

RESOLUTION NO. 2009-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LOS ALTOS AMENDING THE LAND USE MAP OF THE CITY OF LOS
ALTOS GENERAL PLAN ON A PROPERTY
LOCATED AT 323 & 373 PINE LANE**

WHEREAS, the City of Los Altos received an application for the Pilgrim Haven project (07-GPA-01, 07-Z-01, 07-D-02 AND 07-UP-01) located at 323 & 373 Pine Lane, referred herein as the "Project"

WHEREAS, the Project includes a General Plan Amendment ("GPA") (07-GPA-01) to amend the land use map of the General Plan from the "Single Family" land use to the "Public and Institutional" land use; and

WHEREAS, said Project was the subject of a final environmental impact report ("Final EIR"), prepared by the City as the lead agency in compliance with the requirements of the California Environmental Quality Act of 1970 as amended, ("CEQA"); and

WHEREAS, all required public notices and public hearings were duly given and duly held according to law; and

WHEREAS, the Planning Commission held duly noticed public hearings on the proposed Final EIR and the proposed GPA on May 21 and 27, 2009, and recommended certification of the Final EIR; and

WHEREAS, duly noticed public hearings were held before the City Council on the proposed Final EIR and the proposed GPA on July 9, 2009 and August 3, 2009; and

WHEREAS, on August 3, 2009, the City Council certified the Final EIR, finding that it had reviewed and considered the information therein, that it had been completed in compliance with CEQA, and that it reflected the independent judgment of the City as lead agency for the project; and

WHEREAS, the GPA was processed in accordance with the applicable provisions of the California Government Code and the Los Alto Municipal Code; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision is based is the Office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby amends the General Plan land use map from the "Single Family" land use to the "Public and Institutional" land use as shown on the map in Exhibit "A" based upon the following findings:

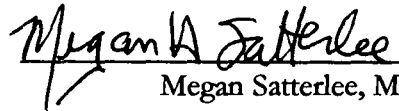
- a. The GPA is in the best public interest pursuant to California State Government Code Section 65385(a), as evidenced by the staff reports, written testimony and oral evidence presented at the hearings noted above;
- b. The GPA is compatible with adjacent land uses and consistent with all other sections of the adopted General Plan of the City as follows:
 1. The GPA is consistent with Policy 2.1 of the Land Use Element of the General Plan because it establishes a land use designation which recognizes existing development patterns and expected future growth. The City anticipates the senior population will increase. Other sites identified in the General Plan as potential locations for senior housing have been developed with single-family homes. Pilgrim Haven, which is an existing senior community, and the adjacent Spagnoli property provide an excellent opportunity to expand senior housing.
 2. The GPA is consistent with Policy 1.4 of the Land Use Element of the General Plan because it results in an orderly and compatible development pattern in relation to its surroundings as set out in more detail in the Draft EIR. The Project provides 172 parking spaces, which is 81 more than currently exist on-site and 55 more than the 117 required by the Los Altos Municipal Code. Parking capacity is increased from 0.59 to 0.95 spaces per unit. This reduces the likelihood that people will park on surrounding streets and, therefore, improves Pilgrim Haven's neighborhood compatibility. The underground parking garage minimizes the number of cars visibly parked on-site. As a result, aesthetics and neighborhood compatibility are improved. The Project increases building setbacks from those in the existing community and makes Pilgrim Haven's buildings less visible to persons on Pine Lane or Los Avenue. The increased setbacks improve aesthetics and neighborhood compatibility. The three-story building, which is within the 30 foot height limitation, is located at the rear of the independent living building and will not noticeably intrude on Pine Lane, Los Altos Avenue or the Santa Rita School. The three-story building is similar in height to four existing buildings (one of which will remain) along the Santa Rita School property line. As the three-story building is set farther back than the existing buildings of similar height, the Project improves the aesthetics and compatibility with the neighboring school. Much of the existing landscaping will remain in place to screen the community. Evergreen trees will be added to enhance the existing landscaping screening. Two rows of the apricot orchard will be preserved and enhanced along Los Altos Avenue. Overall, there will be 112 net new trees added to the site. All of these Project elements enhance the residential feel and neighborhood compatibility of Pilgrim Haven.
 3. The GPA is consistent with Housing Element Goal No. 6, which seeks to increase housing opportunities for the Los Altos' senior population. The Project will add 28 additional units to the community, thereby numerically providing more housing opportunities for Los Altos seniors. The Project will add memory support to aid those seniors living with Alzheimer's or

dementia, thereby adding variety to the housing opportunities for Los Altos' seniors. The Project will also provide 16 Below Market Rate (BMR) units for low-income seniors, thereby increasing the opportunity for seniors with different income levels to have access to high-quality continuing care. Additionally, Pilgrim Haven has indicated it will give priority to filling all the units in its continuing care retirement community with Los Altos residents and secondly with those seniors who have close relatives residing in Los Altos. As a result, the Project is targeted to increase housing opportunities specifically for the Los Altos' senior population.

- 4. The GPA will serve to maintain consistency between the General Plan and the zoning ordinance as required by law.
- c. Oral comments and written information were accepted and considered at duly noticed public hearings.

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 11th day of August 2009 by the following vote:

AYES: CARPENTER, BECKER, SATTERLEE
NOES: CASAS, PACKARD
ABSENT:


Megan Satterlee, MAYOR

Attest:

 8/13/09
Susan Kitchens, CITY CLERK

