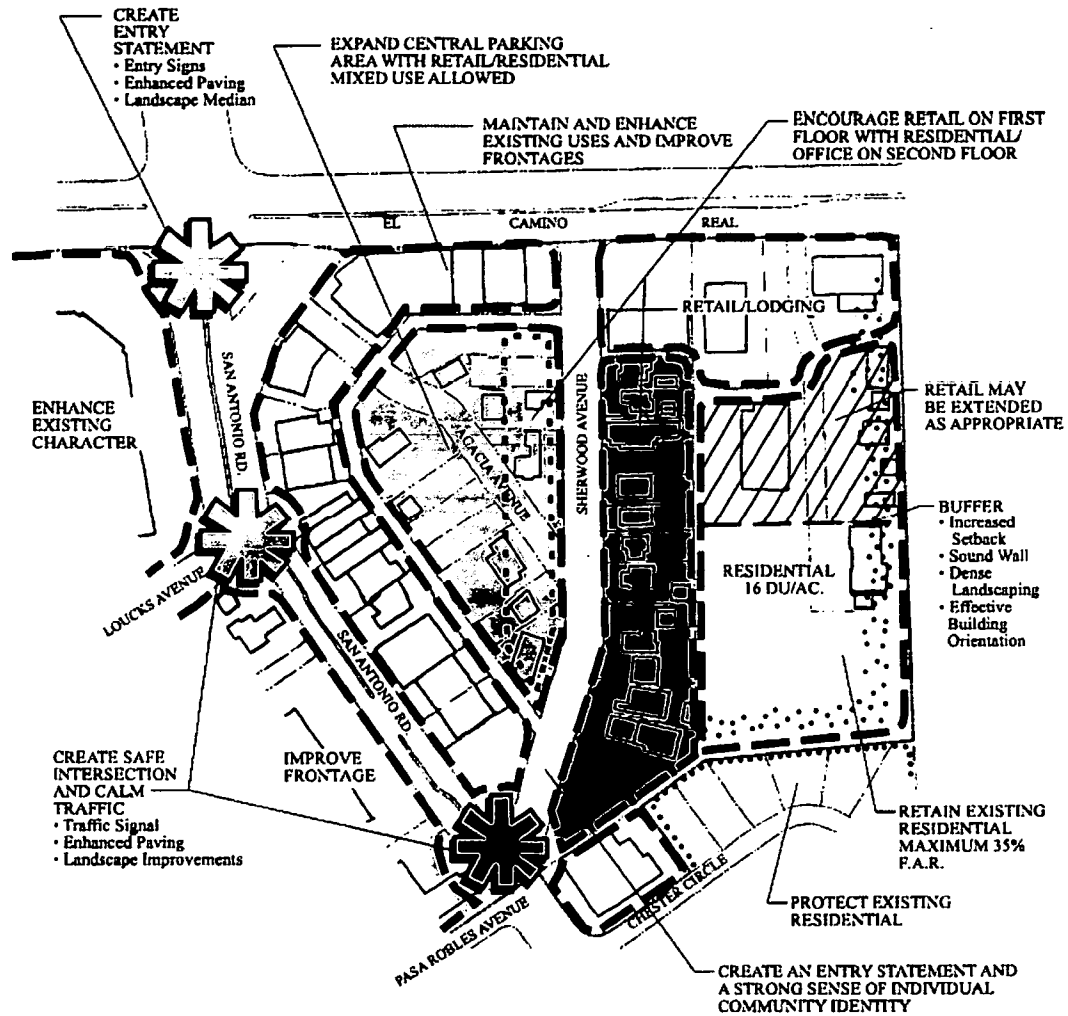


Valorie Cook Carpenter, MAYOR

Attest:



Susan Kitchens, CITY CLERK



* The colored zones do not represent zoning districts, but zones of special consideration.



Land Use Plan

Los Altos, California