



**GENERAL PLAN
2019 ANNUAL PROGRESS REPORT**

INTRODUCTION

The Town Council adopted the Town of Los Gatos 2020 General Plan on September 20, 2010 after an extensive two-year community process to update and build upon the strong foundational framework established by the Town's 2000 General Plan.

On May 5, 2015, the Town adopted its 2015-2023 Housing Element which is a required sub-element of the General Plan. The State Housing and Community Development Department certified the Housing Element on May 20, 2015.

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

2019 SIGNIFICANT PROJECTS

The following significant Planning efforts made progress or were completed in 2019:

- General Plan Update
The Town Council approved a Vision and Guiding Principles for the General Plan update and the General Plan Advisory Committee continued their work on the update. Work on the update is anticipated to be completed by the end of 2020.
- 16212 Los Gatos Boulevard
The Town Council conducted public hearings and approved a Planned Development application with modifications. The Los Gatos Boulevard application allows for a new 11,300-square foot commercial building.
- 16100 Greenridge Terrace
The Town Council conducted public hearings and approved a Planned Development application with modifications. The Greenridge Terrace application allows for eight hillside lots.
- Town Code Amendments (Streamlining)
Amendments to the Town Code streamlining the process for shared parking, valet parking, parking lot improvements, and hillside homes were adopted by the Town Council.
- Town Code Amendments (Hillside Fences)
Amendments to the Town Code regarding fences, hedges, and walls, including regulations for the hillside area of Town were adopted by the Town Council.

- Town Code Amendments (Demolition)
Amendments to the Town Code regarding demolition regulations were adopted by the Town Council.
- Town Code Amendments (Building, Fire, and Reach Codes)
Amendments to the Town Code regarding Building, Fire, and Reach codes were adopted by the Town Council.
- Town Code Amendments (Land Use Appeals)
Amendments to the Town Code regarding the land use appeal process were adopted by the Town Council.

HOUSING ELEMENT ANNUAL PROGRESS

The Housing Element Annual Progress Report for 2019 is attached as Exhibit A.

PROPERTIES ANNEXED TO THE TOWN IN 2019

The Town Council approved the following annexations to the Town of Los Gatos from Unincorporated Santa Clara County in 2019:

- El Gato Lane No. 3: 15760 El Gato Lane (approximately 0.19 acres)
Approved February 5, 2019
- Island Annexations (approximately 308 parcels)
Approved June 18, 2019

N:\DEV\TC REPORTS\2020\GP APR\Attachment 1 - 2019 General Plan Annual Progress Report.doc

