



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 02/26/2020

ITEM NO: 2

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DATE: February 21, 2020  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Recommend a Preferred Land Use Alternative Framework for the General Plan Update to the Town Council.

**RECOMMENDATION:**

Recommend a preferred land use alternative framework for the General Plan update to the Town Council.

**BACKGROUND:**

The Town of Los Gatos is in the process of updating its long range, comprehensive General Plan that looks forward to the year 2040. The Town Council appointed a General Plan Update Advisory Committee (GPAC) consisting of two Council Members, three Planning Commissioners, members of the General Plan Committee, and other residents. The GPAC is advisory to the Planning Commission and Town Council. All GPAC staff reports are available online: [www.losgatosca.gov/13/Agendas-Minutes](http://www.losgatosca.gov/13/Agendas-Minutes)

Key milestones are brought to the Planning Commission for its recommendation(s) to the Town Council. The purpose of this agenda item is for the Planning Commission to consider forwarding the GPAC's recommendation on a preferred land use alternative to the Town Council. This report focuses on the development of the preferred land use alternative through the work of the GPAC.

**DISCUSSION:**

The identification of a preferred land use alternative is an important step in the General Plan update. The preferred alternative becomes the framework for the preparation of the 2040 General Plan Land Use Element and informs the other required Elements, including Open Space, Sustainability, and Mobility. The alternative provides high level guidance regarding the

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Senior Planner

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Reviewed by: Planning Manager and Community Development Director

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DISCUSSION (continued):

type and location of land uses, in combination with the Town Vision and Guiding Principles (approved by Town Council on August 20, 2019) to guide the development of General Plan goals, policies, and action items through the conclusion of the update process.

On June 20, 2019, July 18, 2019, and August 15, 2019, the GPAC met to discuss and provide direction for draft land use alternatives. As part of the materials provided for these discussions, the GPAC received an excerpt of the 2020 General Plan land use designations (Exhibit 1), an excerpt of the Background Report, Section 3.3: Existing General Plan Land Use Designations (Exhibit 2), a summary of the Regional Housing Needs Allocation (RHNA) objectives and factors (Exhibit 3), information about Missing Middle Housing (Exhibit 4), and a booklet of housing type examples (Exhibit 5).

In addition, the Town Council approved the Vision and Guiding Principles in August 2019 (Exhibit 6) which also informed the development of the preferred land use alternative.

The GPAC discussed the importance of maintaining the Town's diverse economy, its commercial and industrial businesses, and potential for new enterprises. As such, most of the GPAC discussions and direction focused on how the Town could meet its expected State mandates to plan for significant amounts of new housing in a way that would implement the Town Vision and Guiding Principles for the Town's General Plan 2040. The specific goal, as determined by the GPAC, was to provide 2,000 new residential units.

On December 12, 2019, the GPAC met to discuss the proposed land use alternatives and provide guidance on an upcoming Community Workshop. The consultants put forward four land use alternative concepts (A, B, C, and D) designed to accommodate future housing growth. The description and analysis of the alternatives was provided to the GPAC in a Land Use Alternatives Report (available online: [www.logatos2040.com/documents.html](http://www.logatos2040.com/documents.html)).

The four alternatives vary based on certain assumptions, including height, density, and the redevelopment rate for each of the land use designations included in the analysis. In addition, the consultant identified seven opportunity areas where there is capacity to accommodate additional residential density due to the proximity of commercial services and/or employment centers to support additional development. The allowed density and redevelopment rates are set at a higher level for properties within the opportunity areas.

As described in the Land Use Alternatives Report, the preferred land use alternative could be one of the four alternatives described in the report (Alternatives A, B, C, or D), or could be a combination of features from several alternatives.

On January 16, 2020, the Town hosted the second Community Workshop for the General Plan update process. The Community Workshop was held to inform the community about the

DISCUSSION (continued):

General Plan update process and obtain feedback regarding the land use alternatives. A summary of the Community Workshop and online feedback collected over the following two weeks is included as Exhibit 10.

On January 30, 2020, the GPAC met to develop a preferred land use alternative recommendation. The Committee received a comparison table of the four land use alternatives (Exhibits 7, 8, and 9) to assist with its deliberations.

The GPAC had a robust discussion regarding the alternatives and the implications for development within Los Gatos. The Committee eliminated Alternatives A and D from consideration because A did not achieve the housing target and D was too aggressive. Major features of the discussion included:

- The need to meet the housing target by providing opportunities for a variety of housing strategies;
- The density range for the Low Density Residential land use designation;
- Compatible interface of development on major corridors with adjacent neighborhoods;
- Whether an entire opportunity area had redevelopment potential;
- Historic preservation;
- The additional regulatory controls in the Town's Zoning Code that would work in concert with implementation of the General Plan to maintain the Town's urban form in existing residential neighborhoods; and
- Opportunities for mixed use in downtown.

The GPAC passed a motion (7-2 with Quintana and Rosenberg opposed, and Burch and Jarvis absent) to recommend Alternative C as a framework for the General Plan update with the addition of downtown as an eighth opportunity area. The General Plan update consultants have created a description of the recommended GPAC land use alternative framework (Exhibit 11).

The GPAC recommendation is a logical outcome of the Committee's discussions and consideration of the approved Vision and Guiding Principles. The overarching framework provides Los Gatos with more housing opportunities and a menu of housing strategies. In this way, particular housing types would be available to and appropriate in certain geographic locations. For example, a duplex could be accommodated within the "shell" of an existing single-family home in a predominately single-family neighborhood, while vertical mixed use development might be more fitting for commercial corridors, such as Los Gatos Boulevard.

This approach maintains the unique character of Los Gatos, its historic neighborhoods, and business areas while creating opportunities to adapt to State requirements, create housing

DISCUSSION (continued):

choices for seniors, millennials, and others to live in Town, and better integrate land use and transportation.

The preferred alternative is a framework. As the GPAC works on the Land Use Element and other content of the General Plan update, the GPAC may refine the specific application of height and density increases within and outside the identified Opportunity Areas.

CONCLUSION:

Based on the recommendation of the GPAC, staff recommends that the Planning Commission review the GPAC recommended preferred land use alternative framework included as Exhibit 11 and forward a recommendation to the Town Council for approval.

ALTERNATIVES:

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the GPAC recommended preferred land use alternative framework with modifications; or
2. Forward a recommendation to the Town Council for a different land use alternative; or
3. Continue the matter to a date certain with specific direction.

PUBLIC COMMENTS:

No written public comments have been received.

PUBLIC OUTREACH:

The Los Gatos General Plan update process has so far included the following outreach activities and other opportunities for community participation:

- All-hands kick-off meeting (August 23, 2018)
- Launch of the General Plan update website: losgatos2040.com (early September 2018)
- EngagementHQ (Topics and surveys opened October 1, 2018)
- Newsletter #1 General Plan Overview (October 1, 2018)
- Community Workshop #1: Assets, Issues, Opportunities, and Vision (October 17, 2018)
- GPAC Meeting #1 (October 30, 2018)
- GPAC Meeting #2 (December 11, 2018)
- Democracy Tent Presentation (March 14, 2019)
- Background Report (March 15, 2019)



PUBLIC OUTREACH (continued):

- Newsletter #2: Background Report Summary (March 20, 2019)
- Spring into Green Booth (April 14, 2019)
- GPAC Meeting #3 (April 23, 2019)
- GPAC Meeting #4 (April 30, 2019)
- GPAC Meeting #5 (May 23, 2019)
- GPAC Meeting #6 (June 20, 2019)
- Planning Commission Meeting on Vision Statement and Guiding Principles (July 10, 2019)
- GPAC Meeting #7 (June 18, 2019)
- GPAC Meeting #8 (August 15, 2019)
- Town Council Meeting on Vision Statement and Guiding Principles (August 20, 2019)
- Land Use Alternatives Report (December 2019)
- GPAC Meeting #9 (December 12, 2019)
- Community Workshop #2: Land Use Alternatives (January 16, 2019)
- GPAC Meeting #10 (January 30, 2020)

Additional outreach activities have included informational booths at the Farmers Market, the Library, and Music in the Park during Summer 2019.

CEQA:

The Planning Commission's recommendation to the Town Council has no effect on the environment and is not subject to the California Environmental Quality Act (CEQA). A final decision on the preferred land use alternative will be considered as part of the approval of the 2040 General Plan. An Environmental Impact Report will be prepared as part of the General Plan update process.

EXHIBITS:

1. 2020 General Plan Land Use Designations
2. Background Report Section 3.3: Existing General Plan Land Use Designations
3. RHNA Objectives and Factors
4. Missing Middle Housing Information
5. Booklet of Housing Type Examples
6. Council Approved Vision and Guiding Principles
7. Master Land Use Alternatives Comparison Table
8. Opportunity Area Dwelling Units by Alternatives Comparison Table
9. Assumptions, Development Standards, and Net New Dwelling Unit Comparison Table
10. Community Workshop #2 Summary
11. GPAC Recommended Preferred Land Use Alternative Summary

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playgrounds and neighborhood parks, country clubs, and natural open spaces. After Residential – Single Family land use, Open Space/Recreation comprises the second highest percentage of total land in Los Gatos. There are approximately 1,624 acres of open space in the Town and approximately 2,218 acres in the SOI. Much of this acreage is contained in four large facilities: St. Joseph’s Hill and Sierra Azul Open Space to the south of Los Gatos, and Vasona Lake County Park and La Rinconada Country Club to the north.

#### **10. Vacant**

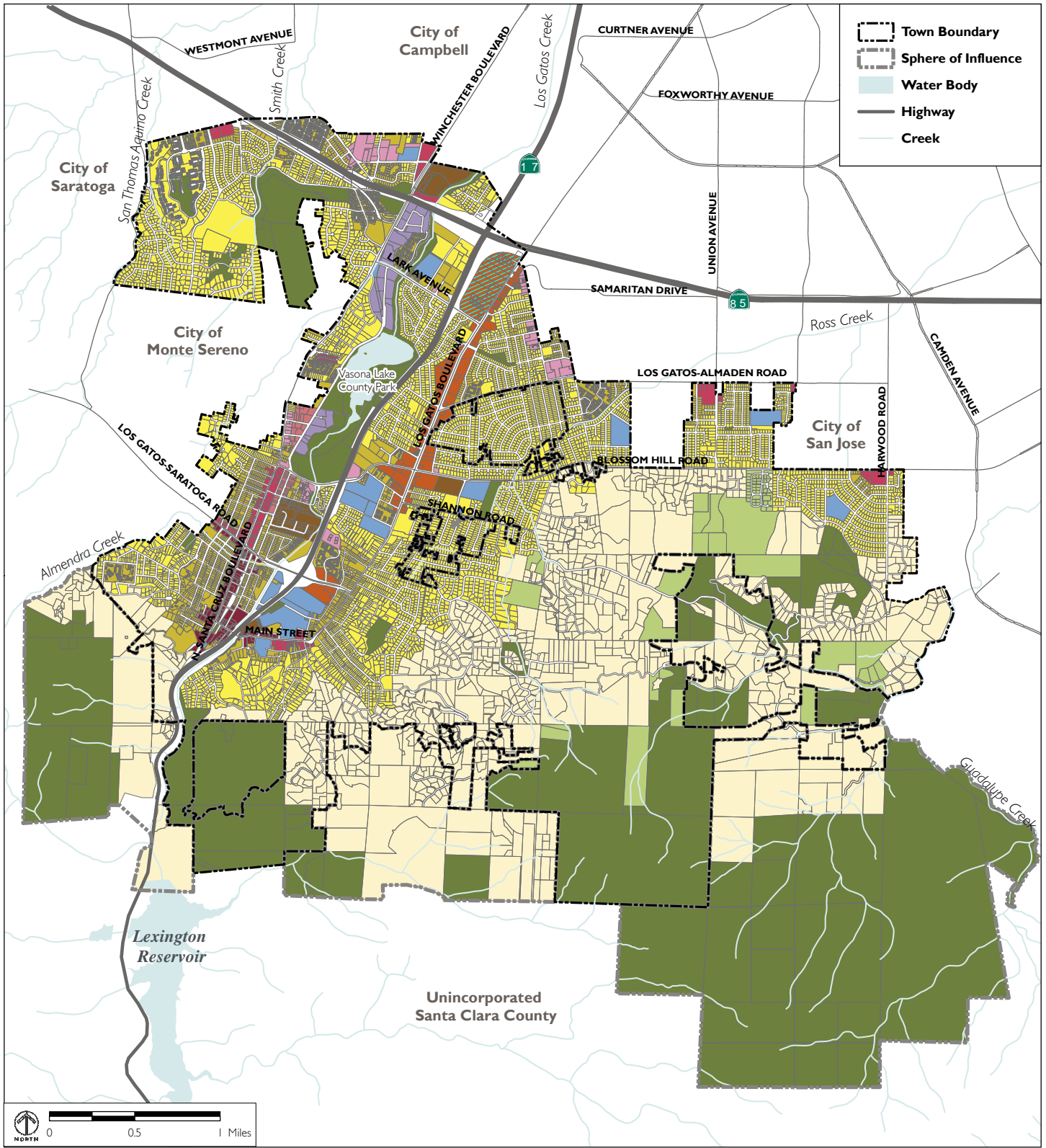
Approximately 292 acres within the Town are vacant parcels of varying sizes that are scattered throughout the Town. Most of the vacant acreage in Los Gatos is located in the single-family residential area on the eastern side of the Town. Parcels here are generally larger than they are elsewhere in Los Gatos, and a number of significantly sized parcels are vacant. Generally, vacancies are more common in residential areas of Los Gatos than in commercial areas, although a few small, isolated commercial vacancies exist. Additionally, the SOI contains approximately 107 acres of vacant property.

### *E. General Plan Land Use Designations*

The Land Use Element is the basis for physical development in Los Gatos. The land use map and designations identify the general location, density, and extent of land available for residential and non-residential uses. Land use designations do not necessarily reflect the existing land use of each parcel. Figure LU-3 presents a map of the land use designations in Los Gatos. Each land use designation is listed and described below.

#### **1. Residential Land Use Designations**

This section provides a brief description of each residential land use designation and the desirable range of density for each designation.



