



March 28, 2025

Jocelyn Shoopman
Senior Planner
Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

**Re: Final Application Submittal for 14859 Los Gatos Blvd and 16270 Burton Road (APN 424-07-009, -053, -081, -094, -095, -115, -116, and -052)
Architecture and Site Application S-23-031
Subdivision Application M-23-005**

Dear Ms. Shoopman:

I am writing to you to outline the project history and community engagement Grosvenor has undertaken since we first began envisioning the future of North 40 Phase II. As outlined in the letter addressed to Jennifer Armor from Steve Buster, dated June 14, 2024, Grosvenor has been involved with the North 40 since 2008. While Grosvenor ultimately transferred its interests in the first phase of the North 40 to our partner, SummerHill Homes, it has maintained control of the development rights to the remaining land owned by the Yuki family, which is commonly referred to as Phase II. Note that there are at least four other property owners on the remaining portion of the North 40 outside of the 15.65 acres that are part of the Project.

Grosvenor has taken community input very seriously and has continuously made adjustments to our plan to adjust to stakeholder feedback. We began the process of re-envisioning this portion of the North 40 in early 2021 by embarking on an extensive community outreach process (consistent with 2020 General Plan Policy LU1.1 and CD-17.6). Based on the feedback we received, stakeholders indicated a desire for a robust gathering space with retail and open space on the north side of town that felt accessible to everyone, not just those that lived or worked at the North 40. This Project application achieves this desire by providing nearly 8.5 acres of open space, of which 6.5 acres are publicly accessible. A large, heavily landscaped “Meadow” for community gatherings of all types anchors the center of the project plan and is complimented by neighborhood serving retail to support the residents on the north end of Town.

Grosvenor initially received suggestions during the outreach program for a more commercial-weighted mixed-use project, including office uses. However, later in 2021 the Town’s Housing Element process was well underway, as well as the Town’s General Plan 2040 update, and it became apparent that the Town preferred a more residential-weighted mixed-use project versus a predominately commercial / office program. Grosvenor was committed to evaluating options to help support the Town in meeting the Department of Housing and Community Development (HCD) and Housing Element requirements while



continuing to create vibrancy and placemaking on Los Gatos Boulevard. Our team listened to the Housing Element Advisory Board, Planning Commission and Town Council's desire to increase the number of housing units on the North 40 Phase II and have been able to meet this requirement in our development application for the Project.

During the draft Housing Element process, Grosvenor was on record that we would commit to no more than 200 residential units on the Project property due to the financial infeasibility of any additional density on the site. We continued, however, to listen to the community during presentations to stakeholder groups, such as Democracy Tent and interaction with the Los Gatos Community Alliance, as well as opinions shared by members of the Town Council, the Planning Commission, and the Housing Element Advisory Board. It was clear that the Town wanted the North 40 Phase II to absorb a higher number of housing units within the Housing Element. By increasing the total residential units on the North 40 Phase II to 450 units, from the original 200 units, through the addition of a traditional rental multifamily building in the development program, we have been able to meet the Town's objectives for the Project.

We are also proud to be partnering with Eden Housing to develop nearly 67 low-income apartments for individuals and families earning up to 60% of the area's median income (plus an additional unit reserved for the property's on-site manager). The units will be developed on approximately one and a quarter acres of land that will be transferred to Eden Housing, helping the Town offer a diverse portfolio of housing options which would otherwise be very difficult to attain.

Since the submission of our final application in September 2023, we've continued our outreach efforts with local and regional stakeholders. Attached to this letter as Exhibit A is a comprehensive list of groups and individuals we've met with since the beginning of 2021. The input we've received from our conversations with stakeholders over the last four years has helped shape the project we are presenting to the Town today.

We look forward to the Planning Commission's and Town Council's review of the Project application and continuing to work with the Town to meet the community's housing needs.

Yours sincerely,

[Steve Buster \(Mar 28, 2025 12:46 PDT\)](#)

Steve Buster

Senior Vice President

Steve.buster@grosvenor.com

Enclosure

Exhibit A
North 40 Phase II – Community Outreach

Date	Group
March 1, 2021	County Supervisor Mike Wasserman
March 15, 2021	Meeting with Town of Los Gatos Staff
March 17, 2021	Vice Mayor Rob Rennie
March 18, 2021	Council Member Maria Ristow
March 22, 2021	Mayor Marico Sayoc
March 22, 2021	Council Member Matthew Hudes
March 24, 2021	Council Member Mary Badame
April 12, 2021	Los Gatos Anti-Racism Coalition
April 12, 2021	Democracy Tent
April 15, 2021	Plant Based Advocates
April 21, 2021	Los Gatos Chamber of Commerce Leadership
April 22, 2021	Campbell Union HS District Supervisor Robert Bravo
May 2021	Rod Teague with Town Not City
May 12, 2021	LGUSD Superintendent Paul Johnson
May 18, 2021	Community Gardens
June 17, 2021	LGUSD District Office Meeting
June 30, 2021	Los Gatos Northern Neighborhoods
July 28, 2021	Los Gatos Lions
August 9, 2021	Los Gatos Anti-Racism Coalition
August 31, 2021	Council Member Mary Badame
September 27, 2021	Santa Clara Audubon Society
September 30, 2021	Democracy Tent
October 20, 2021	Los Gatos Community Wide Meeting
January 26, 2022	Meeting with Rob Moore
January 26, 2022	Los Gatos Community Alliance
March 9, 2022	Los Gatos Conceptual Design Advisory Committee Presentation
April 13, 2022	Monthly Virtual Coffee Session
May 11, 2022	Monthly Virtual Coffee Session
June 6, 2022	Meeting with Town of Los Gatos Staff
June 16, 2022	Los Gatos Chamber of Commerce
August 10, 2022	Monthly Virtual Coffee Session
August 17, 2022	Los Gatos Community Alliance
May 23, 2023	SV@Home
November 26, 2024	Housing Choices
December 6, 2024	Housing Advisory Committee

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