***This Page
Intentionally
Left Blank***

Jurisdiction	Los Gatos	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1				2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, M/H)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							0	0	2	0	0	52	4	58	58	0	0		
	527-11-009	15665 Shady Ln			SFD	O	2/6/2019								1	1	0	No	
	529-01-017	25 W. Main St			2 to 4	R	1/24/2019			2					1	3	0	No	
	529-18-053	16940 Roberts Rd			SFD	O	2/11/2019								2	2	0	No	
	424-18-025	146 Oakmont Way			ADU	R	1/7/2019						1		1	1	0	No	
529-44-005	529-44-012	133 Sisters Ct			ADU	R	1/10/2019						1		1	1	0	No	
	510-15-020	211 A Belmont Ave			ADU	R	1/11/2019						1		1	1	0	No	
	510-41-007	33 Walnut Ave			ADU	R	1/23/2019						1		1	1	0	No	
	537-11-034	14310 Arnerich Rd			ADU	R	1/28/2019						1		1	1	0	No	
	523-25-023	15935 Linda Ave			ADU	R	2/8/2019						1		1	1	0	No	
529-15-005	529-15-100	16789 Frank Ave			ADU	R	2/12/2019						1		1	1	0	No	
	510-43-005	56 A Fairview Plaza			ADU	R	2/14/2019						1		1	1	0	No	
	532-15-024	142 Twin Oaks			ADU	R	2/28/2019						1		1	1	0	No	
	532-07-039	16496 Ferris Ave			ADU	R	4/8/2019						1		1	1	0	No	
	529-39-040	201 Sund Ave			ADU	R	4/10/2019						1		1	1	0	No	
	410-19-018	15964 Rose Ave			ADU	R	4/11/2019						1		1	1	0	No	
	529-21-044	17260 Pine Ave			ADU	R	4/19/2019						1		1	1	0	No	
	527-02-006	15840 Shady Ln			ADU	R	5/14/2019						1		1	1	0	No	
	510-47-025	100 Clifton Ave			ADU	R	5/14/2019						1		1	1	0	No	
	424-20-032	15547 Corinne Dr			ADU	R	2/25/2019						1		1	1	0	No	
	529-35-065	101 Central Ave			ADU	R	5/15/2019						1		1	1	0	No	
	407-14-006	14530 Quito Rd			ADU	R	5/22/2019						1		1	1	0	No	
	532-29-061	52 Whitney Ave			ADU	R	2/20/2019						1		1	1	0	No	
	532-28-038	210 Loma Alta			ADU	R	5/28/2019						1		1	1	0	No	
	537-24-015	333 A Happy Acres			ADU	R	4/5/2019						1		1	1	0	No	
	532-35-041	16868 Filmer Ave			ADU	R	6/12/2019						1		1	1	0	No	

Jurisdiction	Los Gatos	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	201											201
	Non-Deed Restricted												
Low	Deed Restricted	112		2								2	110
	Non-Deed Restricted												
Moderate	Deed Restricted	132										55	77
	Non-Deed Restricted		2	3	4	18	28						
Above Moderate		174	13	38	9	7	3					70	104
Total RHNA		619											
Total Units			15	43	13	25	31					127	492

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Los Gatos		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
North 40 Specific Plan Area Rezoning	Rezone Specific Plan Area	Within 3 years	North 40 Specific Plan zoning designation adopted on August 4, 2015.
Below Market Price (BMP) Program	Continue to implement the BMP Program in order to increase the number of affordable units in the community.	On-going	BMP Program is implemented on all residential projects that meet the criteria.
Enhanced Second Unit Policy	Amend the Town Code to allow more opportunities for new deed-restricted second units to be affordable to lower income households.	Within 1 year	Accessory Dwelling Unit Ordinance amendments adopted on 2/6/18.
General Plan Density Bonus	Continue to provide up to a 100% density bonus for developments that provide housing for elderly, handicapped, and/or very low and low income households.	On-going	This is an incentive that would be provided to projects that meet the criteria.
BMP In-Lieu Fees	Use BMP in-lieu fees to increase and preserve affordable housing.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.
Extremely Low-Income Households	Offer incentives to developers to develop this type of housing.	On-going	The Town will consider incentives when projects of this nature are proposed.
Funds for Development for Extremely Low-Income Households	Use BMP in-lieu fees to subsidize these types of projects.	On-going	Use of BMP in-lieu fees will be considered as opportunities arise.