Source: Town of Los Gatos, 2008; Santa Clara County Office of the Assessor, 2008.

<b>General Plan Land Use</b>	High Density Residential	Service Commercial	Agriculture
Hillside Residential	Mixed-Use Commercial	Office Professional	Open Space
Low Density Residential	Central Business District	Light Industrial	North Forty Specific Plan Overlay
Medium Density Residential	Neighborhood Commercial	Public	

FIGURE LU-3

a. Hillside Residential: 0-1 dwelling units per net acre

Up to 3.5 persons per acre

The Hillside Residential designation provides for very low density, rural, large lot or cluster, single-family residential development. This designation allows for development that is compatible with the unique mountainous terrain and vegetation of parts of Los Gatos.

b. Low Density Residential: 0-5 dwelling units per net acre

Up to 17.5 persons per acre

The Low Density Residential designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

c. Medium Density Residential: 5-12 dwelling units per net acre

Up to 24 persons per acre

The Medium Density Residential designation provides for multiple-family residential, duplex, and/or small single-family homes.

d. High Density Residential: 12-20 dwellings per net acre

Up to 40 persons per acre

The High Density Residential designation provides for more intensive multi-family residential development. Its objective is to provide quality housing in close proximity to transit or a business area.

e. Mobile Home Park: 5-12 dwellings per net acre

Up to 24 persons per acre

The Mobile Home Park designation provides for mobile home parks. The intent is to provide and preserve Mobile Home Parks as a source of affordable housing. This designation is described in this Element; however, it is not represented on the accompanying General Plan Land Use Map.

## 2. Non-Residential Land Use Designations

For non-residential land uses, the specific uses mentioned are illustrative, and other compatible uses, including those authorized in any other Zoning District within the Town, may be permitted where authorized by a Conditional Use Permit or Planned Development Overlay Zone. In a mixed-use project residential uses may be permitted in conjunction with other permitted uses in non-residential Zoning Districts with the exception of the Commercial Industrial and Controlled Manufacturing Zoning Districts. For non-residential land uses, building intensity limits are indicated by either allowable land coverage or floor area ratio(FAR) and a maximum height limit.

- ◆ Office Professional: Up to 50 percent land coverage with a 35-foot height limit

The Office Professional designation provides for professional and general business offices. This designation applies to various locations throughout the Town, often in close proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services and local employment.

- ◆ Central Business District: 0.6 FAR with a 45-foot height limit

The Central Business District designation applies exclusively to the downtown and accomplishes the following:

- ◆ Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character.
- ◆ Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks.
- ◆ Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.

- ◆ Mixed-Use Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Mixed-Use Commercial designation permits a mixture of retail, office, and residential in a mixed-use project, along with lodging, service, auto-related businesses, non-manufacturing industrial uses, recreational uses, and restau-

rants. Projects developed under this designation shall maintain the small-town, residential scale and natural environments of adjacent residential neighborhoods, as well as provide prime orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties. This designation should never be interpreted to allow development of independent commercial facilities with principal frontage on the side streets.

- d. Neighborhood Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Neighborhood Commercial designation provides for necessary day-to-day commercial goods and services required by the residents of the adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations.

- e. Service Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Service Commercial designation provides for service businesses necessary for the conduct of households or businesses. These include auto repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractors offices and yards, launderers and dry cleaners, as well as wholesaling and warehousing activities.

- f. Light Industrial: Up to 50 percent land coverage with a 35-foot height limit

The Light Industrial designation provides for large-scale office developments and well-controlled research and development, industrial-park-type and service-oriented uses subject to rigid development standards. These uses should respond to community or region-wide needs.

- g. Public

The Public designation identifies public facilities in the Town such as the Civic Center, courthouse, schools, parks, libraries, hospitals, churches, and fire stations.

h. Agriculture

The Agricultural designation identifies areas for commercial agricultural crop production.

i. Open Space

The Open Space designation identifies the location of public parks, open space preserves, private preserves, and stream corridors.

*F. Special Planning Areas*

Development in Los Gatos can be targeted to achieve a more specific outcome by designating specific overlay zones and special planning areas. These areas have more detailed development guidelines that remain consistent with existing policies. Los Gatos has three overlay zones that implement land use policies through the Town Code, five Historic Districts, three Specific Plans, and one Redevelopment Project Area.

1. Overlay Zones

There are three overlay zones in the Town Code, the Landmark and Historic Preservation, Planned Development, and Public School Overlay Zones.

- ◆ **Landmark and Historic Preservation (LHP) Overlay Zone.** This zone is designated by Town Council and is applied to individual sites and structures or small areas deemed of architectural and/or historical significance. The structure(s) in LHP overlays are subject to special standards regarding their appearance, use, and maintenance.
- ◆ **Planned Development (PD) Overlay Zone.** The PD overlay zone is intended to ensure orderly planning and quality design that will be in harmony with the existing or potential development of the surrounding neighborhood. The Planned Development Overlay is a specially tailored development plan and ordinance which designates the zoning regulations for the accompanying project, sets specific development standards, and ensures that zoning and the General Plan are consistent. Commercial,



residential or industrial property or a mixture of these uses may be considered for a Planned Development Overlay.

- ◆ **Public School (PS) Overlay Zone.** The PS overlay zone is intended to allow school buildings to be used, without extensive exterior modifications, in ways which will make it unnecessary to sell school facilities. The overlay permits a variety of community-related and education-related uses, including, but not limited to, museums, community centers, playgrounds, and nursery schools. Any land owned by a public school district (regardless of underlying zone) may be zoned PS.

## 2. Historic Districts

The Town has established five historic districts to preserve neighborhoods deemed significant to the history of Los Gatos.

- ◆ **Almond Grove Historic District.** An approximately 40-acre area that constitutes the largest subdivision following incorporation of the Town of Los Gatos. This District was established by ordinance in 1980.
- ◆ **Broadway Historic District.** An approximately 100-acre area that is the site of the first residential subdivision and first residential street in the Town of Los Gatos. This District was established by ordinance in 1985.
- ◆ **Los Gatos Historic Commercial District.** Bounded by Elm Street to the north, Main Street to the south, Los Gatos Creek to the east, and North Santa Cruz Avenue to the west. The Town's only concentration of intact historic commercial buildings. It was established by ordinance in 1991.
- ◆ **Fairview Plaza Historic District.** Limited to the cul-de-sac termination of Fairview Plaza, part of an historic subdivision originally surveyed in 1885 known as the "Fairview Addition." The District retains the same configuration as originally mapped and contains a rare collection of Victorian and Craftsman homes, unique in their compact scale and proximity to one another. This District was established by ordinance in 1992.
- ◆ **University/Edelen Historic District.** Bounded by Saratoga Avenue to the north, Main Street to the south, Los Gatos Creek to the east, and the

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### 3.3 Existing General Plan Land Use Designations

The Los Gatos General Plan guides how land in the Town may be developed and used by designating each parcel of land for a particular use or combination of uses, as well as, by establishing broad development policies. Land use designations identify both the types of development (e.g., residential, commercial, industrial) that are permitted and the density or intensity of allowed development, such as the minimum or maximum number of housing units permitted on an acre of land, or the amount of building square footage allowed. This section identifies existing general plan land use designations, as outlined in the Town of Los Gatos 2020 General Plan.

#### Major Findings

- Hillside residential is the most common land use, accounting for approximately 40.0 percent (4257.1 acres) of the total land designated in the existing 2020 General Plan.
- Open space represents 28.9 percent (3091.2 acres) of the current 2020 General Plan land use area. Four large tracts in the southern half of the SOI account for a majority of open space land.
- Low-density residential is the third largest land use in the Town, accounting for 17.7 percent (1890.3 acres) of the total 2020 General Plan land use area.
- Commercial uses (Office, Neighborhood Commercial, Mixed-Use Commercial, Service Commercial, Central Business District, and Light Industrial) make up 3.4 percent (362.2 acres) of the land use area designated in the 2020 General Plan.

#### Existing Conditions

The 2020 General Plan includes 15 land use designations, which are relatively broad and intended to indicate the general type of activity that may occur on a site. Figure 3.3-1 shows the land use designations throughout the Town. Table 3.3-1 shows the total acreage per land use designation.

The 2020 General Plan designations, as described in the Land Use Element, are summarized below.

#### Hillside Residential District

The purpose of this designation is to allow for very-low density, rural, large lot, or cluster, single-family residential development that is compatible with the mountainous parts of the Town.

##### *Density/Intensity*

- Up to one dwelling unit per net acre
- Up to 3.5 persons per acre

#### Low-Density Residential

The purpose of this designation is to allow for low-density single-family residential development formed through standard zoning or through planned development.

##### *Density/Intensity*

- Up to five dwelling units per net acre
- Up to 17.5 persons per acre

#### Medium-Density Residential

The purpose of this designation is to allow for multi-family residential, duplex, and/or small single-family homes.

##### *Density/Intensity*

- Up to five to 12 dwelling units per net acre
- Up to 24 persons per acre

### High-Density Residential

The purpose of this designation is to allow for intensive multi-family residential and to provide quality business and transit-oriented development.

#### **Density/Intensity**

- Up to 12 to 20 units per net acre
- Up to 40 persons per acre

### Mobile Home Park

The purpose of this designation is to allow for affordable housing within mobile home parks. This designation is not represented on the 2020 General Plan Land Use Map.

#### **Density/Intensity**

- Five to 12 dwelling units per acre
- Up to 24 persons per acre

### Office Professional

The purpose of this designation is to allow for professional and general business office uses. This designation applies to various locations throughout the Town. Locations are often near neighborhood or commercial-orientated facilities or serve as a buffer between commercial and residential uses. The intent of the designation is to meet community needs for general business and commercial services and provide local employment.

#### **Density/Intensity**

- Up to 50 percent land coverage
- 35-foot height limit

### Neighborhood Commercial

The purpose of this designation is to allow for necessary day-to-day goods and services within close proximity of neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations.

#### **Density/Intensity**

- 50 percent land coverage
- 35-foot height limit

### Mixed-Use Commercial

The purpose of the Mixed-Use designation is to provide for a combination of residential, office, retail, commercial, non-manufacturing industrial, and recreation uses. This designation is for sites that are centrally located in Town and will not conflict with existing land uses.

#### **Density/Intensity**

- 50 percent land coverage
- 35-foot height limit

### Service Commercial

The purpose of this designation is to allow for service-oriented businesses. Types of businesses allowed include auto repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractors offices and yards, laundrers and dry cleaners, as well as wholesaling and warehousing activities.

#### **Density/Intensity**

- 50 percent land coverage
- 35-foot height limit

### Central Business District

The purpose of this designation is to encourage a mixture of community-orientated commercial goods and services within the downtown. This designation applies exclusively to the downtown, with the goal to accommodate and retain small-town merchants and preserve the Town’s character. The District shall maintain and expand open spaces and mature tree growth without increasing setbacks, as well as, integrate new construction with existing structures of archeological and historical significance.

#### Density/Intensity

- 0.6 FAR
- 45-foot height limit

### Light Industrial

The purpose of this designation is to allow for large-scale office developments, well-controlled research and development facilities, industrial parks and service-oriented uses subject to rigid development standards. These uses shall respond to the community and regional-wide needs.

#### Density/Intensity

- Up to 50 percent land coverage
- 35-foot height limit.

### Public

The purpose of this designation is to allow for public facilities within the Town such as the Civic Center, courthouse, schools, parks, libraries, hospitals, churches, and fire stations.

### Agriculture

The purpose of this designation is to allow for commercial agricultural crop production.

### Open Space

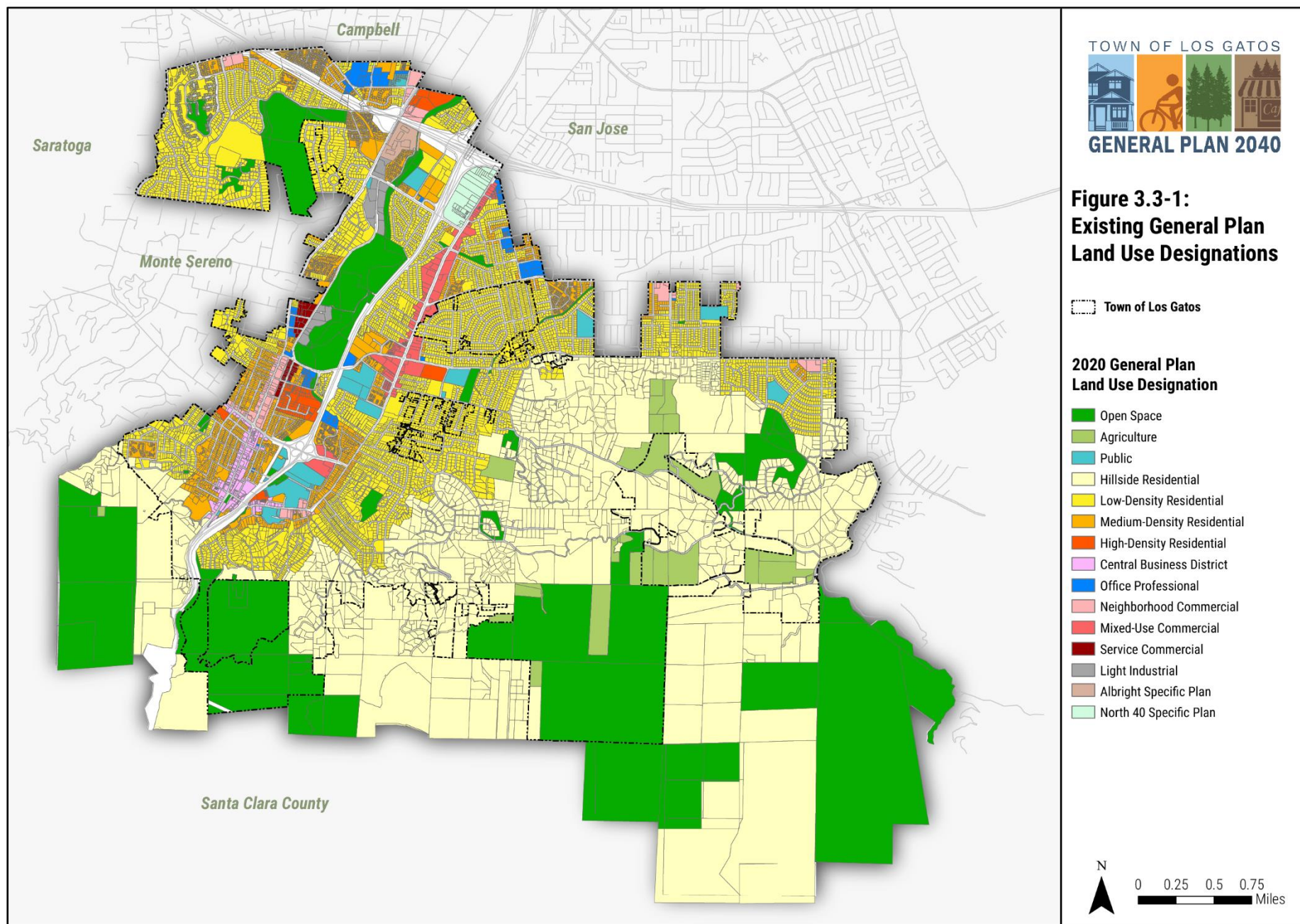
The purpose of this designation is to allow for public parks, open space preserves, private preserves, and stream corridors.

### Albright Specific Plan

The purpose of this designation is to provide land for the Albright Specific Plan as described in Section 3.5.

### North 40 Specific Plan

The purpose of this designation is to provide land for the North 40 Specific Plan as described in Section 3.5.



**Table 3.3-1 General Plan Land Use Designation Summary**

Land Use Designation		Density/Intensity	Acres	Percent of Total
<b>HR</b>	Hillside Residential	0-1 du/ac	4257.07	39.91%
<b>LDR</b>	Low-Density Residential	0-5 du/ac	1890.35	17.72%
<b>MDR</b>	Medium-Density Residential	5-12 du/ac	514.45	4.82%
<b>HDR</b>	High-Density Residential	12-20 du/ac	60.29	0.57%
<b>MHP<sup>1</sup></b>	Mobile Home Park	5-12 du/ac	0.00	0.00%
<b>O</b>	Office Professional	Up to 50 percent land coverage 35-foot height limit	65.05	0.61%
<b>NC</b>	Neighborhood Commercial	Up to 50 percent land coverage 35-foot height limit	68.32	0.64%
<b>MUC</b>	Mixed-Use Commercial	Up to 50 percent land coverage 35-foot height limit	100.11	0.94%
<b>SC</b>	Service Commercial	Up to 50 percent land coverage 35-foot height limit	17.93	0.17%
<b>CBD</b>	Central Business District	0.6 FAR 45-foot height limit	48.50	0.45%
<b>LI</b>	Light Industrial	Up to 50 percent land coverage 35-foot height limit	39.91	0.37%
<b>P</b>	Public	N/A	135.40	1.27%
<b>A</b>	Agriculture	N/A	311.88	2.92%
<b>OS</b>	Open Space	N/A	3088.56	28.96%
<b>A SP</b>	Albright Specific Plan		24.99	0.23%
<b>NF SP</b>	North 40 Specific Plan	0-20	43.70	0.41%
<b>Total</b>			<b>10666.51</b>	<b>100.00%</b>

Source: Town of Los Gatos, 2018; Mintier Harnish, 2018.

<sup>1</sup> The Town of Los Gatos has two mobile home parks that are designated Medium-Density Residential in the 2020 General Plan. The mobile home parks are currently not designated Mobile Home Park in the current General Plan as noted above in Table 3.1-1. The underlying zoning for both mobile home parks is Mobile Home Park Residential Zone (RMH) shown in Table 3.3-2.

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## **RHNA Objectives and Factors**

### **Summary of RHNA Objectives** *(from Government Code §65584(d) and (e))*

The regional housing needs allocation plan shall further all of the following objectives:

- (1) Increase housing supply and mix of housing types, tenure, and affordability all cities and counties within the region in an equitable manner
- (2) Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
- (3) Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and housing units affordable to low-wage workers in each jurisdiction
- (4) Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
- (5) Affirmatively further fair housing

### **Summary of RHNA Factors** *(from Government Code §65584.04(d))*

- (1) Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing
- (2) Lack of capacity for sewer or water service due to decisions outside the jurisdiction's control.
- (3) The availability of land suitable for urban development.
- (4) Lands protected from urban development under existing federal or state programs
- (5) County policies to preserve prime agricultural land.
- (6) The distribution of household growth assumed for regional transportation plans and opportunities to maximize use of public transportation and existing transportation infrastructure.
- (7) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county
- (8) The loss of units in assisted housing developments as a result of expiring affordability contracts.
- (9) The percentage of existing households paying more than 30 percent and more than 50 percent of their income in rent.
- (10) The rate of overcrowding.
- (11) The housing needs of farmworkers.
- (12) The housing needs generated by the presence of a university within the jurisdiction.
- (13) The loss of units during a state of emergency that have yet to be rebuilt or replaced at the time of the analysis.
- (14) The region's greenhouse gas emissions targets provided by the State Air Resources Board.

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# What is Missing Middle Housing?

Opticos Design founder Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term “Missing Middle Housing,” a transformative concept that highlights a time-proven and beloved way to provide more housing and more housing choices in sustainable, walkable places.

## Missing Middle Housing:

House-scale buildings  
with multiple units  
in walkable neighborhoods

These building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options to support walkable communities, locally-serving retail, and public transportation options. We call them “Missing” because they have typically been illegal to build since the mid-1940s and “Middle” because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability.



*Missing Middle Housing is primarily about the form and scale of these buildings, designed to provide more housing choices in low-rise walkable neighborhoods, although it also tends to be more affordable than other new housing products currently being built.*

And while they are “missing” from our new building stock, these types of buildings from the 1920s and 30s are beloved by many who have lived in them. Ask around, and your aunt may have fond memories of living in a fourplex as a child, or you might remember visiting your grandmother as she grew old in a duplex with neighbors nearby to help her out. And today, young couples, teachers, single, professional women and baby boomers are among those looking for ways to live in a walkable neighborhood, but without the cost and maintenance burden of a detached single-family home. Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

We need a greater mix of housing types to meet differing income and generational needs. This is where Missing Middle Housing can change the conversation.”

— Debra Bassert, National Association of Home Builders

Opticos Design is driving a radical paradigm shift, urging cities, elected officials, urban planners, architects and builders to fundamentally rethink the way they design, locate, regulate, and develop homes. Americans want and need more diverse housing choices in walkable neighborhoods; homes that are attainable, sustainable, and beautifully designed.

This website is designed to serve as a collective resource for elected officials, planners and developers seeking to implement Missing Middle projects. You will find clear definitions of the types of housing that are best for creating walkable neighborhoods, as well as information on the unifying characteristics of these building types. You’ll also find information on how to integrate Missing Middle Housing into existing neighborhoods, how to regulate these building types, and pin-point the market demographic that demands them.

“If there’s one thing Americans love, it’s choices: what to eat, where to work, who to vote for. But when it comes where we live or how to get around, our choices can be limited. Many people of all ages would like to live in vibrant neighborhoods, downtowns, and Main Streets—places where jobs and shops lie within walking distance—but right now those places are in short supply. ‘Missing Middle’ Housing provides more housing choices. And when we have more choices, we create living, thriving neighborhoods for people and businesses.

— Lynn Richards, President and CEO of the Congress for the New Urbanism

# What does the market want?

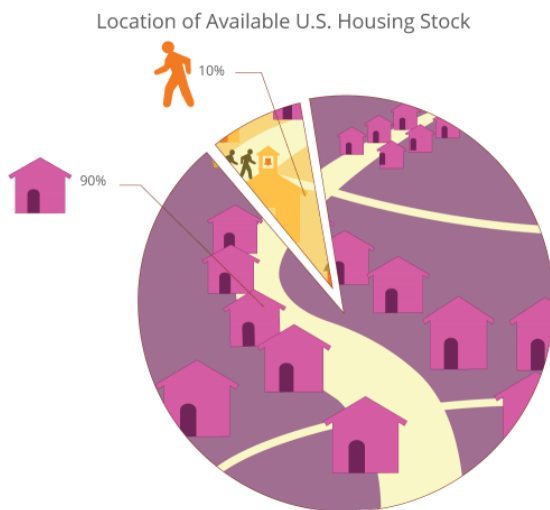
## Demand for Housing Choice

A greater variety of household sizes and demographics require a greater variety of housing choices.

Young, highly educated, technology-driven **millennials** desire mobile, walkable lifestyles. They are willing to exchange space for shorter commutes, mixed-use neighborhoods, and shared open spaces that foster community interaction.

At the same time, **baby boomers** are working and living longer. They want to stay mobile and active in their later years, but they won't drive forever and don't want to be dependent on their family members to get around. They also want to find ways to stay in their community without having to care for a large home and yard.

**Multigenerational** homes have increased by 17% since 1940, and that number continues to rise. The growing senior population, more families with multiple working parents, diverse family cultures, and an increased desire to live in intergenerational neighborhoods all contribute to the growing demand for multigenerational and even multi-family households. Affluent seniors seek to downsize from their large suburban homes to more convenient, easy-to-care-for townhouses, apartments, or condos, while others need quality, affordable housing that won't break their limited budget. Many retirees would like to move close to, but not live with, their children and grandchildren.



The growing demand for a walkable lifestyle has the potential to transform sprawling suburbs into walkable communities.

*90% of available housing in the U.S. is located in a conventional neighborhood of single-family homes, adding up to a 35 million unit housing shortage. Source: Dr. Arthur C. Nelson, "Missing Middle: Demand and Benefits," Utah Land Use Institute conference, October 21, 2014.*

## Walkable and Accessible Amenities

Up to 85% of households will be childless by 2025.

“This country is in the middle of a structural shift toward a walkable urban way of living. After 60 years of almost exclusively building a drivable suburban way of life ... the consumer is now demanding the other alternative,” wrote Christopher Leinberger in the *New York Times* article [“Car-Free in America? Bottom Line: It’s Cheaper.”](#)

By 2020, 34% of all American households will consist of a single person, and many of these will be women, or older persons. By 2025, up to 85% of households will be childless as millennials choose to marry later and have fewer children and the number of empty nester households continues to grow.

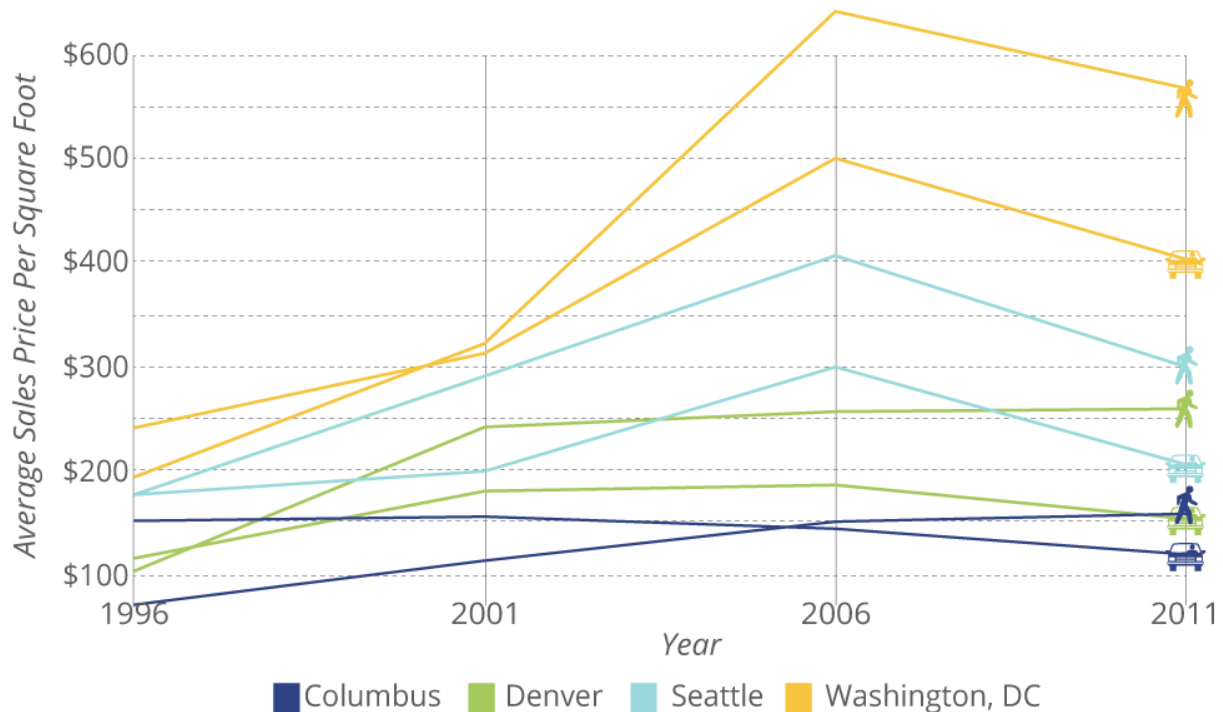
Housing trends show singles demand more amenities, and women and older persons who live alone generally seek housing options that offer better security. They also drive less, reducing the need for off-street parking in private garages or lots, and increasing the need for accessible public transportation.

“The present economic research finds that business wants talent, but talent wants place—so more businesses are relocating to places. When drilled further the research finds Missing Middle Housing is the fastest growing preference because it has the ‘place’ quality talent seeks. Hence development of Missing Middle is now recognized as a housing AND economic development strategy.”

— James Tischler, Michigan State Housing Development Authority

According to the National Association of Realtors, walkability is fast becoming one of the most important factors in choosing where to live. People want of all ages want easy access to amenities such as stores, businesses, cultural center, and transit. Homebuyers are seeking locations within walking distance to shopping, cultural amenities, jobs, and open space and the value of homes in these types of neighborhoods has increased at a much faster pace than homes in driveable suburban neighborhoods. “In a scenario where two houses are nearly identical, the one with a five-foot-wide sidewalk and two street trees not only sells for up to \$34,000 more, but it also sells in less time,” wrote J. Cortright, in CEOs for Cities’ [Walking the Walk: How Walkability Raises Home Values in U.S. Cities](#). But, as the chart at the right shows, now you don’t have to live in a dense urban center to live a walkable lifestyle. Some 70% of upcoming, walkable places in Washington D.C. are quaint neighborhoods located outside of the urban core.

## Home Price Comparison Walkable vs. Drivable Neighborhoods



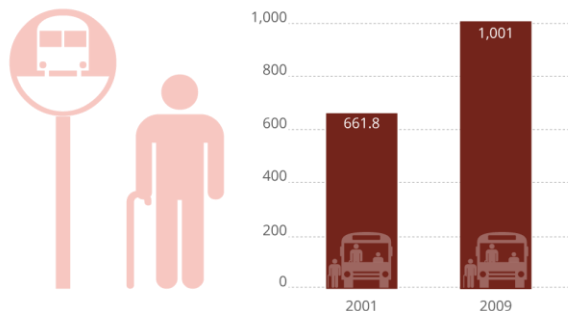
70% of walkable places in Washington D.C. are located outside the urban core.

## Variety of Transportation

Accessibility to useful multimodal transit—public transportation, bike friendly streets, and car share—is needed by baby boomers and desired by millennials. But there is an economic argument, too.

“American families who are car-dependent spent 25% of their household income on their fleet of cars, compared to just 9% for transportation for those who live in walkable urban places,” [says Leinberger.](#)

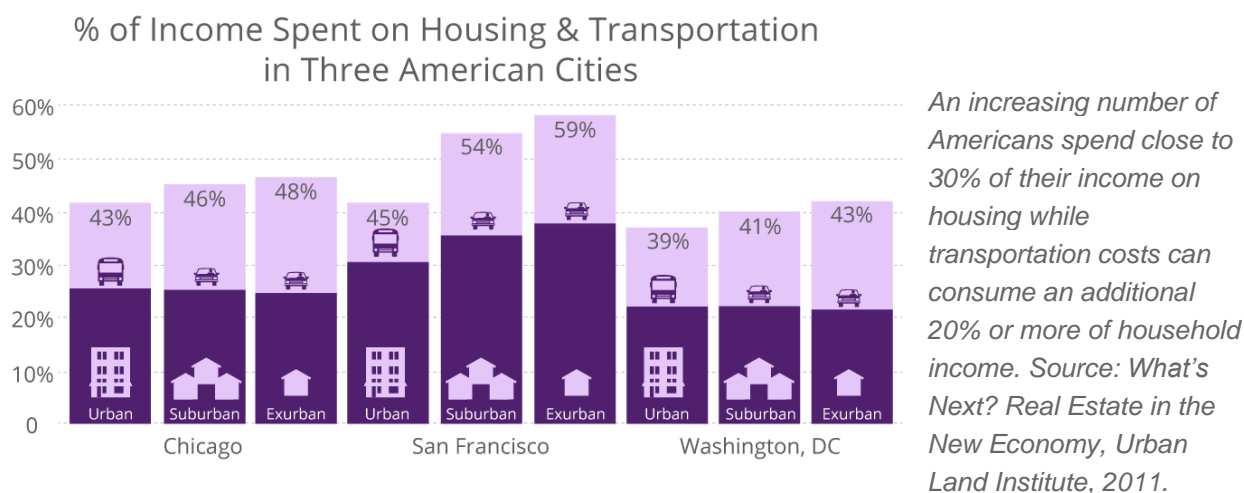
Trips by Seniors on Public Transportation in the U.S.



Walkable neighborhoods are now a top priority for seniors, along with access to transportation, and connectivity. Source: *What's Next? Real Estate in the New Economy*, Urban Land Institute, 2011; *Transportation for America*.

The same is true for bike friendly cities. According to the [Livable Street Alliance](#), as reported on the [AARP Livability Fact Sheet](#), the average American household spends more than \$8,000 a year on cars while the cost to maintain a bicycle is only about \$300 per year. These savings, which could amount into the billions if trends were widely adopted, could be reinvested into transit-oriented development and infrastructure, education, and health care.

Cities and property owners benefit from less car dependent zoning too. “An off-street parking space costs between \$3,000 and \$27,000 to build, and about \$500 a year to maintain and manage. On-street parking is more efficient and can bring in as much as \$300,000 per space in annual revenues,” writes Prof. Donald Shoup, in [Instead of Free Parking](#).



## Affordability

Housing affordability is a primary concern for many Americans across the country ranging from blue-collar workers to early-career singles, young families and seniors. There is an increasing segment of the population that spends more than 30% of their income on housing, reducing their purchasing power for other amenities (*Source: What's Next? Real Estate in the New Economy, Urban Land Institute, 2011*).

Smaller homes and apartments cost less to rent or purchase and maintain, while urban neighborhoods provide services and amenities within walking distance as well as a variety of affordable transportation options.

Cities and towns that want to retain or attract these household types need to focus on providing diverse, affordable housing options near jobs, schools, and other amenities within walkable communities. In addition, suburbs that want to retain their aging populations and attract newer, younger families, will need to



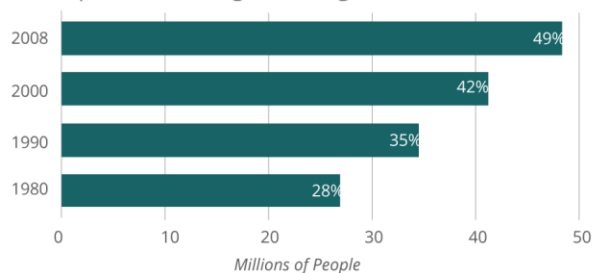
create new, walkable urban environments and encourage the construction of Missing Middle Housing through rezoning and by providing public transportation options.

## Sense of Community

More and more, Americans say living in a diverse community that includes people at all stages of life is an important factor in determining where to live.

Seniors want to live near family and friends, but not with them. Missing Middle building types allow people to stay in their community throughout their lives because of the variety of sizes available and an increased accessibility to services and amenities.

% U.S. Population Living in Multigenerational Households



*Almost 49% of Americans are living in a multigenerational household. Source: Pew Research Center analysis of U.S. Decennial Census and American Community Surveys.*

According to Chris Leinberger in his article [“The Next Slum?” for The Atlantic](#), elements that used to draw families into the suburbs—better schools and safer communities—are now becoming the norm in cities, while these elements could worsen in suburbs that are dependent on home values and new development.

Housing market projections suggest that construction in the near future will accelerate only moderately for single-family housing but will greatly increase for multifamily housing (Source: Jordan Rappaport, [“The Demographic Shift From Single-Family to Multifamily Housing,” Economic Review, Kansas City: Federal Reserve Bank of Kansas City, 2013](#)). Implemented in both urban and rural contexts, Missing Middle Housing allows people to stay in their community during different stages of life because of the wide variety of sizes, housing levels, and accessibility it provides.

# What are the characteristics of Missing Middle Housing?

Missing Middle Housing is not a new type of building. It is a range of building types that exist in cities and towns across the country and were a fundamental building block in pre-1940s neighborhoods. They are most likely present on some of your favorite city blocks—you may even have them in your own neighborhood.

Combined together (and usually with detached single-family homes), Missing Middle building types help provide enough households within walking distance to support public transit and local businesses, and they are found within many of the most in-demand communities in places like Denver, Cincinnati, Austin and San Francisco.

So what do Missing Middle building types have in common?



*Development patterns in walkable urban neighborhoods make walking and biking convenient and support robust public transit. (Bouldin Creek neighborhood in Austin, TX.)*

## **Walkable Context**

Missing Middle housing types are best located in a walkable context. Buyers and renters of these housing types are often trading space (housing and yard square footage) for place (proximity to services and amenities).

## **Small-Footprint Buildings**

These housing types typically have small- to medium-sized footprints, with a body width, depth and height no larger than a detached single-family home. This allows a range of Missing Middle types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill.



*Missing Middle housing types generally have a similar size footprint to detached single-family homes.*

## **Lower Perceived Density**

Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.

But one of the primary benefits of Missing Middle Housing is that it helps provide the number of households needed for transit and neighborhood-serving local businesses to be viable (typically about 16 dwelling units per acre).

“From the perspective of my work, Missing Middle Housing has a natural complement in MMP (missing middle plan), a.k.a. a ‘hybrid grid’ or as named it in my work, a Fused Grid ... The Fused Grid proposes a set of neighborhood modular layouts (reminiscent of Savannah) that incorporate all the desirable elements—livability, safety, security, sociability, and delight—as do MMH buildings.”

— Fanis Grammenos, Director of Urban Pattern Associates and author of “Remaking the City Street Grid – A Model for Urban and Suburban Development”

## **Smaller, Well-Designed Units**

Most Missing Middle housing types have smaller units. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context, but smaller-sized units can help developers keep their costs down and attract a different market of buyers and renters who are not being provided for in all markets.



*One characteristic of Missing Middle Housing is smaller, well-designed units. Courtesy: [The Cottage Company](#)*

## Fewer Off-street Parking Spaces

Because they are built in walkable neighborhoods with proximity to transportation options and commercial amenities, Missing Middle housing types do not need the same amount of parking as suburban housing. We typically recommend no more than one parking spot per unit, and preferably less. In fact, requiring more than one parking space per unit can make Missing Middle Housing infeasible to build. For example, if your zoning code requires two parking spaces per unit, a fourplex would require eight parking spaces, which would never fit on a typical residential lot. In addition, providing that much off-street parking for each fourplex would create a neighborhood of small parking lots rather than the desired neighborhood of homes. Finally, requiring too much parking means that fewer households can fit in the same amount of land, lessening the viability of transit and local businesses.

## Simple Construction

Missing Middle Housing is simply constructed (wood-frame/Type V), which makes it a very attractive alternative for developers to achieve good densities without the added financing challenges and risk of more complex construction types. This aspect can also increase affordability when units are sold or rented.

As providing single family detached sub-\$200,000 starter homes is becoming increasingly out of reach for builders across the country, Missing Middle Housing can provide [an attractive and affordable alternative starter home](#).

## Creates Community

Missing Middle Housing creates community through the integration of shared community spaces within the building type (e.g. [bungalow court](#)), or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize.



This is an important aspect in particular considering the growing market of single-person households (nearly 30% of all households) that want to be part of a community.

*Missing Middle housing types help to create walkable communities.*

## **Marketable**

Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live. These Missing Middle housing types respond directly to this demand.

In addition, the scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood, but may not want to live in a large condominium or apartment building.

If there is land for beautifully-designed homes that fill a gap between stand-alone houses and mid-rise apartments, the smart thing to do is to fill it with housing types we've been missing in our market for so long.”

— Heather Hood, Deputy Director, Northern California, Enterprise Community Partners



# How does Missing Middle Housing integrate into blocks?

Missing Middle Housing [types](#) typically have a footprint not larger than a large detached single-family home, making it easy to integrate them into existing neighborhoods, and serve as a way for the neighborhood to transition to higher-density and main street contexts. There are a number of ways in which this can be accomplished:

## Distributed throughout a block

Missing Middle Housing types are spread throughout the block and stand side-by-side with detached single-family homes. This blended pattern of detached single-family homes and Missing Middle Housing types, with densities up to 40 dwelling units per acre, works well because the forms of these types are never larger than a large house.



“For us, mixing housing types is important in today’s market. Buyers want choices, the investors and lenders want more flexibility in the projects, and planning officials expect a more thoughtful integration into the existing neighborhoods. The mixing of product provides a diverse community, enhances value, and it helps create the type of place our buyers are looking for today.”

— David Leazenby, Onyx+East

## Placed on the end-grain of a block

Missing Middle Housing types are placed on the end-grain of a block with detached single-family homes, facing the primary street, which is often a slightly busier corridor than the streets to which the detached single-family homes are oriented. The most common condition is to have several [fourplex](#) units on the end grain lots facing the primary street. This configuration is usually located on the end grain of several continuous blocks adjacent to a neighborhood main

street, which increases the blended density to achieve the 16 dwelling units/acre necessary to support small, locally-serving commercial and service amenities.

This configuration allows for the use of slightly larger buildings because the Missing Middle housing types are not sitting next to detached single-family homes. In this block type, the alley to the rear of the lots also allows for a good transition in scale to the detached single-family home lots behind them. Often you will see a similar block configuration with one or two fourplexes on the corners of the end grain lots on the block.



## Transitioning to a commercial corridor

Missing Middle Housing is excellent to transition from a neighborhood to a Main Street with commercial and mixed-use buildings. These types are generally more tolerant and better able to effectively mitigate any potential conflicts related to the proximity to commercial/retail buildings or parking lots behind commercial buildings.



## Transitioning to higher-density housing

Smaller-scale Missing Middle Housing types are placed on a few of the lots that transition from the side street to the primary street, providing a transition in scale to the larger buildings on the end grain of the block along the primary street.





# What's the best way to regulate Missing Middle Housing?

## **Hint: Conventional Zoning Doesn't Work**

Conventional (Euclidean) zoning practice regulates primarily by land use or allowed activities, dividing neighborhoods into single-family residential, multifamily residential, commercial, office, etc. This separation of uses is the antithesis of mixed-use walkable neighborhoods. Along with use, the zones are often defined and controlled by unpredictable numeric values, such as floor area ratio (FAR) and density, which create all sorts of barriers to Missing Middle Housing.

For starters, Missing Middle Housing (MMH) is intended to be part of low-rise residential neighborhoods, which are typically zoned as "single-family residential" in conventional zoning. However, because MMH contains multiple units, it is, by definition, not allowed in single-family zones. On the other hand, most multifamily zones in conventional codes allow much bigger buildings (taller and wider) and also typically encourage lot aggregation and large suburban garden apartment buildings. The environments created by these zones are not what Missing Middle Housing is intended for.

In addition, density-based zoning doesn't work with the blended densities that are typical in neighborhoods where Missing Middle Housing thrives. MMH are similar in form and scale to detached single-family homes, but because they include more units, they often vary dramatically in their densities, making them impossible to regulate with a density-based system. For example, a bungalow court can have densities of up to 35 dwelling units per acre even though the buildings are only one story tall, because the size of each cottage is only 25 feet by 30 feet. So if a zoning district sets a maximum density of 20 dwelling units per acre, it would not allow the bungalow court type. On the other hand, if the zoning district has a maximum density of 35 dwelling units per acre with few or no additional form standards, every builder/developer will max out a lot with a large, out-of-scale apartment building, rather than building the bungalow court the neighborhood would prefer.

And one more thing: density-based zoning treats all units the same regardless of size. This means that a 3,500-square-foot unit is considered the same as a 600-square-foot unit for calculations such as density, parking and open space, thus discouraging much-needed smaller units. For example, a fourplex with four 600sf units would require four times the parking and open space as a 2,400sf detached

single-family home, even though the size of the building is the same, typically making the fourplex infeasible to fit on a typical lot.



This Alameda, CA neighborhood has several Missing Middle housing types on each block.

## The Alternative: Form-Based Coding

[Form-Based Coding](#) is a proven alternative to conventional zoning that effectively regulates Missing Middle Housing. Form-Based Codes (FBCs) remove barriers and incentivize Missing Middle Housing in appropriate locations in a community.

FBCs represent a paradigm shift in the way that we regulate the built environment, using physical form rather than a separation of uses as the organizing principal, to create predictable, built results and a high-quality public realm.

## The Form-Based Approach to Regulating Missing Middle Housing

Regulating Missing Middle Housing starts by defining a range of housing types appropriate for the community based on the community's existing physical patterns, climate, and other considerations, as part of the early Community Character Analysis phase of a planning and Form-Based Coding project.

Specific to Building Types		1703-3-30	1703-3-30	Specific to Building Types	
<b>Table 1703-3-30(A): Building Types General</b>					
Building Type	Transit Zone	1703-3-30	1703-3-30	Transit Zone	1703-3-30
<b>Carriage House:</b> This Building Type is an accessory structure located behind the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that is above, adjacent to, or ground level. This Type is appropriate for historic, historic-style, or ground level, and existing small business within walkable neighborhoods.	<input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC <input type="checkbox"/> TIC			<input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC <input type="checkbox"/> TIC	<input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC <input type="checkbox"/> TIC
<b>Detached House Medium:</b> This Building Type is a medium-sized detached structure in a medium-sized lot that occupies one unit. It is a single detached unit in a newly single-family residential neighborhood in a walkable urban setting, generally near a neighborhood node.	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC			<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC
<b>Detached House Compact:</b> This Building Type is a small detached structure in a small lot that occupies one unit. It is a single detached unit in a newly single-family residential neighborhood in a walkable urban setting, generally near a neighborhood node.	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC			<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC
<b>Carriage Court:</b> This building type consists of a range of small detached structures, providing multiple units on a single lot. The attached units are typically positioned on the street. The attached units share the place of a primary rear yard and become an important component to the building's design. This Type is appropriate for historic, historic-style, or ground level, and existing small business within walkable neighborhoods.	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC			<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC
<b> duplex:</b> This Building Type is a small, medium-sized detached structure that consists of one detached dwelling unit, both being the owner of either a single building wing. This Type has the appearance of a medium to large single-family house and is appropriate within a walkable, transit-oriented neighborhood or medium-density neighborhood. It is a walkable, single-story structure, well-designed for pedestrian use, and is important for providing a broad choice of housing types and promoting walkability.	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC			<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC	<input checked="" type="checkbox"/> TIC <input checked="" type="checkbox"/> TIC <input type="checkbox"/> TIC
<b>Key</b>	<input checked="" type="checkbox"/> Allowed <input type="checkbox"/> Not Allowed			<input checked="" type="checkbox"/> Allowed <input type="checkbox"/> Not Allowed	<input checked="" type="checkbox"/> Allowed <input type="checkbox"/> Not Allowed

A building types page from Cincinnati's Form-Based Code

Then for each form-based zone, a specific range of housing types is allowed based on the intention for the neighborhood. For example, in a walkable neighborhood, single-family-detached homes, bungalow courts, and side-by-side duplexes may be allowed, or in a slightly more urban walkable neighborhood, bungalow courts, side-by-side duplexes, stacked duplexes, fourplexes, and small multiplexes might be allowed.

Specific to Transit Zones 1703-2-70 T4 Neighborhood Small Footprint (T4NSF)

**T4 Neighborhood Small Footprint (T4NSF)**  
1703-2-70 T4 Neighborhood Small Footprint (T4NSF)

**C. Allowed Building Types**

Building Type	Width	Depth	Standards
Carriage House	min	min	1703-2-40
Detached House	30' min.	70' min.	1703-2-80
Compass	50' min.		
Cottage Court	70' min.	100' min.	1703-3-70
Duplex	40' min.	100' min.	1703-2-80
House	25' min.		
Multi-Unit Small	35' min.	80' min.	1703-3-00
Live/Work	35' min.	100' min.	1703-3-100
	35' min.		

**D. Building Form**

Height	Standards
3 1/2 stories max.	1703-2-40
2 1/2 stories max.	1703-2-80
1 story max.	1703-3-00
1 story max.	1703-3-100

**Footings**

Depth, Ground Floor Space	Standards
24' min.	1703-2-40
24' min.	1703-2-80
24' min.	1703-3-00
24' min.	1703-3-100

**Finishes**

Category	Standards
Ground Floor Finish Level above Ground	1703-2-40
Ground Floor Ceiling	1703-2-80
Service or Balcony	1703-3-00
Upper Floor Ceiling	1703-3-100

**Other Standards**

- Accessory Structures: 3 stories max.
- Other: 1 story max.
- Ground Floor Finish Level above Ground: 18" min.
- Ground Floor Ceiling: 12" min.
- Service or Balcony: 8" min.
- Upper Floor Ceiling: 8" min.
- Ground Floor Balcony and common areas in multi-unit buildings may have 6" or 12" ground floor finish level.

**Footings**

- Depth, Ground Floor Space: 24' min.
- Width: 24' min.
- Depth: 32' min.

**Finishes**

- Ground Floor Ceiling: 12" min.
- Upper Floor Ceiling: 8" min.
- Ground Floor Balcony and common areas in multi-unit buildings may have 6" or 12" ground floor finish level.

**Footings**

- Depth, Ground Floor Space: 24' min.
- Width: 24' min.
- Depth: 32' min.

**Finishes**

- Ground Floor Ceiling: 12" min.
- Upper Floor Ceiling: 8" min.
- Ground Floor Balcony and common areas in multi-unit buildings may have 6" or 12" ground floor finish level.

City of Cincinnati Form-Based Code Final Draft 2/15/13 3-23 3-24 Final Draft 2/15/13 City of Cincinnati Form-Based Code

A zone from the Cincinnati's Form-Based Code

In addition for each type, there are typically supplemental form standards that are regulated to allow some of the individual aspects of certain MMH types while preventing overbuilding in terms of height and bulk. For example, a bungalow court type typically allows for more units, but has a maximum height of 1–1.5 stories, a maximum building footprint/unit size of around 800 square feet and a minimum size of courtyard. A Form-Based Code can regulate these fine-grained details, such that on a 100' by 100' lot, two fourplexes or a bungalow court with eight small, one-story units could be allowed, but not a single, larger eight-unit apartment building.

For these reasons and more, Form-Based Coding is the most effective way to enable Missing Middle Housing.

Specific to Building Types 1703-3-100 Multiplexes Small

**1703-3-100 Multiplexes Small**

**A. Description**

The Multiplex Small Building Type is a multi-unit residential building consisting of three to six units, each with a maximum footprint of 800 square feet. The units are arranged around a central courtyard or open space. The units are typically one to one and a half stories in height. The units are arranged around a central courtyard or open space. The units are typically one to one and a half stories in height.

**B. Building Form and Massing**

The building form and massing standards for this type are as follows:

- Number of Units: 3 to 6 units.
- Height: 1 to 1.5 stories.
- Footprint: 800 square feet per unit.
- Maximum Height: 15 feet.
- Maximum Footprint: 800 square feet.

**C. Building Form and Massing**

The building form and massing standards for this type are as follows:

- Number of Units: 3 to 6 units.
- Height: 1 to 1.5 stories.
- Footprint: 800 square feet per unit.
- Maximum Height: 15 feet.
- Maximum Footprint: 800 square feet.

**D. Allowed Footings**

The allowed footings standards for this type are as follows:

- Depth: 24 feet.
- Width: 24 feet.
- Depth: 32 feet.

**E. Finishes**

The finishes standards for this type are as follows:

- Ground Floor Ceiling: 12 inches.
- Upper Floor Ceiling: 8 inches.
- Ground Floor Balcony and common areas in multi-unit buildings may have 6 inches or 12 inches ground floor finish level.

City of Cincinnati Form-Based Code Final Draft 2/15/13 3-18 3-19 Final Draft 2/15/13 City of Cincinnati Form-Based Code

The small multiplex building type from Cincinnati's Form-Based Code

“I want to thank you for your great work on Missing Middle Housing! It has been useful in my current research on policy reforms to support more affordable infill development in Victoria, B.C., and informing my report ‘Affordable Accessible Housing in a Dynamic City.’”

— Todd Litman, Victoria Transport Policy Institute

For more information about Form-Based Codes, see:

- [\*Form-Based Codes: A Guide to Planners, Urban Designers, Municipalities, and Developers\*](#),  
by Daniel Parolek, Karen Parolek, and Paul C. Crawford
  - [Form-Based Codes Institute](#)  
Form-Based Codes with Building Types to Reference:
  - [Cincinnati, OH](#) (And read this [blog post](#) about the project)
  - [Mesa, AZ](#) (Article 6: Form-Based Code)
  - [Livermore, CA](#)
- Or find out about our [Form-Based Coding services](#)



*Illustration of the variety of places regulated by Flagstaff's Form-Based Code*

# **HOUSING TYPE EXAMPLES**

***Los Gatos General Plan 2040 GPAC***

EXHIBIT 5



# Accessory Dwelling Units



Accessory dwelling units (ADUs) are an additional dwelling unit to a primary residence. They are known by many names: granny flats, in-law units, backyard cottages, secondary units, and more. ADUs are an innovative, affordable, effective option for adding much-needed housing. ADUs can be newly constructed units, converted garages or basements, or built above a garage or workshop.



## New Laws to Streamline ADU Construction

Over the past few years, the California legislature has made efforts to streamline ADU construction. This includes:

- Making ADU approval a ministerial action,
- Mandating that local governments approve ADU building permit requests if the ADU meets certain standards,
- Allowing ADUs to be built in all zoning districts that allow single-family uses,
- Reducing or eliminating ADU parking requirements, and
- Reducing ADU utility-related fee requirements.

## Tiny Homes

The tiny-house movement is an architectural and social movement that promotes living simply, financial prudence, and safe, shared community experiences. Tiny homes are generally defined as residential structures **under 400 sq. ft.** They can be built on permanent foundations or trailers.



## Duplexes



A duplex has **two** dwelling units **attached** to one another with separate entrances for each. This includes two-story houses with a complete apartment on each floor and side-by-side apartments on a single lot that share a common wall.



## Triplexes and Fourplexes

A triplex has **three** dwelling units **attached** to one another with separate entrances for each, while a fourplex has **four** dwelling units. This includes multi-story houses with a complete apartment on each floor and also side-by-side apartments on a single lot that share a common wall.



## Townhouses



Townhouses are **single-family** dwelling units that usually have two or three floors that share a wall with another house. Unlike duplexes, triplexes, or fourplexes, each townhouse is **individually owned**.





## Courtyard Apartment/Bungalow Court

A courtyard apartment consists of multiple side-by-side and/or stacked dwelling units that are centered around a shared outdoor open space or garden. Each unit may have its own individual entry, or several of the units may share a common entry.

A bungalow court consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.



## Co-Housing



Co-housing is an intentional community of private homes clustered around shared space. Each attached or detached single-family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.



# Micro Units



While there is no standard definition, a working definition of micro units is a small studio apartment, typically **less than 350 square feet**, with a fully functioning and accessibility compliant **kitchen and bathroom**. Under this definition, a 160-square-foot single-room-occupancy (SRO) unit that relies upon communal kitchen or bathroom facilities does not qualify as a micro unit.

# Live/Work

Live/work units consist of a separate living space attached to a work space within the same unit that is occupied by the same tenant.





## Single-Family Detached



A single-family detached home is a stand-alone structure that is maintained and used as a single dwelling unit.

**Density Range:** 1-5 dwelling units/acre  
**Height/Stories:** 35 feet, 2 stories

## Small Lot Single-Family Detached



Small Lot Single-family detached homes with a smaller building footprint and lot size can accommodate more dwelling units per acre.

**Density Range:** 5-12 dwelling units/acre  
**Height/Stories:** 35 feet, 2-3 stories



## Compact Single-Family or Multifamily-Very Low



Compact Single-family detached homes with a smaller building footprint and lot size can accommodate more dwelling units per acre. Similarly, multifamily-very low buildings can provide more dwelling units per acre.

**Density Range:** 12-20 dwelling units/acre  
**Height/Stories:** 35-45 feet, 2-3 stories

Government Code Section 65583.2(c)(3)(B) allows the Town to use “**default density**” standards as a streamlined option to meet the **lower-income RHNA**. The default density for Los Gatos is **20 du/ac**.

## Multifamily-Low



Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums.

**Density Range:** 20-40 dwelling units/acre  
**Height/Stories:** 35-50 feet, 2-4 stories



## Multifamily-Medium

Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums, depending on the ownership structure.

**Density Range:** 40-60 dwelling units/acre  
**Height/Stories:** 40-60 feet, 3-5 stories



## Multifamily-High



Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums, depending on the ownership structure.

**Density Range:** 60+ dwelling units/acre  
**Height/Stories:** 50-80 feet, 5-8 stories

## Low-Intensity Mixed Use



Mixed-use development blends two or more of the following land use types: residential, commercial, cultural, institutional, and/or industrial. Typically, these developments have commercial uses on the ground floor with residential units above.

**Density Range:** up to 60 dwelling units/acre

**Height/Stories:** 40-60 feet, 3-5 stories

**FAR Range:** 0.3 to 1.0

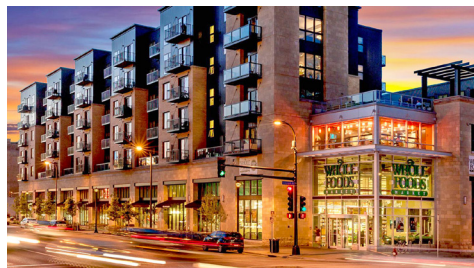
## High-Intensity Mixed Use

Mixed-use development blends two or more of the following land use types: residential, commercial, cultural, institutional, and/or industrial. Typically, these developments have commercial uses on the ground floor with residential units above.

**Density Range:** 60+ dwelling units/acre

**Height/Stories:** 50-80 feet, 5-8 stories

**FAR Range:** 0.3 to 1.0



At their meeting on August 20, 2019, the Los Gatos Town Council approved a Vision Statement and set of Guiding Principles for the Los Gatos 2040 General Plan.

## Vision

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The Town of Los Gatos is a welcoming, family-oriented, and safe community nestled in the beautiful foothills of the Santa Cruz Mountains. The Town is a sustainable community that takes pride in its small-town character and provides a range of housing opportunities, historic neighborhoods, local culture and arts, excellent schools, and a lively and accessible downtown. Los Gatos offers a choice of mobility options, superior public facilities and services, and an open and responsive local government that is fiscally sound. Los Gatos has a dynamic and thriving economy that includes a mix of businesses throughout Town that serves all residents, workers, and visitors.

## Guiding Principles

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### **Transportation**

Provide a well-connected transportation system that enables safe access for all transportation modes, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

### **Sustainability**

Manage, conserve, and preserve Los Gatos' natural environment for present and future generations. Identify and provide opportunities to enhance the Town's sustainability policies and practices.

### **Protect Natural Resources**

Protect the natural resources and scenic assets that define Los Gatos, including open space preserves, recreational trails, surrounding hillsides, and natural waterways.

### **Fiscal Stability / Responsibility**

Provide high quality municipal services to the Los Gatos community while sustaining the Town's long term fiscal health.

### **Government Transparency**

Conduct governmental processes in an open manner and encourage public involvement in Town governance.

### **Community Vitality**

Invigorate downtown Los Gatos as a special place for community gathering, commerce, and other activities for residents and visitors. Foster the economic vitality of all Los Gatos business locations. Preserve and enhance the Town's historic resources and character while guiding the community into the future.

### **Diverse Neighborhoods**

Foster appropriate investments to maintain and enhance diverse neighborhoods, housing opportunities, and infrastructure to meet the needs of all current and future residents.

### **Inclusivity**

Recognize the importance of and promote ethnic, cultural, and socio-economic diversity and equity to enhance the quality of life in Los Gatos.

### **Promote Public Safety**

Maintain and enhance Los Gatos as a safe community through preparation and planning, education, and community design that is responsive to the full range of potential natural and man-made hazards and safety issues.



## Master Land Use Alternatives Comparison Table

	Alternative A	Alternative B	Alternative C	Alternative D
<b>Population</b>				
Total Net New Population	2,834	4,598	5,587	7,682
Total Population	3,974	5,738	6,727	8,822
Total Projected 2040 Population	34,969	36,733	37,722	39,817
<b>Housing</b>				
Net New Dwellings	681	1,416	1,828	2,701
Potential Net New Accessory Dwelling Units	500	500	500	500
<b>Total Net New Dwelling Units</b>	<b>1,181</b>	<b>1,916</b>	<b>2,328</b>	<b>3,201</b>
Pending/Approved Dwelling Units	475	475	475	475
<b>Total Future Dwelling Units</b>	<b>1,656</b>	<b>2,391</b>	<b>2,803</b>	<b>3,676</b>
Dwelling Units Per Land Use Designation				
Low Density Residential (LDR) - in OA	95	141	180	283
Low Density Residential (LDR) - outside OA	43	160	164	264
Low Density Residential (LDR) - Total Dwelling Units	<b>138</b>	<b>301</b>	<b>344</b>	<b>547</b>
Medium Density Residential (MDR) - in OA	129	166	166	258
Medium Density Residential (MDR) - outside OA	120	315	315	561
Medium Density Residential (MDR) - Total Dwelling Units	<b>249</b>	<b>481</b>	<b>481</b>	<b>819</b>
High Density Residential (HDR) - in OA	104	104	236	322
High Density Residential (HDR) - outside OA	54	81	98	98
High Density Residential (HDR) - Total Dwelling Units	<b>158</b>	<b>185</b>	<b>334</b>	<b>420</b>
Neighborhood Commercial (NC) - in OA	30	76	192	194
Neighborhood Commercial (NC) - outside OA	2	7	7	25
Neighborhood Commercial (NC) - Total Dwelling Units	<b>32</b>	<b>83</b>	<b>199</b>	<b>219</b>
Mixed Use Commercial (MUC) - in OA	91	345	21	630
Mixed Use Commercial (MUC) - outside OA	13	21	449	66
Mixed Use Commercial (MUC) - Total Dwelling Units	<b>104</b>	<b>366</b>	<b>470</b>	<b>696</b>
<b>Employment</b>				
Employment	1,280	1,280	1,280	1,280
<b>Transportation</b>				
Traffic Congestion Increase Levels	Minimal Increase with 2 studied intersections seeing moderate increase in congestion	Minimal Increase with 3 studied intersections seeing moderate increase in congestion	Moderate increase with 4 studied intersections seeing moderate increase in	Moderate increase with 4 studied intersections seeing moderate increase in
Total Daily VMT (lower VMT better)	1,245,000	1,259,000	1,267,000	1,284,000
VMT per Service Population (lower VMT better)	22.65	22.20	21.95	21.48
<b>Fiscal*</b>				
Annual Revenue	\$ 4,320,000.00	\$ 5,796,000.00	\$ 6,564,000.00	\$ 8,378,000.00
Annual Costs	\$ 3,710,000.00	\$ 5,280,000.00	\$ 6,264,000.00	\$ 8,413,000.00
Net Fiscal Impact	\$ 610,000.00	\$ 516,000.00	\$ 300,000.00	\$ (35,000.00)
Residential Net Impact	\$ 190,000.00	\$ 96,000.00	\$ (121,000.00)	\$ (455,000.00)
Non-residential Net Impact	\$ 420,000.00	\$ 420,000.00	\$ 420,000.00	\$ 420,000.00
<b>Urban Form</b>				
Range of allowable building heights	up to 35 feet	up to 40 feet	up to 50 feet	up to 60 feet
Maximum number of stories	2 stories	3-4 stories	4 stories	5 stories

\*There will be increases in property tax revenues associated with redevelopment of commercial space, which is not shown here

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## Opportunity Area Dwelling Units by Alternative Comparison Table\*

		Alternative A					Alternative B				
		HDR	MDR	MU	NC	LDR	HDR	MDR	MU	NC	LDR
Outside OA	0	54	120	13	2	43	81	315	21	7	160
Pollard Road OA	1	0	8	0	4	2	0	10	0	9	5
North Santa Cruz Avenue OA	2	39	14	0	4	0	39	17	0	19	0
Winchester Boulevard OA	3	42	16	0	7	3	42	19	0	20	5
Lark Avenue OA	4	0	46	0	0	69	0	61	0	0	98
Los Gatos Boulevard OA	5	23	42	91	0	21	23	55	345	0	33
Union Avenue OA	6	0	1	0	11	0	0	2	0	17	0
Harwood Road OA	7	0	2	0	4	0	0	2	0	11	0
		158	249	104	32	138	185	481	366	83	301
		<b>Total</b>	<b>681</b>				<b>Total</b>	<b>1,416</b>			
		Alternative C					Alternative D				
		HDR	MDR	MU	NC	LDR	HDR	MDR	MU	NC	LDR
Outside OA	0	98	315	21	7	164	98	561	66	25	264
Pollard Road OA	1	0	10	0	21	13	0	17	0	21	25
North Santa Cruz Avenue OA	2	100	17	0	63	1	141	26	0	63	3
Winchester Boulevard OA	3	88	19	0	50	10	117	30	0	50	17
Lark Avenue OA	4	0	61	0	0	101	0	92	0	0	123
Los Gatos Boulevard OA	5	48	55	449	0	53	64	87	630	0	111
Union Avenue OA	6	0	2	0	32	1	0	3	0	34	3
Harwood Road OA	7	0	2	0	26	1	0	3	0	26	1
		334	481	470	199	344	420	819	696	219	547
		<b>Total</b>	<b>1,828</b>				<b>Total</b>	<b>2,701</b>			

*\*The following net new dwelling units include only those new units produced under each land use alternative. The totals exclude assumed accessory dwelling units (500 units) and pending/approved Town projects (475 units).*

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## Assumptions, Development Standards, and Net New Dwelling Unit Comparisons\*

Land Use Designation	Alternative A: Base Case - Low Growth								
	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
	Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	5%	5%	0 to 5	5 to 12	4	10	0.25	43	95
MDR	5%	10%	5 to 12	12 to 20	10	16	0.5	120	129
HDR	10%	10%	12 to 20	20 to 30	18	26	0.75	54	104
NC	5%	5%	0 to 20	10 to 20	18	18	0.5	2	30
MU	5%	5%	0 to 20	10 to 20	18	18	0.5	13	91
Land Use Designation	Alternative B: Medium Growth								
	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
	Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	5%	5%	5 to 12	8 to 16	10	14	0.25	160	141
MDR	10%	10%	12 to 20	14 to 24	16	20	0.75	315	166
HDR	10%	10%	20 to 30	20 to 30	26	26	1	81	104
NC	10%	10%	0 to 20	10 to 20	18	18	0.75	7	76
MU	10%	15%	0 to 20	20 to 30	18	26	0.75	21	345
Land Use Designation	Alternative C: Medium-High Growth								
	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
	Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	5%	10%	5 to 12	8 to 16	10	14	0.5	164	180
MDR	10%	10%	12 to 20	14 to 24	16	20	0.75	315	166
HDR	15%	15%	20 to 30	30 to 40	26	36	1.25	98	236
NC	10%	15%	0 to 20 *	20 to 30 *	18	26	0.75	7	192
MU	10%	20%	0 to 20 *	30 to 40 *	18	26	1	21	449
Land Use Designation	Alternative D: High Growth								
	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
	Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	10%	15%	5 to 12	12 to 20	10	16	0.75	264	283
MDR	15%	15%	14 to 24	14 to 24	20	20	1	561	258
HDR	15%	20%	20 to 30	30 to 40	26	36	1.5	98	322
NC	15%	15%	20 to 30 *	20 to 30 *	26	26	1	25	194
MU	15%	20%	30 to 40 *	30 to 40 *	36	36	1.5	66	630

**\*The following net new dwelling units include only those new units produced under each land use alternative. The totals exclude assumed accessory dwelling units (500 units) and pending/approved Town projects (475 units).**

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## Community Workshop #2: Land Use Alternatives

**Thursday January 16, 2020**

**6:30 pm – 8:30 pm**

**Fisher Middle School Library**

**Los Gatos, CA**

On Thursday, January 16, 2020, the Town hosted the second community workshop on the General Plan update to inform the community about the General Plan update process and solicit feedback related to the Land Use Alternatives Report. The Community Workshop included an introductory presentation by the consultant team on where we are in the General Plan update process, an overview of the Land Use Alternatives Report, and a discussion of the next steps.

Attendees were provided a similar presentation to that provided to the General Plan Advisory Committee (GPAC) on December 12, 2019. The presentation highlighted the importance of the land use alternatives process in the General Plan update and the steps the GPAC, Town staff, and Consultant team took to develop the set of alternatives and associated analysis presented in the Alternatives Report. At the conclusion of the presentation, attendees were able to ask questions on the process and results of the Land Use Alternatives Report. Attendees were then able to walk through a series of stations with informative boards and an interactive survey highlighting the process and results of the Land Use Alternatives Report.

This workshop format was set up as an open house which allowed for more one-on-one interaction and dialogue between attendees, Town staff, and the consultant team. Following the workshop, the PowerPoint presentation, informational posters, and the survey were uploaded to the General Plan website ([logatos2040.com](http://logatos2040.com)) to allow community members who were not able to attend in person the ability to participate and provide feedback. The online engagement exercises were active from January 17 – January 29, 2020.

The following is an overview of the public comments and feedback from both the workshop and online engagement, as of January 29, 2020.

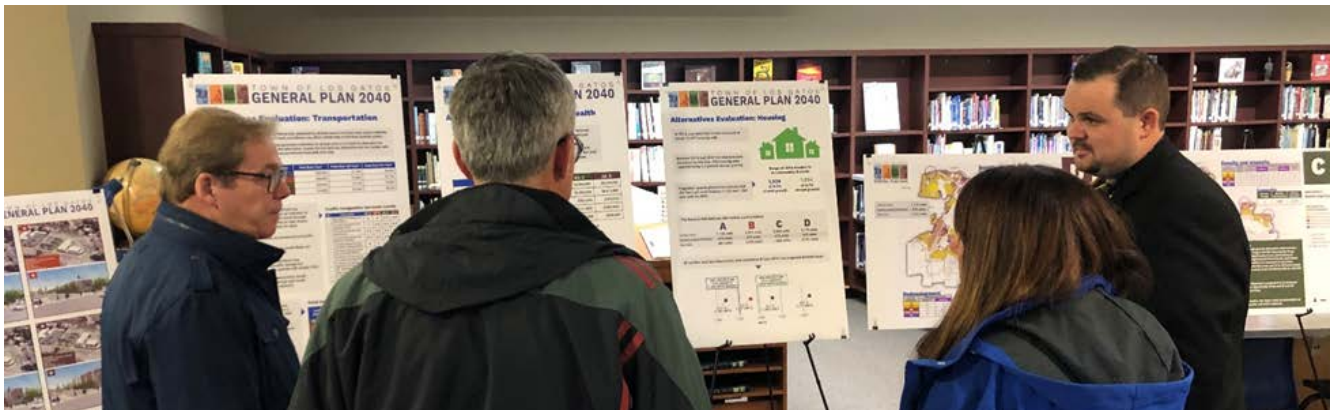
### **Community Workshop #2 Survey**

The survey provided at the community workshop and on the General Plan website consisted of a series of 10 questions. These questions focused on the identification and selection of Opportunity Areas as well as input on the range of, allowable density, building height, and housing product types.



# Community Workshop #2 Summary

January 30, 2020



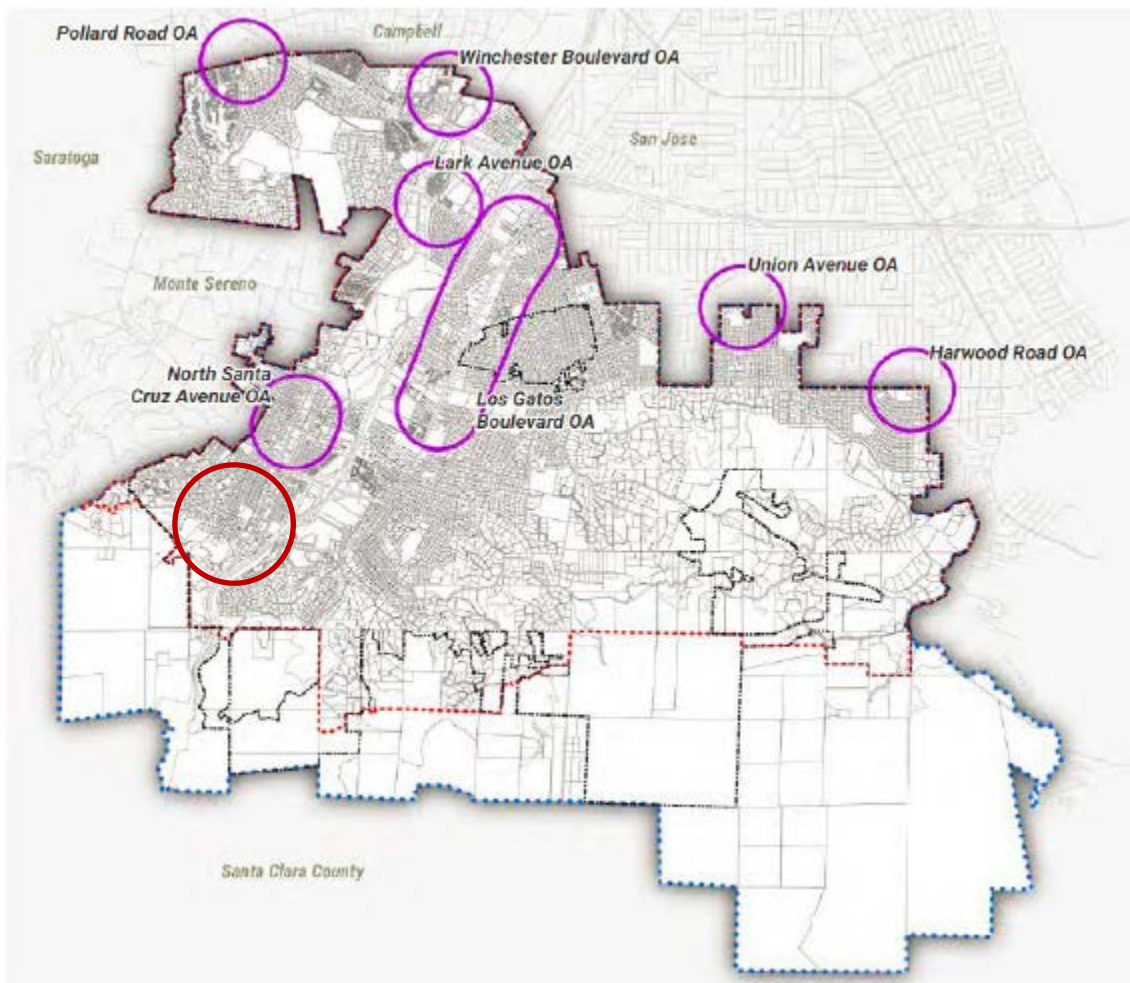


### Community Workshop #2 Survey Results

The following includes all feedback collected at both the workshop and online related to the Land Use Alternatives Survey.

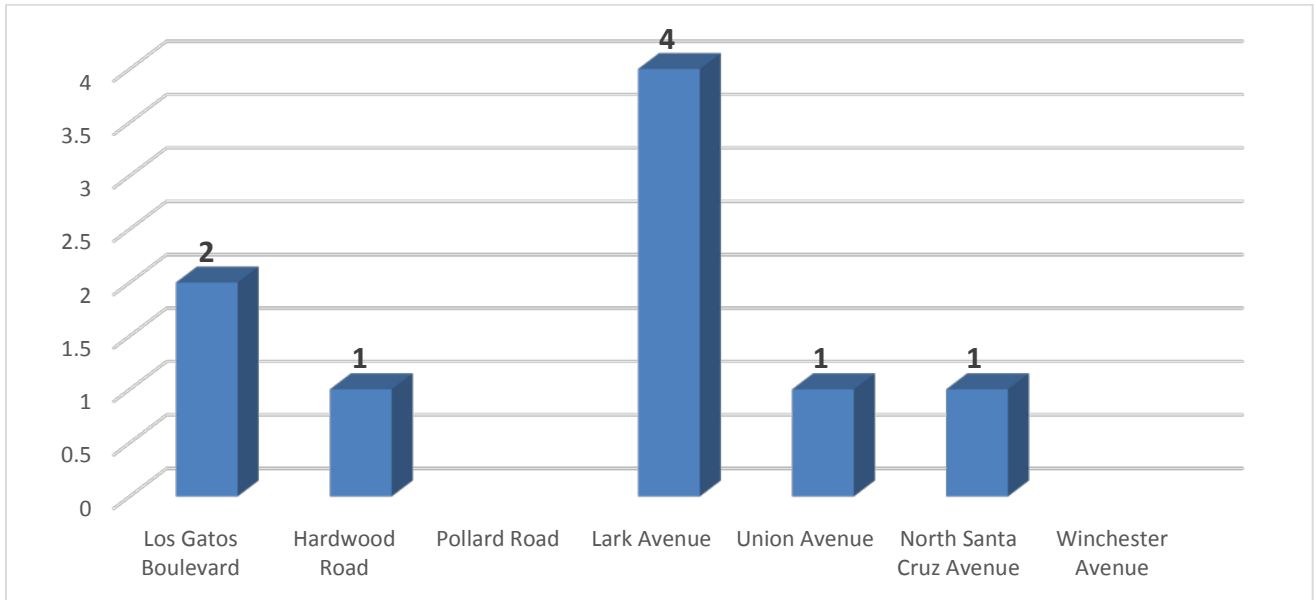
- 1. Are there any additional Opportunity Areas that you believe should be considered?  
Outline the new Opportunity Areas you propose on the map below.**

The only additional area identified by attendees was inclusion of the Downtown area, highlighted in red below.



**2.** Of the seven Opportunity Areas identified above, mark the opportunity areas you **DO NOT** agree should be included in the alternatives considered (you can check more than one box).

- Los Gatos Boulevard
- Lark Avenue
- North Santa Cruz Avenue
- Harwood Road
- Union Avenue
- Winchester Boulevard
- Pollard Road



The graph above shows the number of persons that thought that Opportunity Area should be removed from the alternatives considered.

**3.** What types of multi-unit housing are appropriate in Los Gatos?  
You can select more than one choice below.

Townhomes



SELECTED: **7** times

Apartments



SELECTED: **5** times

Condominiums



SELECTED: **4** times

Duplex/Triplex/Fourplex



SELECTED: **4** times

Multiple Detached  
Single-Family Units



SELECTED: **7** times



**4.** Are you aware that under new State law, up to two Accessory Dwelling Units (a detached unit and an unit inside an existing residence) can be put on any residential lot in the Town?

Yes, I was aware of that option

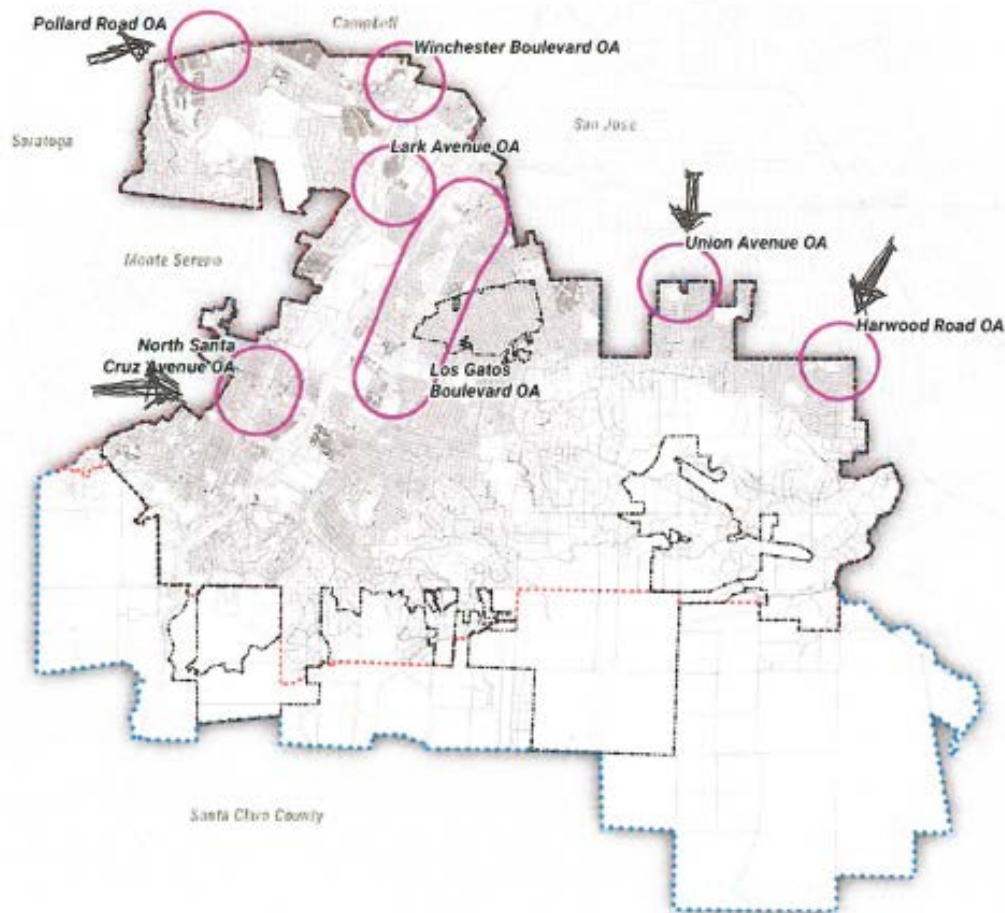
No, I was not aware that was possible

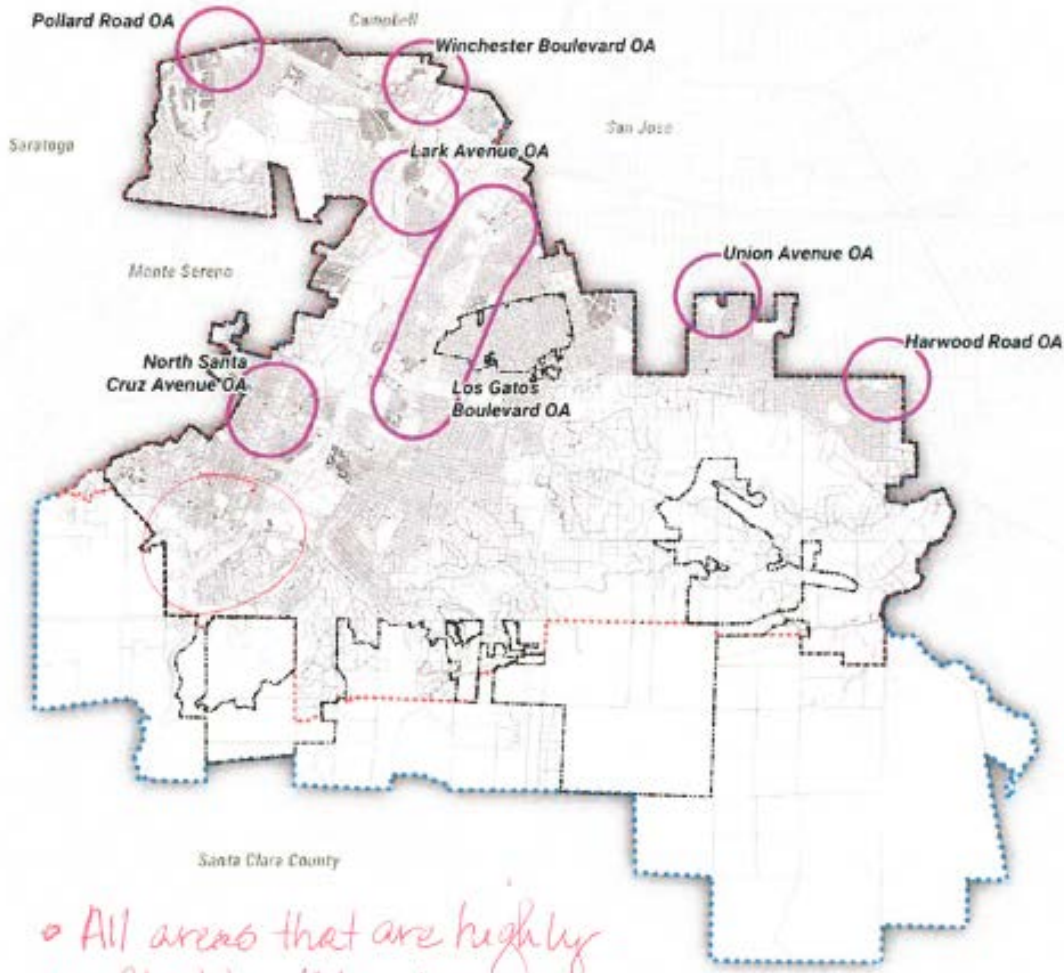
**SELECTED: 5 times**

**SELECTED: 3 times**

**5.** State law is requiring all California communities to plan for more housing by right. This includes a range of housing, including multi-unit housing (condominiums, apartments, etc.). Where are the best locations for multi-unit housing in Los Gatos (outside of the Opportunity Areas)?

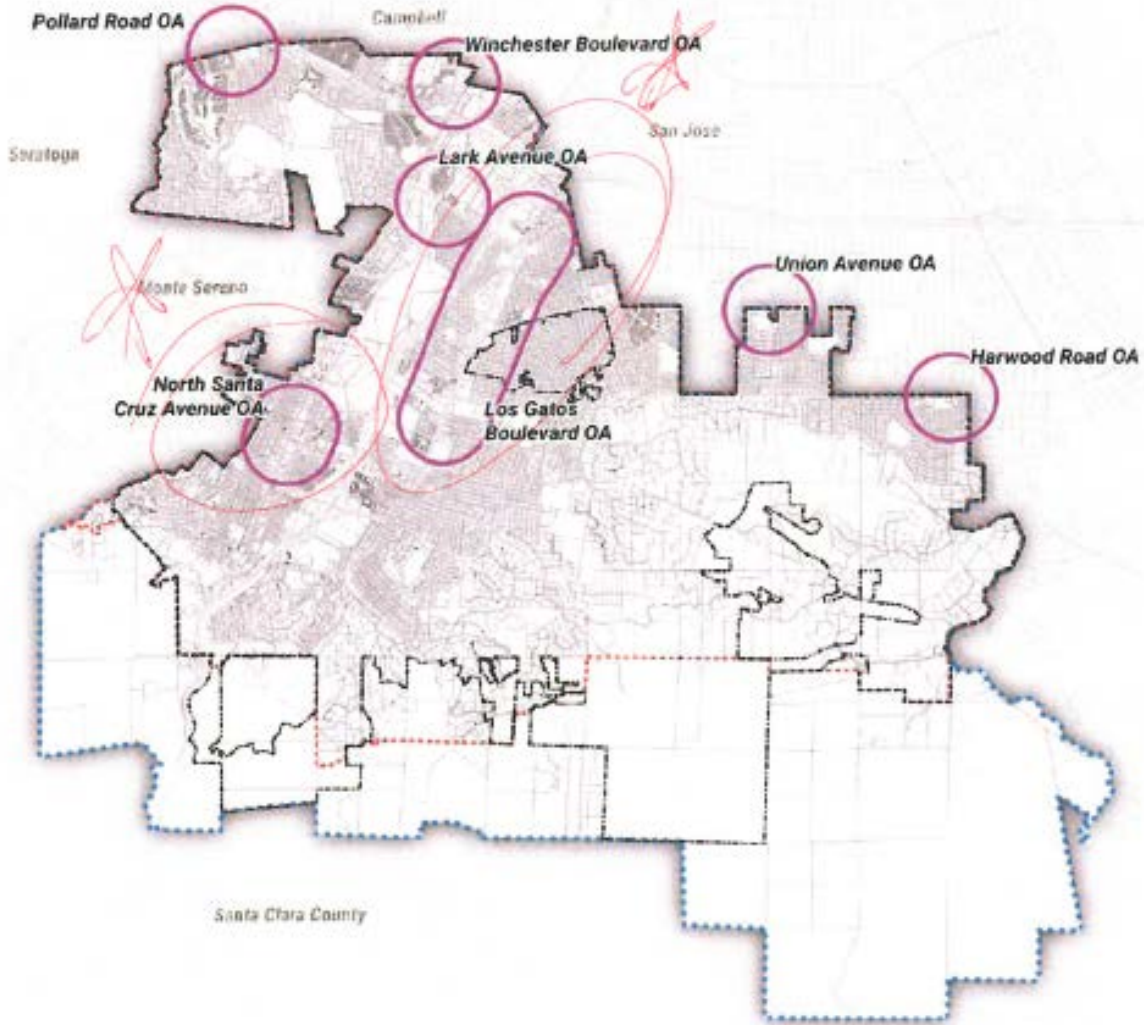
The following are the maps that attendees completed at the workshop. At the time of the completion of the Staff Report for the GPAC Meeting, no maps were completed as part of the online engagement.





o All areas that are highly walkable, like downtown + near shopping centers, + along bus lines





**6.** Do you support the inclusion of duplex/triplex/fourplex units in existing neighborhoods if designed for compatibility with existing homes?

- |          |                              |                             |  |
|----------|------------------------------|-----------------------------|--|
| Duplex   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |
| Triplex  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |
| Fourplex | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |

The following numbers in the table show how many times the option was selected.

	Yes	No	Not sure/no opinion
<b>Duplex</b>	<b>5</b>	<b>3</b>	<b>0</b>
<b>Triplex</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Fourplex</b>	<b>2</b>	<b>6</b>	<b>0</b>

**7.** On the scale below, what is the highest density you feel could work in Los Gatos (mark one box)?

- |  |  |  |  |  |
|--|--|--|--|--|
| <input type="checkbox"/> 18 dwelling<br>units per acre | <input type="checkbox"/> 24 dwelling<br>units per acre | <input type="checkbox"/> 30 dwelling<br>units per acre | <input type="checkbox"/> 36 dwelling<br>units per acre | <input type="checkbox"/> 40 dwelling<br>units per acre |
| <b>SELECTED:</b><br><b>2 times</b>                     | <b>SELECTED:</b><br><b>2 times</b>                     | <b>SELECTED:</b><br><b>1 time</b>                      | <b>SELECTED:</b><br><b>1 time</b>                      | <b>SELECTED:</b><br><b>1 time</b>                      |

**8.** On the scale below, what is the maximum building height you feel could work in Los Gatos (mark one box)?

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> 2 stories maximum<br>(35 feet) | <input type="checkbox"/> 3-4 stories<br>maximum<br>(35-40 feet) | <input type="checkbox"/> 4 stories maximum<br>(40-50 feet) | <input type="checkbox"/> 5 stories maximum<br>(50-60 feet) |
| <b>SELECTED:</b><br><b>1 time</b>                       | <b>SELECTED:</b><br><b>4 times</b>                              | <b>SELECTED:</b><br><b>2 times</b>                         | <b>SELECTED:</b><br><b>1 time</b>                          |

- 9.** Do you prefer any of the presented land use alternatives as is (mark all that apply)?
- Alternative A       Alternative B       Alternative C       Alternative D
- None of the above

The following numbers in the table show how many times the option was selected.

<b>Alternative A</b>	<b>3</b>
<b>Alternative B</b>	<b>2</b>
<b>Alternative C</b>	<b>1</b>
<b>Alternative D</b>	<b>2</b>
<b>None of the Above</b>	<b>0</b>

**10.** Any other thoughts, suggestions, or recommendations relating to the land use alternatives?

- Please identify the Elks Lodge properly as High Density Residential (HDR). Currently the map shows it as Low Density Residential (LDR). What a coincidence it is located directly across from the “The Bay Club”.
- Make the former lot high density residential at the corner of Los Gatos-Almaden at Los Gatos Blvd.
- There are current issues with traffic congestion, and I anticipate more upon the completion of the project at LG Boulevard and Lark. Parking is constrained at all stores. We do not have the infrastructure to accommodate large increases to the population. Los Gatos is a town, not a city with multi-storied buildings.

## Summary of GPAC Preferred Alternative

On Thursday, January 30, 2020, the GPAC met to discuss the results of the community feedback received on the Land Use Alternatives Report. This meeting was a follow-up to the December 12, 2019, GPAC Meeting when the members discussed the findings of the Land Use Alternative Report. The Consultant team described the input received from those attending Community Workshop #2 on January 16, 2020 (7 members of public attended), as well as additional feedback collected through online engagement (input from 5 persons).

Following the discussion on community feedback, the Consultant team provided the GPAC with an expanded look at the land use alternative projections contained in the Alternatives Report (based on discussions with the GPAC from its December 2019 meeting). This new information addressed:

- The inclusion of projected accessory dwelling units (ADUs) into the projected dwelling units under each of the land use alternatives. This increase, which was assumed to be the same for each alternative, increased the unit production projected under each alternative; and
- Additional breakouts of each alternative by Opportunity Area for comparative purposes are provide in Table 2 (Land Use Alternatives Comparison). This was provided to allow the GPAC to develop hybrid alternatives by adding or removing components from a base alternative.

### **GPAC Direction**

The GPAC deliberated on developing a recommendation of a preferred land use alternative to transmit to the Planning Commission and Town Council for their respective consideration. A majority of GPAC members agreed that both Alternative A and D did not adequately meet the direction from the GPAC. The consensus amongst members was to focus on both Alternatives B and C which resulted in close to or above 2,000 net new housing units. Nearing and/or exceeding the 2,000 net new dwelling units would provide the Town enough flexibility to plan for projected housing requirements from future Regional Housing Needs Allocation (RHNA) cycles.

The GPAC narrowed down the selection to Alternative C as the preferred land use alternative framework because it provided opportunities for a wider range of housing types to meet the needs of a diversifying community, while exceeding the 2,000 net new dwelling unit target. Alternative C included a variety of development assumptions pertaining to redevelopment percentage, allowable density range, typical density, and FAR (Table 1: GPAC Preferred Alternative Development Assumptions). These assumptions fluctuated depending on whether a parcel is located within one of the seven designated Opportunity Areas or not. Alternative C also allowed for the ability of development within specific areas in Town to have a potential maximum height of up to 50 feet or 4 stories. Increasing the allowable height would

potentially encourage the development of smaller multi-family units, which are needed to meet the housing target in the Alternative .

In addition to selecting Alternative C as the Preferred Land Use Alternative Framework, the GPAC directed Town staff and the Consultant team to retain the existing seven Opportunity Areas and include an eighth Opportunity Area for Downtown Los Gatos (Figure 1: Opportunity Areas and General Plan Land Use Designations). This new Opportunity Area would be restricted to only those parcels designated with the Central Business District Land Use Designation or C-2 Zoning Designation. The rationale behind including Downtown as a new Opportunity Area stems from community feedback as well as GPAC consensus that there is the potential to increase the number of dwelling units in Downtown to create an even more vibrant, walkable environment.

As the GPAC works on the Land Use Element and other content of the General Plan update, the GPAC may refine the specific application of height and density increases within and outside the identified Opportunity Areas.

**GPAC Preferred Land Use Alternative**

The following is the GPAC Preferred Land Use Alternative Framework depicted through a series of tables and maps. The GPAC Preferred Alternative reflects Alternative C as the base with the addition of the Downtown as an Opportunity Area. The assumptions used to calculate potential new dwelling units Downtown were based on the same assumptions used to calculate the potential new dwelling units for Neighborhood Commercial, shown in Table 1 (GPAC Preferred Alternative Development Assumptions).

*Table 1: GPAC Preferred Alternative Development Assumptions*

Land Use Designation	GPAC Preferred Alternative									
	Existing Density Range (DU/AC)	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
		Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	0 to 5	5%	10%	5 to 12	8 to 16	10	14	0.5	164	180
MDR	5 to 12	10%	10%	12 to 20	14 to 24	16	20	0.75	315	166
HDR	12 to 20	15%	15%	20 to 30	30 to 40	26	36	1.25	98	236
NC	0 to 20	10%	15%	0 to 20	20 to 30	18	26	0.75	7	192
MU	0 to 20	10%	20%	0 to 20	30 to 40	18	26	1	21	449
CBD	0 to 20	N/A	15%	N/A	20 to 30	N/A	26	0.75	0	136



Table 2: Land Use Alternatives Comparison

	Alternative A	Alternative B	Alternative C	Alternative D	GPAC Preferred Alternative
<b>Population</b>					
Total Net New Population	2,834	4,598	5,587	7,682	5,914
Total Population	3,974	5,738	6,727	8,822	7,054
Total Projected 2040 Population	34,969	36,733	37,722	39,817	38,049
<b>Housing</b>					
Net New Dwellings	681	1,416	1,828	2,701	1,964
Potential Net New Accessory Dwelling Units	500	500	500	500	500
<b>Total Net New Dwelling Units</b>	<b>1,181</b>	<b>1,916</b>	<b>2,328</b>	<b>3,201</b>	<b>2,464</b>
Pending/Approved Dwelling Units	475	475	475	475	475
<b>Total Future Dwelling Units</b>	<b>1,656</b>	<b>2,391</b>	<b>2,803</b>	<b>3,676</b>	<b>2,939</b>
Dwelling Units Per Land Use Designation					
Low Density Residential (LDR) - in OA	95	141	180	283	180
Low Density Residential (LDR) - outside OA	43	160	164	264	164
Low Density Residential (LDR) - Total Dwelling Units	<b>138</b>	<b>301</b>	<b>344</b>	<b>547</b>	<b>344</b>
Medium Density Residential (MDR) - in OA	129	166	166	258	166
Medium Density Residential (MDR) - outside OA	120	315	315	561	315
Medium Density Residential (MDR) - Total Dwelling Units	<b>249</b>	<b>481</b>	<b>481</b>	<b>819</b>	<b>481</b>
High Density Residential (HDR) - in OA	104	104	236	322	236
High Density Residential (HDR) - outside OA	54	81	98	98	98
High Density Residential (HDR) - Total Dwelling Units	<b>158</b>	<b>185</b>	<b>334</b>	<b>420</b>	<b>334</b>
Neighborhood Commercial (NC) - in OA	30	76	192	194	192
Neighborhood Commercial (NC) - outside OA	2	7	7	25	7
Neighborhood Commercial (NC) - Total Dwelling Units	<b>32</b>	<b>83</b>	<b>199</b>	<b>219</b>	<b>199</b>
Mixed Use Commercial (MUC) - in OA	91	345	21	630	21
Mixed Use Commercial (MUC) - outside OA	13	21	449	66	449
Mixed Use Commercial (MUC) - Total Dwelling Units	<b>104</b>	<b>366</b>	<b>470</b>	<b>696</b>	<b>470</b>
Central Business District (CBD) - Total Dwelling Units	-	-	-	-	<b>136</b>
<b>Employment</b>					
Employment	1,280	1,280	1,280	1,280	1,280

Figure 1: Opportunity Areas and General Land Use Designations