Large Site Program	To assist development of housing for lower income households on sites larger than 10 acres.	On-going	Incentives and assistance will be considered as opportunities arise.
Affordable Housing Overlay Zone	Continue to implement minimum density and incentives in the AHOZ.	On-going	This will be implemented when a project in the AHOZ is considered.
Meeting Los Gatos' Housing Needs Using the AHOZ	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
Transitional and Supportive Housing	Amend Town Code to clarify Transitional and Supportive housing is a permitted use in residential zones.	Within 1 year	The Town will comply with State Law and SB 743 if a project is proposed before the Town Code is amended.
By Right Findings	Develop by-right development findings for North 40 and AHOZ site.	Within 1 year	This has not yet been completed.
No Net Loss	If residential capacity is reduced on a property on the Sites Inventory then the Town will identify and zone another property to accommodate the remaining RHNA.	On-going	If this situation arises the Town will comply with this requirement.
Preserve "At-Risk" Affordable Housing Units	Monitor affordable housing to ensure affordability status is maintained.	On-going	No units are at-risk of converting to market rents in the planning period.
Rental Housing Conservation Program	Any conversion of residential uses must satisfy the housing goals and policies of the General Plan.	On-going	This will be considered if a conversion of residential uses is proposed.
CDBG and other Housing Rehabilitation Programs	Continue to participate in CDBG JPA and CDBG Housing Rehabilitation programs.	On-going	The Town still participates in these programs.
Countywide Home Repair Programs	Support countywide programs that provide assistance to lower income households.	On-going	The Town supports these programs.
Town Housing Resources Guide	Provide information on developments that provide affordable housing units.	On-going	Town Housing Resources Guide is updated when necessary.
Rental Dispute Resolution Program	Continue to administer a Rental Dispute Resolution Program.	On-going	The Town continues to use Project Sentinel to administer a Rental Dispute Resolution Program.
Emergency Shelters	Change Town Code to allow emergency shelters in the CM zoning district as a permitted use.	Within 1 year	Town Code has been amended to address this.

Supportive Services for the Homeless	Continue to support organizations that provide supportive services for homeless persons.	On-going	The Town continues to support organizations that provide supportive services for homeless persons.
Santa Clara County Housing Consortium	Support the efforts of the Santa Clara County Fair Housing Consortium.	On-going	Project Sentinel is a member of the Santa Clara County Fair Housing Consortium and administers the Town's Rental Dispute Resolution Program.
Non-Profit Affordable Housing Providers	Support the efforts of non-profit affordable housing organizations.	On-going	The Town has met with affordable housing organizations regarding potential development in Town.
Increased Range of Housing Opportunities for the Homeless	Continue to support Santa Clara County's Continuum of Care Plan.	On-going	The Town continues to support Santa Clara County's Continuum of Care Plan.
Compliance with the Employee Housing Act	Amend Town Code to address the Employee Housing Act.	Within 1 year	The Town will comply with State Law if a project is proposed or an issue comes up before the Town Code is amended.
Senior Housing Resources	Update senior resource materials regularly.	Annually	Senior resource materials are updated when necessary.
Governmental Constraints	Remove affordable housing development constraints.	Every 3 years	The Town's Housing Element contains a number of items that limit or remove constraints.
Reasonable Accommodation Ordinance	Amend the Town's Reasonable Accommodation Ordinance.	Within 1 year	This has not yet been completed.
Persons with Disabilities	Remove constraints to housing with persons with disabilities.	Every 3 years	Removal of constraints is considered when necessary.
Special Needs Housing	Give priority to special needs housing.	On-going	If a project of this nature is submitted it will be given priority.
Special Needs Housing	Include preferential handling of special needs populations.	On-going	Will be considered when plans are adopted and projects are funded.
Rental Assistance for Persons with Developmental Challenges	Explore opportunities to work with local and/or regional partners to provide rental assistance for persons with developmental challenges.	On-going	The Town will explore opportunities with local and/or regional partners during this Housing Element cycle.
Universal Design	Consider universal design enhancements and include universal design features in new construction.	Every 2 years	The Town will consider enhancements to universal design and the Town requires universal design features in new construction consistent with Building Code requirements.
Universal Design Awareness	Increase awareness of universal design principles.	Within 2 years	The Town will take appropriate actions to increase awareness of universal design principles.
Developmental Challenges	Continue to work with the CA Department of Developmental Services to inform citizens of available services.	On-going	The Town will work with the CA Department of Developmental Services to inform citizens of available services.

Jurisdiction	Los Gatos	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	28
Above Moderate		3
Total Units		31

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	55
Number of Proposed Units in All Applications Received:	58
Total Housing Units Approved:	58
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas