

From: Phil Koen
Sent: Sunday, September 5, 2021 8:53 AM
To: Joel Paulson
Cc: Laurel Prevetti; Robert Schultz
Subject: Follow up question

Joel,

Thank you for your reply. Please see the question which is circled in red. I am not sure I understand your response.

I understand that SB 9 places limitations of adding ADU's on subdivided lots, however my question is what is the benefit of increasing the density of LDR zoned lots from 1-5 du/acre to 1-12 du/acre assuming SB 9 is law (which will allow sub-division by-right) and the existing ADU law which allows up to 2 ADU's on a LDR zoned property? What does the Town gain from the perspective of creating more opportunity to increase the supply of housing by increasing densities? Can you please be specific as to the impact on LDR land use. What type of housing could be built as a result of the LDR density increase (ignoring ADU's).

My second question is why is the 2040 GP being approved before the HE is updated? Other cities, such as Menlo Park, are updating the LUE, HE, safety, environmental justice, zoning ordinance and map simultaneously. In addition MP is submitting a preliminary HE to HCD to get early feedback on the HE draft. After all of that is completed, the DEIR process is started.

It appears LG has bifurcated the process, and is seeking GP adoption before a new HE which creates a concern over internal consistency. For example, how can we adopt the 2040 GP before we are told exactly how many affordable housing are being planned for out of the 3,738 new units?

I would greatly appreciate an explanation as to why the bifurcation of the HE is good process and the Staff's thinking behind doing this. I'll send you a copy of MP process so you have an understand how that city is updating their GP.

Thank you.

Phil Koen

From: Phil Koen

Sent: Sunday, September 5, 2021 9:18 AM

To: Joel Paulson; Laurel Prevetti

Cc: Robert Schultz

Subject: Menlo Park -Housing-element-update - plan.pdf

Joel,

MP is pursuing a very different process in updating their 2040 GP. Why doesn't the Town update the HE at the same time as the LUE so the public has a complete understanding of all proposed changes and impacts? Note that MP just launched their update process as of May 2021.

Phil Koen



STAFF REPORT

City Council

Meeting Date:

5/25/2021

Staff Report Number:

21-115-CC

Regular Business:

Receive an overview of the housing element update project and provide feedback on the goals and objectives, roles and responsibilities of the various reviewing and decision-making bodies, and the community engagement and outreach plan

Recommendation

Staff recommends that the City Council receive an overview of the housing element update project and provide feedback on the following:

- Goals and objectives (Table 1),
- Roles and responsibilities of the various reviewing and decision-making bodies (Table 2), and
- Community engagement and outreach plan (Tables 3 and 4.)

Policy Issues

The components of the housing element update will consider a number of land use, environmental and housing policies.

Background

Under California law, every jurisdiction in the State is required to update the housing element every eight years and have it certified by the California Department of Housing and Community Development (HCD.) The Housing Element is one of seven State-mandated components of the City's General Plan, and requires local governments to adequately plan to meet their existing and projected housing needs for all income levels. The City Council last adopted the housing element, which is included as Attachment A, in April 2014 and covers the planning period from 2015-2023. The next cycle's deadline for jurisdictions in the Bay Area, which is set by HCD, is January 2023, and covers the planning period for 2023-2031. This is also known as the sixth housing element cycle.

Recognizing the complexity, importance and time-intensive nature of the housing element process and its related work, the City Council unanimously supported the initiation of the housing element as one of its top five project priorities for fiscal year 2020-21 on August 18, 2020. The City Council has continued to express support for the housing element as a top priority, most recently during its discussion on goals and priorities April 20, 2021.

The housing element must be consistent with the City's general plan and updated for compliance with State law and include City policies, strategies, and actions to facilitate the construction of new housing and preservation of existing housing to meet the needs across all economic levels of the City. The City's anticipated regional housing need allocation (RHNA) for the next planning period is approximately 3,000 units, which is a 358 percent increase from the last housing element cycle. Menlo Park is not alone in seeing a large increase in its housing allocation. The RHNA is still considered a draft, although staff does

not believe the numbers will substantially change with the final adoption by the Association of Bay Area Governments anticipated in late 2021.

Analysis

Project components and timeline

On March 23, 2021, the City Council selected the M-Group to lead the City's housing element update project over the course of the next 18 months. The project is complex and will consist of the following main components:

- Implement a robust community outreach process that will be informed by the Community Engagement and Outreach Committee (CEOC);
- **Update the housing element**, including addressing affirmatively furthering fair housing (AFFH) and other State mandates, which will require the City to **increase the housing supply and the mix of housing types**, tenure and **affordability level** and take meaningful actions to combat discrimination and replace segregated living patterns with integrated and balanced living patterns;
- **Amend the land use element, the zoning ordinance and/or rezone property to demonstrate compliance with the City's RHNA;**
- **Develop an environmental justice element to advance equity and address potential environmental health risks in the City;**
- **Update safety element to address climate adaptation for compliance with State law; and**
- **Prepare a fiscal impact analysis (FIA) and environmental impact report (EIR) to inform the public and decision-makers of potential fiscal and environmental impacts of the project.**

Given the extent of the work and the mandated deadline, **much of the work on the four different general plan elements will happen concurrently.** The project will be fast-paced, but there will be multiple opportunities for public, Commission and City Council feedback and check-ins during the key milestones. Attachment A includes a graphic timeline that shows a general overview of the community workshops, activities and meetings during the process. Background and data collection, including stakeholder and focus group meetings, and broader community outreach and education will be happening in the coming weeks and months with the second half of the timeline more focused on the technical studies and refinement of the documents.

There are a number of requirements that must be met in order for HCD to certify a housing element. One of the key components of the housing element update is **the site inventory and analysis to demonstrate that the City can meet its RHNA.** The City's land use strategy is anticipated to involve both a mix of rezoning of sites as well as program changes such as zoning ordinance amendments that may modify existing land use regulations and/or create new zoning districts. Site selection for rezoning will require the City to take a holistic view and determine where additional housing can be accommodated throughout the City. There are a number of potential strategies to consider, **from looking at existing development in the pipeline, to conversion of commercial zoning to mixed-use, to intensification of sites near transit and other services, to further incentivizing accessory dwelling unit production.** The selected combination of strategies, however, will require the City to rezone land throughout the City. This will not only be necessary to create a balance of housing across the City, but also to **comply with affirmatively furthering fair housing**, which is a new requirement of housing elements. The City is aware of several potential opportunity sites, including the United States Geological Survey (345 Middlefield Road), SRI Campus (333 Ravenswood Avenue), former Flood School site (321 Sheridan Drive), and a small portion of the Veteran's Affairs (795 Willow Road) site that will be explored, although the latter site would not be formally rezoned as a federally-owned property. During this summer, members of the **public will have an opportunity to provide input on the land use**

strategy options. Both the Planning Commission and Housing Commission will have an opportunity provide feedback prior to the City Council providing direction on the preferred land use approach to be studied in the EIR and FIA.

HCD plays a critical role in reviewing every local government’s housing element to determine whether it complies with state law and then submits findings back to each jurisdiction. HCD’s review is required before a local government can adopt its general plan. Staff is seeking HCD’s review of the draft before the release of the EIR and FIA. Therefore, the draft documents should be completed by late 2021 for review by the Housing Commission, Planning Commission and City Council. While this extra step compresses the timeline, it helps ensure the City is on the right path for certification.

Project goals and objectives

The housing element update process must be inclusive and reflect the values of the City. Staff and the consultant team, collectively referred to as the project team in this staff report, are proposing to approach the project with three overarching and interrelated goals as shown in Table 1. These goals will help achieve the objective of creating and adopting a housing element, environmental justice element, land use element, and safety element update that reflect the values of the community and create a place where all residents can enjoy a high quality of living.

Table 1: Draft project goals	
Project goal	Intent
Create a balanced community	Plan for the whole community in a sustainable, healthy and balanced way.
Focus on affordability	Focus on affordable housing given the difficulty of developing it as compared to market rate housing, and the demand for affordable housing options.
Forward social justice	Work with the community to help ensure participation and access to the process, and take intentional steps that improve equity for historically marginalized people and areas.

All of these goals are with a given expectation that the process will include full disclosure. This means that all relevant information, including the environmental and fiscal impacts, will be shared with the community and decision-makers to provide informed feedback and actions. At its meeting on May 25, the City Council may wish to comment on or include additional goals for the project.

Roles and responsibilities

The project requires the involvement and dedication of many people beyond the project team. Table 2 identifies the general roles and responsibilities of elected, appointed and advisory bodies while the community engagement plan section below discusses the importance of community participation during the process. The City Council, Planning Commission, Housing Commission, City Council ad hoc subcommittee, and the CEOC will each have a formal role in the process. The latter two bodies are were specifically formed by the City Council to support this project and will disband following its completion. To help prepare for the meeting of May 25 meeting with the full City Council, the project team met with the City Council subcommittee, comprised of Mayor Combs and City Councilmember Wolosin, to provide a high-level overview of the concepts covered in this report.

Table 2: Housing element update roles and responsibilities

Elected/appointed/advisory body	Role	Tasks and responsibilities
City Council	Final decision-making body	<p>To review and provide guidance on the overall project and key milestones, such as the selection of the preferred land use alternative, in order to successfully complete the project by December 2022.</p> <p>City Council meetings are typically conducted on the second and fourth Tuesdays of each month and items will be scheduled on an agenda as needed. Information items may be provided to keep the City Council informed of the status of the project.</p>
City Council Housing Element Update Subcommittee (ad hoc, Mayor Combs and City Councilmember Wolosin)	Advise on key topics areas:1) project objectives, 2) site selection, and 3) goals, policies and programs for the four different general plan elements, 4) liaising with other agencies/districts, and other topics as necessary where City Council feedback would be beneficial for maintaining the project schedule.	<p>To provide guidance to the project team on key topic areas as needed.</p> <p>Meetings will be scheduled as needed.</p>
Planning Commission	Recommending body to the City Council on the housing element, environmental justice element and safety element and related components.	<p>To review and provide feedback on key project components, including the land use alternatives, draft documents, potential zoning ordinance amendments, as well as conducting meetings on the scope of and draft EIR.</p> <p>Planning Commission meetings are conducted typically on the second and fourth Mondays of each month and items will be scheduled on an agenda as needed.</p>
Housing Commission	Recommending body to the City Council on the housing element.	<p>To review and provide feedback on the housing element, including the land use alternatives, policies and programs, and the draft housing element.</p> <p>Housing Commission meetings are conducted monthly on the first Wednesday of the month and items will be scheduled on an agenda as needed.</p>

Community Engagement and Outreach Commission (CEOC)

Assist the City in ensuring a broad and inclusive community outreach and engagement process, and help guide and provide feedback on the types and frequency of activities/events/meetings and the strategies and methods for communicating with the various stakeholders in the community.

The primary responsibilities of the group would be to:

- Serve as an ambassador of the project and encourage people to participate in the process;
- Help guide and provide feedback on the community engagement plan; and
- Serve as a community resource to provide information to and receive input from the community on matters related to community engagement and public outreach.

The primary responsibilities of each member would be to:

- Identify effective ways to inform and engage the various stakeholders about the project;
- Commit to constructive dialogue, mutual respect and collaboration; and
- Share local knowledge.

Meetings are anticipated to be monthly on Thursday evenings between May 2021 and November 2021, with check-in meetings as needed afterward.

Community engagement and outreach plan

Given the strong emphasis on creating an inclusive process, the City will be providing many opportunities for the community to get involved. The City would like to engage a broad range of stakeholders that will inform key aspects of the project. The CEOC will be play an integral role in the project’s outreach and engagement effort, making sure that the activities and meetings are appropriate, inclusive, accessible and informative. Receiving input and learning about what is important to the community is just as important as the City providing learning opportunities for what the project is about and why it is important, so the lines of communication are two-way. Change can be difficult, but no change is not an option for successful completion of this particular project. Upon City Council appointments to the CEOC, scheduled for May 25, the CEOC is anticipated to convene May 27 to review the draft community engagement and outreach strategy for the project.

A draft of the community engagement and outreach plan outline is included as Attachment B. The outline provides a high-level overview of the various outreach and engagement activities, including online tools, format, and exercises to broadcast and elicit ideas. Because not everyone learns the same way or has access to the same resources or time to dedicate to multiple meetings, the engagement plan offers a variety of opportunities to engage in the process. The purpose of the outreach is to include and involve as many community members as possible to ensure that all voices are heard and included in the decision-making process. For that reason, the engagement plan will likely evolve and respond to what has and hasn’t been effective and circumstances as the process moves forward. For example, currently meetings are to be conducted virtually, but they could evolve into a hybrid format when safe to do so or the proposed project gallery could be delayed or repurposed given in-person, indoor activities and facilities space may be limited in the near term due to COVID-19 restrictions or precautions. The project team is willing to adapt as needed, keeping in mind that preparation and advertisement of meetings will add some limitations to how much change can occur while trying to accomplish the bulk of site selection and policy work in the next 4-6 months. Table 3 summarizes the proposed types of activities and meetings that could occur as part of the outreach and engagement plan.

Table 3: Proposed Community engagement and outreach activities	
Activities and meetings	Description
Focus groups	Meetings designed to garner comments to develop an understanding of local issues and concerns. The targeted groups include housing organizations service providers, renters, homeowners, businesses, and housing developers.
Environmental justice and safety element outreach meetings	Informational and public input meetings to inform the public about the purpose of these elements and receive feedback on areas of concerns.
Individual (and/or group) interviews	Series of meetings to concentrate on smaller groups such as seniors, veterans, people with disabilities. These meetings can be conducted on the phone or in-person.
Partner with local non-profit community groups	Partner with local non-profit community groups to help with the outreach program.
General outreach meetings	General meetings to keep the community informed about the project, to answer questions, and to receive specific comments. These meetings are intended to be interactive. A video on the topic of environmental justice and the safety element is planned.
Pop-up events	Informal way to meet people, share information and garner input (e.g. farmer's markets.)
Project gallery	In-person display that allows people to access information other than on the computer.
Community survey	A method to seek information and feedback from the community on topics related to the project. Information gathered will be used to help inform policies and programs.
Housing introduction seminar	Seminar for community members who would like to understand the housing element components and process in more detail.
Key milestone meetings	Meetings during key milestones such as community vision, site selection, policies and draft documents.

Table 4 below provides a draft timeline of the key upcoming community engagement and outreach activities, pending feedback from the CEOC. The process will be intense, but it's needed in order to prepare the EIR and FIA and meet our December 2022 adoption date. The proposed activities and meetings are expected to help create a project that reflects the community's values. The City Council may wish to provide feedback on the types and frequency of activities and meetings before the project team meets with the CEOC to review the engagement and outreach plan.

Table 4: Upcoming community engagement and outreach schedule	
Date	Activities and meetings
May 27, 2021 (tentative)	CEOC meeting #1
June 2021	Housing introduction seminar
June 2021	Individual/group interviews
June 2021	Focus groups
Summer 2021	Initial outreach on environmental justice and safety elements
June/July 2021	CEOC meeting #2
Mid-summer 2021	Survey
Late summer 2021	Housing Commission - Preliminary land use strategies
Late summer 2021	Community visioning
Fall 2022	Land use alternatives review

The process for the next six months will be intensive and include gathering data and input, synthesizing information and preparing draft documents. To help meet timelines, the project team will need to stay focused. The City Council meeting of May 25 is an opportunity for the City Council to provide feedback to the project team on the following:

- Goals and objectives (Table 1),
- Roles and responsibilities of the various reviewing and decision-making bodies (Table 2), and
- Community engagement and outreach plan (Tables 3 and 4.)

As part of this feedback, the project team is seeking confirmation that the City Council is committed to this work plan. This will help advance the project team's efforts.

Impact on City Resources

On November 10, 2020, the City Council authorized up to \$1.69 million for the preparation of the housing element, including consultant services and partial funding for two full-time equivalents for the fiscal year 2020-21. On March 23, 2021, the City Council authorized the city manager to negotiate a scope of work and fee and execute an agreement with the M-Group for a fee, not to exceed \$982,000.

Environmental Review

This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines §§ 15378 and 15061(b)(3) as it will not result in any direct or indirect physical change in the

environment. As part of the housing element update process, an EIR will be prepared.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. The City also sent a citywide mailer about the City's housing element update project in early May.

Attachments

- A. Hyperlink – Housing element (2015-2023): menlopark.org/DocumentCenter/View/4329/Adopted-Housing-Element-2015-2023?bidId=
- B. Community outreach and meetings schedule – Process graphic
- C. Draft community outreach and engagement outline

Report prepared by:

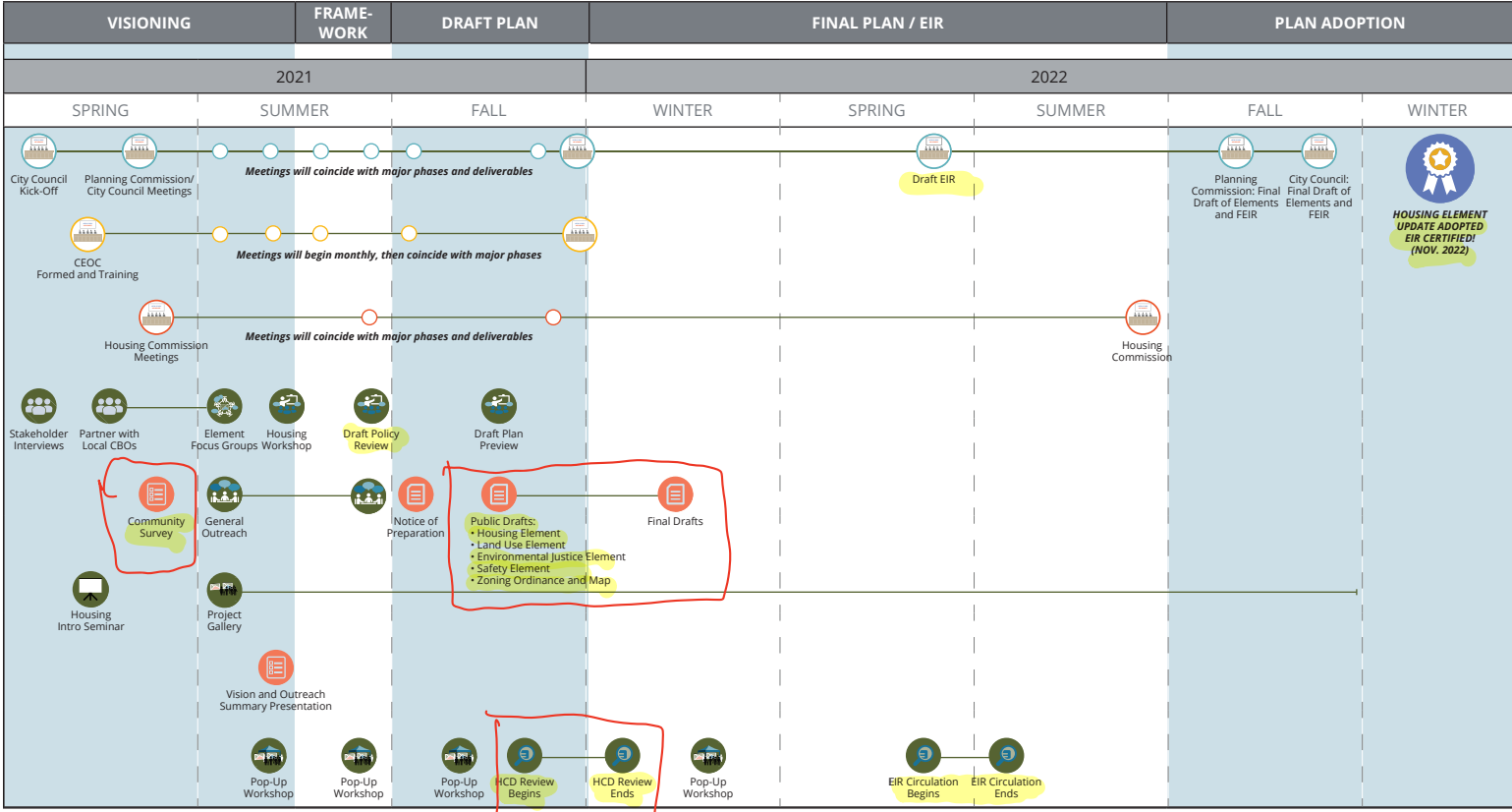
Deanna Chow, Assistant Community Development Director

Report reviewed by:

Justin Murphy, Deputy City Manager

CITY OF MENLO PARK HOUSING ELEMENT UPDATE
COMMUNITY OUTREACH & MEETINGS SCHEDULE

PROCESS GRAPHIC VERSION: MAY 2021





Menlo Park Housing, Safety and Environmental Justice Elements Community Outreach and Engagement Outline

The following provides a high-level overview of the **project community outreach and engagement activities**. The purpose of the outreach is to include and involve as many community members as possible to ensure that all voices are heard and included in the decision-making process.

Individual (and/or group) Interviews

Purpose: The purpose of these interviews is to actively include various groups and individuals into the engagement process. The individual interviews will allow for traditional phone or in-person interviews with community members.

This series of meetings will concentrate on smaller groups such as seniors, veterans and people with disabilities. These meetings will also include talking to people who may not have access to technology and would rather talk on the phone or in-person rather than join a video meeting.

Result: These smaller interview meetings will result in key insights shared by key stakeholders.

Housing Introduction Seminar

Purpose: This meeting will provide information to the community about housing element topics. This meeting is intended to be a general informational meeting.

M-Group will provide a Housing Introduction Seminar online for community members who want to understand housing issues in Menlo Park. This seminar would also outline the major themes of the housing element update including:

- History of racial segregation in planning and housing
- Housing Element Requirements
- Housing Element Schedule
- Community Involvement: Ways to provide comments and suggestions
- Existing Conditions
- Racial and Ethnic Equity

Result: The housing introduction seminar will provide a foundation level of information so that interested community members have the necessary knowledge to participate fully in the planning process.

Partner with Local Nonprofit Community Groups

Purpose: The purpose these partnerships is to work closely with local nonprofits to ensure strong community involvement with the planning process.

As part of the overall outreach approach, we will partner with local nonprofit community groups and seek to involve them in the outreach program.

Result: Effective partnerships with community groups will insure a successful community engagement effort and more community acceptance of the planning effort.



Focus Groups

Purpose: The purpose of these focus groups is to gain insight from a wide variety of perspectives. We will ask about challenges, recommendations, and other concerns they would like to share. This information will be used to describe issues and concerns to address in the Housing Element.

These meetings will be designed to garner comments to develop an understanding of local issues and concerns in various topic areas. The targeted groups will include Housing Organizations, Service Providers, Renters, Homeowners, Businesses, and Housing Developers.

Result: These meetings will help identify pressing issues and community concerns.

General Outreach Community Meetings

Purpose: The purpose of these meetings is to obtain public comments and feedback on any portion of the Housing, Environmental Justice, and Safety Element update.

These outreach meetings will be designed to be interactive meetings to answer questions and garner specific comments from residents. These meetings are intended for any resident to provide comments on any aspect of the Housing Element, Safety Element, Environmental Justice Element and Land Use Strategy. Quick poll questions will be asked during the meetings in order to keep participants engaged and interested. Attendees of these meetings will be given the link to the online survey and given the opportunity to provide dots on maps of where new housing should be planned for. The General Outreach meetings will be ongoing through the plan framework phase.

Result: These community meetings will result in a shared basis of information and an opportunity for interested people to have their voices heard and questions answered.

Project Gallery

Purpose: The project gallery is intended to provide a low-tech forum where people can get information about the project without the need to rely on the internet or technology to obtain information.

M-Group will work with City staff to prepare a gallery in a large conference room in the Library or other publicly accessible space (that is handicap accessible) or large room for the project. This would allow people to come and understand the project without internet access. This Gallery will have maps, a project website kiosk, a survey kiosk, comment box, posters, and project schedule. In addition, educational videos from the housing symposium can be provided. People would be able to come as go as is convenient for them during the hours of operation.

Result: The project gallery will result in wider community outreach and engagement by providing real-world display that is more accessible than computer based methods. Written comments left by participants will be collected and shared with the public and decision makers.



Environmental Justice and Safety Elements Outreach Meetings

Purpose: The purpose of these meetings is to get feedback from people on specific Environmental Justice/Safety Element topics. Meeting with people from disadvantaged communities.

M-Group will hold informational meetings and public input meetings to inform the public of the nature of these elements and feedback on areas of concern from the community. We plan to have an integrated approach where safety and environmental justice will be discussed in conjunction with each other and the Housing Element. These meetings will include climate change, sea level rise, fire safety, local hazards, and creating more equity in land use and planning within the community. An introduction video will be provided to accompany the meetings.

Result: Information gained from these meetings will be utilized to identify and refine issues for inclusion in the Environmental and Safety Elements.

Preliminary Land Use Strategies Descriptions with Housing Commission

Purpose: The purpose of the meeting is to introduce land use strategies to the Housing Commission and the public.

M-Group will provide an overview of site selection and specific strategies to implement the RHNA allocation. We will outline different types of site selection options. The purpose of this meeting is to inform the public and Housing Commission what site selection options can be utilized.

Result: Provide defined housing strategies for the Housing Commission and General Public to consider as part of the site selection process

Community Survey

Purpose: The purpose of the community survey is to get feedback from a wide cross section of the community on a variety of issues and concerns.

M-Group will develop a survey in coordination with City staff to gain information about the community, housing needs, housing related concerns, and issues that may not be readily evident. This survey will be provided in English and Spanish (with other languages upon request). Results of the survey will be available on the website. **A gift card drawing will be provided to encourage people to fill out the survey.**

The survey will include questions that covers Housing Policy, Environmental Justice, Safety, racial equity, special housing needs, and other housing issues. The survey will be provided in both Spanish and English.

Result: The community survey will provide detailed information on a city-wide scale that can help identify issues of concern and define policy choices for many of the housing, safety, and environmental issues under consideration.

Pop-up Meetings

Purpose: The purpose of these pop-up events is to reach out to individuals as they go about their daily lives into the engagement process. This will allow us to interact with people directly as they visit the booth during the farmers' market.



These pop-ups will be designed to be an informal way to meet people where they are and garner comments in a relaxed setting from residents at events such as the farmers' markets. These meetings are intended for people to provide comments or concerns on any aspect of the Housing Element, Safety Element, Environmental Justice Element and Land Use Strategy. Attendees of these meetings will be given the link to the online survey and given the opportunity to provide dots on maps of where housing should go. This information will help inform the selection of housing opportunity sites. M-Group staff will be available to answer questions from people who visit the pop-up tent.

Result: These pop-ups will result in a wider selection of viewpoints to be heard as the participants are not self-selecting for participation.

Housing Workshop (Housing Placement and Strategies)

Purpose: The purpose of this meeting to receive direct community input on where housing should go.

M-Group will develop and lead a housing meeting that will explain the parameters and policy requirements, including equity and Fair Housing principals, around planning for new housing. This will allow people to provide input on where new housing should be planned for within the city. This meeting will give people the opportunity to indicate preferences for housing units on the various sites with the strategies outlined at the Housing Commission meeting. We will summarize the comments at the end of the public workshop.

Result: This meeting will provide for interested people to learn more about the opportunities and constraints facing the city. This meeting will also allow for questions and answers to make sure people are having their questions answered in real time. Participants will also be encouraged to participate in showing preferences for new housing locations. These results will also be shared at future public meetings.

Vision and Outreach Summary Presentation

Purpose: The purpose of this meeting is to present our findings and draft vision based on the feedback provided by the community.

At the end of the visioning phase, we will provide a vision summary presentation to the public. This will be a summary of the community outreach feedback. At this meeting, we will solicit additional comments and refinement suggestions for the vision.

Result: This activity will provide a common understanding of the vision and goals for the housing, safety and environmental justice elements.

Draft Policy Review Community Meeting

Purpose: The purpose of this meeting is to present our findings and draft policies based on the feedback provided by the community.

At the end of the plan framework phase, we will present draft policies to the public for review. At this meeting, we will solicit additional comments and refinement suggestions for the policy framework.

Result: This meeting will allow the project team to make refinements to goals and policies in response to feedback from community members.



Draft Plan Review Community Meeting

Purpose: The purpose of this meeting is to present our draft plan based on the feedback provided by the community.

At the end of the draft plan phase, we will present the draft plans (Housing, Safety and Environmental Justice Elements) to the public for review. At this meeting, we will solicit additional comments and refinement suggestions for the draft policy documents.

Result: This meeting will allow the project team to make refinements to goals, policies and programs in response to feedback from community members.

Draft Environmental Justice and Safety Elements to Planning Commission

Purpose: The purpose of this meeting is to present our draft documents to the Planning Commission for review and recommendation to the City Council.

M-Group will present the preliminary draft Environmental Justice Element, Safety Element to the Planning Commission for review and comment.

Result: This meeting will allow the project team to make refinements to goals, policies and programs in response to Planning Commission feedback.

Draft Housing Element, Land Use Element, and Municipal Code Update to Planning Commission

Purpose: The purpose of this meeting is to present our draft documents to the Planning Commission for review and recommendation to the City Council.

M-Group will present the preliminary draft *Housing Element, Land Use Element, and Municipal Code Update* to the Planning Commission for review and comment.

Result: This meeting will allow the project team to make refinements to goals, policies and programs in response to the Planning Commission feedback.

Draft Environmental Justice, Safety Element, Housing Element, Land Use Element, and Municipal Code Update to City Council

Purpose: The purpose of this meeting is to get feedback from the City Council.

M-Group will present the preliminary draft *Housing Element, Land Use Element, and Municipal Code Update* to the Planning Commission for review and comment.

Result: This meeting will allow the project team to make refinements to goals, policies and programs in response to City Council feedback.

From: Phil Koen
Sent: Monday, September 6, 2021 2:33 PM
To: Joel Paulson
Cc: Laurel Prevetti
Subject: VMT projected

Hello Joel,

Could you please explain the material increase in VMT per service population when comparing Alternative 3 (high growth) to the 2040 GP? The DEIR is reporting that the projected VMT per service population for the 2040 GP is 38.45, based on an additional 3,738 units and incremental population of 8,971. Alternative #3's VMT per service population is 21.48, based on additional 3,176 units and incremental population of 7,622. The difference in housing units is a very modest 562 units or 17% where-as the increase in VMT per service population is 79%.

The major difference between the two is Alternative #3 includes increased density ranges within identified Opportunity Areas. The 2040 GP does not have any Opportunity Areas. Given the material difference between the two, is it reasonable to conclude that the 2040 GP does not promote internal trip which results in a material shift to vehicle transportation modes which is increasing VMT per service population and GHG? What is the root cause for the massive increase in VMT per service population?

Thank you,

Phil Koen

From: Phil Koen

Sent: Monday, September 20, 2021 8:48 AM

To: Marico Sayoc; Matthew Hudes; Mary Badame; Rob Rennie; Maria Ristow

Cc: Laurel Prevetti; Joel Paulson; Jak Vannada; Rick Van Hoesen

Subject: Agenda Item #1 - Study Session regarding Draft 2040 General Plan - September 20, 2021

Dear Council Members,

Please find attached a comment paper from the Los Gatos Community Alliance regarding the draft 2040 General Plan. We look forward to having an opportunity to further discuss our thoughts with each of you. While the draft 2040 General Plan is a good starting point, we believe substantive changes are required before the 2040 General Plan can be adopted.

Thank you for considering our suggestions.

Los Gatos Community Alliance

“Cities have the capability of providing something for everybody, only because and only when, they are created by everybody” – Jane Jacobs

The General Plan is more than a legal underpinning for land use decisions; it reflects the community’s priorities and values, and it is a vision about how the community will grow in the context of those priorities and values. What makes Los Gatos special is its small-town atmosphere, unique physical setting, history, and vibrant community character that projects the Town as a safe, charming, and aesthetically pleasing place to call home. The desire to grow and expand the Town’s high quality of life is demonstrated by extensive citizen participation in many service groups and community issues.

While residents may disagree over specific issues, they share a common vision of the future of Los Gatos. Residents are resolute in their desire to maintain a high quality of life, celebrating and preserving the character of the Town while embracing change that comes from future needs. This will require a **balanced approach** to planning for growth which is focused on keeping the Town unique, vibrant, and livable on the one hand, while addressing future development in a thoughtful way where residents can have access to affordable housing, employment, transit, and retail services that can meet their daily needs.

It is with this overarching goal of **seeking balance between our history and our future**, in a Town that is almost fully developed, that we offer the following specific comments about the 2040 General Plan.

- 1. The 2040 General Plan growth needs to be revised downward to accommodate only the anticipated 6th cycle RHNA required growth of 1,993 units plus a 20% buffer. The 2040 General Plan therefore should reflect a potential buildout of 2,392 new units.**

The 2040 General Plan currently reflects 3,263 new units (excluding hillside development) being added over the next 20 years. This is not supported by any population forecast prepared by DOF or ABAG. The draft 2040 General Plan’s inclusion of this excessive proposed growth in housing has driven material, Town-wide changes in land use designations, zoning densities and lot coverage ratios that are not necessary and would not be required if planned growth was more reasonable and more targeted to produce affordable housing in particular locations that the Town can make attractive to development. We all agree that zoning plans must accommodate future growth and be sufficient to ensure redevelopment is financially feasible. The State of California plans new housing in 8-year cycles. The general plan should reflect this 8-year planning cycle (i.e., 2023-2031) and be amended every eight years when new information and future RHNA allocations become known. This thoughtful approach assumes that incremental change is best and is made only when new information is available.

- 2. The center point of the 2040 General Plan must be about creating policies and a mix of mandates and incentives to develop more AFFORDABLE housing in places attractive to development as opposed to simply more housing. When few sites are available and land costs are high, developers will develop land targeting housing at the higher end of the income spectrum.**

Our proposal calls for the development of 1,437 below market rate (BMR) housing units. This is 23% more than the 6th cycle RHNA allocation for BMR, with total housing exceeding the total RHNA allocation by a 20% buffer. By comparison the current draft 2040 General Plan does not commit to any level of BMR housing even though the total units being planned are 64% more than the total 6th cycle RHNA allocation. The Town's historical performance in meeting the BMR RHNA allocation is very poor. For the 5th cycle, the Town so far (there are 2 years left) has achieved only 30% of the BMR target while achieving 84% of the above moderate income housing target. This substantiates the point that, faced with very high land costs and high material and labor costs to build, developers will build housing targeted to higher income levels. Please see the attached "Analysis Housing Units by Income Category" for our plan of housing units by income category. Affordability requirements and proper development incentives (such as inclusionary zoning and density bonuses) can deliver affordable, income restricted housing.

- 3. The 2040 General Plan should incorporate the concept of opportunity areas originally outlined in the Preferred Land Use Alternative and approved by the Town Council to concentrate future affordable development where residents can access employment, transit, and retail services within a "walkable distance" (i.e., ½ mile not 1 mile to a destination).**

We believe strongly that new housing should be built where it will best support economic, social, and environmental priorities. The 2040 General Plan abandons the Town Council's previously adopted Preferred Land Use Alternative. Fundamental to this change was a significant increase in market rate housing over what was required by RHNA resulting in a shift of development from opportunity zones to a Town-wide redevelopment strategy. The DEIR showed that this change in redevelopment strategy, coupled with the lack of job growth in Town (new residents are driving to jobs outside of Town), increased VMT and GHG to unacceptable levels that cannot be mitigated. A focused development strategy around accessible opportunity areas will give the Town the best opportunity to meet the affordable housing goals and will also enable the Town to meet the State's goals in reducing VMT and GHG over the next 20 years. A simple rule of thumb is to concentrate affordable housing in high opportunity areas where increased densities would be allowed and make sense.

- 4. The Housing Element must be prepared simultaneously with both the Land Use Element, and Community Design Element to ensure internal consistency of all the elements and provide residents with a complete understanding of the 2040 General Plan.**

Currently the draft 2040 General Plan does not include an updated Housing Element but rather incorporates an outdated 2015 Housing Element that was built on the 5th cycle RHNA allocation. There are no substantive changes being proposed to the Housing Element as part of the 2040 General Plan. This is a major failing. Given that the 2040 General Plan defines the policy framework by which the Town's physical and economic resources are to be managed and used for the next 20 years, the General Plan must be complete with all elements updated to ensure internal consistency. Only then should the 2040 General Plan be adopted. It is simply too important a document to be developed piecemeal. Only the Housing Element needs to be approved by the State, and this is not due until 2023. There is sufficient time to prepare a complete, well-integrated 2040 General Plan.

5. A Fiscal Impact Analysis (FIA) needs to be prepared to estimate the fiscal impacts of full buildout of the 2040 General Plan.

New development brings increased demands on local government services and infrastructure, but also generates new revenues for local government through additional taxes and fees. A fiscal impact analysis of these increased expenditures and revenues would help to evaluate whether the proposed development would generate sufficient new fiscal revenues to cover the fiscal costs associated with provision of public services over the 20-year planning horizon. This is also consistent with the General Plan's guiding principles of fiscal stability/responsibility. Without completing a FIA, it cannot be known if the 2040 General Plan is fiscally stable. The 2040 General Plan should not be adopted until the full economic impacts of it are known and publicly disclosed.

We appreciate the opportunity to submit these comments on the 2040 General Plan. We want to also publicly acknowledge the countless hours and hard work that GPAC and Staff have spent on creating the current draft 2040 General Plan. It is a good starting point for sure, but we believe substantive changes are required.

We look forward to having an opportunity to further discuss our thoughts with each Council Member and working constructively together to develop a 2040 General Plan that the Town's residents will overwhelmingly support.

Analysis Housing Units by Income Category
(excludes Hillside Residential)

Income Category	AMI for Family 4		5th Cycle			6th Cycle	2040 GP	LGCA	6th Cycle Surplus	
	Threshold	30% per month	RHNA	Actual	% of RHNA	RHNA	Draft	Draft	2040 GP	LGCA
Very Low - <50% of Area Median Income	\$82,850	\$2,071	201	49	24%	537	537	537	0	0
Low - 80% of Area Median Income	\$117,750	\$2,944	112	3	3%	310	310	310	0	0
Moderate - 120% of Area Median Income	\$181,560	\$4,539	132	81	61%	320	320	590	0	270
>> Subtotal Below Market Rate Housing Units			445	133	30%	1,167	1,167	1,437	0	270
Above Moderate - above 120% of Area Median Income	NA	NA	174	146	84%	826	2,096	955	1,270	129
>>Total Housing Units			619	279	45%	1,993	3,263	2,392	1,270	399

Footnote:

2021 Area Mean Income - Family of 4

\$151,300

From: Kathleen Willey
Sent: Monday, September 20, 2021 3:09 PM
To: Jennifer Armer
Cc: Maria Ristow; Marico Sayoc; Rob Rennie; Mary Badame; Matthew Hudes
Subject: Public comment for September 20 meeting - Plant Based Diets

Dear Los Gatos Town Council members, I have been a resident of Los Gatos since 2010. It is such a wonderful town to raise my family. However, I am saddened by the fear and panic that Covid has created.

I wish the media would focus more on what we can all do to help our chances of becoming severely ill if we catch Covid.

The well respected British Medical Journal came out with a recent study confirming that those who follow a plant based diet were up to 73% less likely to have a severe case of Covid.

"plant-based diets are rich in nutrients, especially phytochemicals (polyphenols, carotenoids), vitamins and minerals, all of which are important for a healthy immune system, say the researchers."

<https://www.bmj.com/company/newsroom/plant-based-and-or-fish-diets-may-help-lesser-severity-of-covid-19-infection/>

According to the CDC people with underlying health conditions such as Cancer, Diabetes, obesity, asthma, high blood pressure etc..... are much more likely to become severely ill or die from Covid than someone who is a healthy weight with no health conditions.

<https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/people-with-medical-conditions.html>

The science is clear. Even the American Heart Association says

"Whether you're considering eating less meat or giving it up entirely, the benefits are clear: less risk of disease and improved health and well-being. Specifically, less meat decreases the risk of:

- [Heart disease](#)
- [Stroke](#)
- Obesity
- [High blood pressure](#)
- [High cholesterol](#)
- [Type 2 diabetes](#)
- Many cancers"

<https://www.heart.org/en/healthy-living/healthy-eating/eat-smart/nutrition-basics/how-does-plant-forward-eating-benefit-your-health>

Therefore, I would like to ask the Town to please promote Plant Based Eating in the next General Plan to keep our residents and our planet healthy.

Thank you,
Kathleen Willey
<http://www.plantbasedadvocates.com>

Sent: Monday, September 20, 2021 8:51 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20210921035034] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20210921035034]

Name: J L

Comments:

I'm a Los Gatos resident since 2014, I like this place, am raising family here and caring about this town's future. I listened today(9/20)'s meeting, heard voice of people, feel the same frustrations and share some of the same concerns. In addition, particularly I have to say, I'm very disappointed by commissioner Mr. Suzuki's comments, I don't think he has any intention to address the concerns raised by fellow townsman/townswoman. His logic is like that: "too many housing development"? There are already quite some existing, "budgeted" development, so it's "OK" for us to add more, just breakdown the numbers, then people will see "smaller" number; "traffic will be worse"? Jam is everywhere in the Valley, so don't "bother". Mr. Suzuki probably is a smart young man and I appreciate his volunteer works, however, I hope him, as well as commissioners and council members would really listen to the voice of Los Gatos people, acknowledge problems rather than covering them.

Page title: [Home](#)

From: Claudia Kenyon
Sent: Tuesday, September 21, 2021 9:15 AM
To: GP2040 <GP2040@losgatosca.gov>
Subject: The plan

I intend to read all of it. So far I love the vision statement and the racial, social, and environmental justice ideas. I understand that many many people fear above all the increased traffic that might accompany justice, but I would hope that we could let justice and inclusivity drive the plan and then find solutions to the traffic. Good work!

From: Carleen Schomberg
Sent: Tuesday, September 21, 2021 12:03 PM
To: GP2040 <GP2040@losgatosca.gov>
Subject: Town General Plan

To Town Planning Commission and City Council,

Unfortunately, I was unable to participate in the zoom meeting regarding the general plan. However, I feel it's necessary to make my feelings known. It is with great frustration I write again because it's felt for some time like my concerns and those of others I know have been falling on deaf ears.

As a fourth generation Los Gatos resident (whose great, great uncle owned the Los Gatos Soda Works) I have seen one of the most beautiful places anywhere go from a mecca for travelers and artists to a congested, unaffordable town that is now not even as desirable as nearby Campbell or Willow Glen. Where we once had flowering orchards that were beautiful beyond compare and not only produced food, but sheltered wildlife and helped clean the air, we now have overcrowded streets, unbelievable auto pollution, and our last orchard is now covered with over 250 homes and roughly (when occupied) 500 more cars to add to an already crowded street.

It should be obvious to any thinking person by now that our biggest challenge is climate change. The notion of building on or paving over one more piece of open land, no matter how small, is just another nail in the coffin.

I am begging you, for the sake of everyone's grandchildren, to think about the repercussions of your actions on their future and that of the planet.

I find it heartbreaking that my kids and grandkids can't afford to live in the town where their ancestors lived. And, sadly, if we don't change our priorities, it will become unlivable for anyone.

Hoping someone hears this message and really considers how grave our situation is becoming.

Carleen Ambrosini Schomberg

From: Lisa Wade

Sent: Tuesday, September 21, 2021 1:22 PM

To: Jennifer Armer

Cc: Council <Council@losgatosca.gov>; PlantBasedAdvocatesCore

Subject: Plant-Based Education Implementation Program

Hi Jennifer,

Thank you for hearing our comments last night!

I wanted to submit our specific recommendation in writing for clarification.

We would like a Plant-Based Education Implementation Program to be added to Section 8 Environmental and Sustainability Element.

Specifically, we would like such a program to be added to Section 8.12. This section has Implementation programs A-M listed. We would like Implementation Program N to be added. We'd like program N to be a Plant-Based Education program to educate residents about the environmental and health benefits of a Plant-Based Diet.

Please let me know if you have any questions.

Best,

Lisa

From: Levine, Joshua
Sent: Thursday, September 23, 2021 4:10 PM
To: Town Manager <Manager@losgatosca.gov>
Cc: Council <Council@losgatosca.gov>
Subject: Plant Based Education Program

Hi Jennifer,

I have lived in Los Gatos for 3 years and have a son attending Fisher Middle School. I am writing to extend my support for the city incorporating a dedicated Plant Based Implementation Program added to Section 8 Environmental and Sustainability Element of the General Plan (section 8.12). It would be great if Los Gatos become leaders in the environmental space and model for other townships to follow. Incorporating a plant based eating program could further this cause.

Our family follows a plant based diet for better nutrition and to reduce our carbon footprint.

Please let me know if you have any questions. Thank you for your consideration

Best

Josh

Joshua Levine | *Senior Vice President – Financial Advisor*

RBC Wealth Management

From: Mythri Ramesh

Sent: Saturday, September 25, 2021 8:27 AM

To: Jennifer Armer

Subject: Plant-based program for sustainability

Hi Jennifer,

Myself and my family lives in Los Gatos. We always thought that the Los Gatos city needs more education and awareness about Plant-based program for our health, animals and planet. It is simply not sustainable to breed billions of land animals every year, the land use, the deforestation, fresh water consumption, fossil fuels and Carbon emission. There is no way we can support that. We request that Los Gatos town include plant-based program in general plan 2040 under sustainability section. We look forward to hearing from you.

Thanks,

Mythri

From: Vinay Ramaswamy

Sent: Saturday, September 25, 2021 9:30 AM

To: Jennifer Armer

Subject: Vegan diet inclusion plan in general plan 2040

Hi Jennifer,

We moved to Los Gatos last February, we like the some plant-based programs on lgs recreation. But I believe no one should pay to get education on plant-based nutrition. The world is inevitably changing and we need to grow along with it. I plead you to include my petition for plant-based education for general public.

Thanks,

Vinay Ramaswamy

From: Laura Montonye Reese

Sent: Tuesday, September 28, 2021 6:51 PM

To: Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: Please add a dedicated Plant-Based Education Program to the General Plan

Hello Manager Armer and distinguished members of the Los Gatos City Council,

I live at [REDACTED], right next to the fire station on University Ave. I've lived here for over a year and would like to make a request: the addition of a dedicated Plant-Based Education Implementation Program added to Section 8.12 - Environmental and Sustainability Element of the General Plan. This program could include things like cooking classes, speaker series, a Vegfest, film screenings, etc.

Here's why:

Climate scientists stress that shifting toward plant-rich diets is essential if we are to avert climate catastrophe.[1] In the US, the EPA reports that methane emissions from livestock are on par with methane emissions from the entire fossil fuel sector.[2] Eating more plants and fewer animals is not only good for the planet, but it's also essential for preventing the leading causes of death.

The National Institute of Health reports that **insufficient dietary fiber intake is associated with many serious conditions and leading causes of death:** cardiovascular disease, cancer, strokes, type 2 diabetes, high cholesterol, obesity, and high blood pressure. And yet, USDA experts report that **95% of Americans are deficient in dietary fiber** intake, and on average, **American adults consume only half the fiber they need.**[3][4]

Since the mapping of the gut microbiome in 2006, evidence is mounting of the crucial function of fiber in our health. Studies show that even small increases in dietary fiber can prevent these chronic diseases.[5] Given that dietary fiber is exclusively found in plant foods like legumes, grains, vegetables, fruits, nuts, and seeds, it follows that we need to eat more fiber-rich plant foods.

Los Gatos residents will greatly benefit from learning about the crucial link between plant-rich diets and planetary and human health. So I encourage you to add this sensible Plant-Based Education Implementation Program to Section 8.12 of the General Plan.

Sincerely,

Laura Reese

References:

1. <https://www.epa.gov/sites/production/files/2021-02/documents/us-ghg-inventory-2021-chapter-5-agriculture.pdf#page=3>
2. <https://www.drawdown.org/solutions/plant-rich-diets>
3. <https://www.dietaryguidelines.gov/resources/2020-2025-dietary-guidelines-online-materials/food-sources-select-nutrients>
4. <https://sites.tufts.edu/nutrition/winter-2019/10-things-you-need-to-know-about-fiber/>
5. <https://academic.oup.com/aje/article/181/2/83/2739206>

From: Amy Nishide
Sent: Wednesday, September 29, 2021 2:22 PM
To: Jennifer Armer
Subject: general plan feedback

2040 general plan feedback
9/27/21

General:

Change is inevitable. The general plan seems to do a good job of setting the direction to manage it in an equitable, purposeful, conscientious, environmentally sound way.

The draft should be more easily navigable facilitate private citizen review/input

Needs more concrete measurable metrics. Since there don't seem to be many included, what is the process for turning the general plan into an actionable, measurable programs over the next 20 years?

There are plans to make LG more inclusive through adding more affordable housing. Are there also plans for bringing in ethnic grocery stores, places of worship which aren't Christian, a cultural center (w/ ESL classes), and other cultural amenities as well? If we really want to include people of different cultures, it's not enough to just make physical space for them.

RSEJ

1.1 Change to: **Identify inequities**, and direct town staff ...

Inequities need to be discovered through looking at services through a more equitable lens in order to properly address them

1.4 Replace *encourage* with **encourage development and improved access**.
How can you encourage access to something that barely exists?

1.6 Some data collection/analysis needed to measure the perceptions of residents, workers, and visitors. **Improve the perception score of LG as a welcoming...**

Promoting something that you want people to believe doesn't make it true.

1.7 **Increase** or **improve**, not *promote*

What are some of the ways the town can achieve this? Recruit higher paying business to operate in town? Such as start-ups, light manufacturing?

2.5 add **recruiting/hiring from SJSU**.

It's a diverse school filled with lots of Santa Clara County students.

2.7 Drop *develop* and add: **implement, and require cultural... for Town staff**.

No need to reinvent the wheel. Plenty of DEI training exists already.

2.8 Drop *promote*, and add **provide and encourage** instead.

4.1 Good, it's highly actionable

6.2 What does this mean? Specifically, who is the target?

6.3 Add **develop and provide** before *promote*

Land Use Element

LU 20.4 To increase public participation : **Include the use of traditional forms of communication, such as flyers mailed to homes, local newspaper ads, posters around town and places of worship, and other gathering points, and inclusion in school-published bulletins sent to parents, etc.** Hopefully, this will avoid future complaints about "not being part of the process: and avoid last minute demands.

From: Georgia Hamilton
Sent: Thursday, September 30, 2021 5:34 PM
To: Jennifer Armer
Subject: 2040 General Plan

Dear Town Council Members,

I live in the Town of Los Gatos and I'm writing to ask you to please include a dedicated Plant-Based education program in the Environmental section of the 2040 General Plan.

It would be great to have programs such as cooking classes, talks, and events to teach people how to incorporate more plants into their diets. This would be healthy for people and the planet.

Thank you for your consideration!

Sincerely,
Georgia Hamilton

From: karenr

Sent: Thursday, September 30, 2021 6:21 PM

To: Council

Cc: Jennifer Armer

Subject: Support for Plant-Based Education in Los Gatos

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. Please add this to the environmental section of the General Plan 2040.

Best regards,

Karen Rubio

Los Gatos resident for 36 years

From: Fred Rubio

Sent: Thursday, September 30, 2021 6:28 PM

To: Council

Cc: Jennifer Armer

Subject: Please include Plant-Based Education programs into General Plan 2040

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. Please add this to the environmental section of the General Plan 2040.

Climate change is the single biggest issue we are facing today, and reducing our intake of meat, dairy and eggs is a crucial part of reducing greenhouse gas emissions. We **MUST** take action now to ensure a livable planet for our children.

Best regards,

Fred Rubio II

Los Gatos resident for 40 years

From: Manan Sardana

Sent: Thursday, September 30, 2021 6:57 PM

To: Council

Cc: Jennifer Armer

Subject: Support for Plant-Based Education in Los Gatos

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. I support adding this to the environmental section of the General Plan 2040.

Best regards,

Manan Sardana

From: Kristine Goldberg

Sent: Thursday, September 30, 2021 7:13 PM

To: Council

Cc: Jennifer Armer

Subject: FW: Can you ask your sister?

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. I support adding this to the environmental section of the General Plan 2040.

Best regards,

Kristine Goldberg

From: Kristine Goldberg
Sent: Thursday, September 30, 2021 7:14 PM
To: Council
Cc: Jennifer Armer
Subject: Plant Based Education Program

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. I support adding this to the environmental section of the General Plan 2040.

Best regards,

Mike Goldberg

From: Emily Miramontes
Sent: Thursday, September 30, 2021 8:16 PM
To: Council
Cc: Jennifer Armer
Subject: Support for Plant-Based Education in Los Gatos

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. I support adding this to the environmental section of the General Plan 2040.

Best regards,

Emily Miramontes

From: Erik Rubio

Sent: Thursday, September 30, 2021 8:51 PM

To: Council

Cc: Jennifer Armer

Subject: Please include plant-based education in GP 2040

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. Climate change is devastating our planet, and people need to learn more about how to reduce greenhouse gas emissions by reducing or eliminating animal foods such as meat, dairy and eggs. Please add plant-based education to the environmental section of the General Plan 2040.

Best regards,

Erik Rubio

Los Gatos resident

From: John Parsons

Sent: Thursday, September 30, 2021 10:25 PM

To: Council@losgatos.gov; Jennifer Armer

Subject: Plant based education

Dear Town Council,

I am a resident of Los Gatos and a junior at San Jose State University. I am majoring in global and environmental studies. Through my education, I have developed a deep concern for the future of our planet and for humanity. I realize that we are currently in a very dire situation. However, I have learned that the simple act of changing the way we eat is a powerful way to combat climate change and keep warming under 1.5° C.

For these reasons, I would like to see a Plant-Based Education program included in the Environmental section of the Town's 2040 General Plan in the Environmental section.

I am proud to live in Los Gatos and would be proud to see us be a leader in a movement that can provide real hope for the future.

Sincerely,

John Parsons

From: Michelle Waters Art
Sent: Thursday, September 30, 2021 10:53 PM
To: Jennifer Armer; Council
Subject: Plant-based education program

Dear Mayor Sayoc and Town council members,

I live in Los Gatos and I would like to request that you add a Plant-Based Education program to section 8.12 of the 2040 General Plan. We urgently need to address climate change and plant-based eating is a very powerful way to protect our planet.

I would love to see town-sponsored events such as a vegfest, cooking classes, and a speaker series. The city of Mountain View promotes plant-based eating as part of its sustainability element and I'd like to see a similar program here in Los Gatos.

Sincerely,

Michelle Waters
Animal and Environmental Artist

From: Priti Malhotra
Sent: Friday, October 1, 2021 8:35 AM
To: Council
Subject: Plant based education

Hello

I live in Los Gatos and would like to see a plant-based education program in the town. Being a plant based advocate I see the benefits and impact this kind of education would have.

I support the development and funding to have a plant-based education program

Thank you
Priti Malhotra

From: Christopher Wade
Sent: Friday, October 1, 2021 8:36 AM
To: Jennifer Armer ; Council
Subject: Please add Plant-Based Education to the General Plan

To the Los Gatos Town Council,

Thank you for your efforts in creating the General Plan for our Town.

I have lived in Los Gatos for over 40 years. I love living in this town which is why I still live here.

I attended Blossom Hill School, Fisher Middle School, and Los Gatos High School.

I strongly support all efforts by the town to address climate change and GHG emissions. I feel that more emphasis should be put on the promotion of plant-based diets as a way to mitigate climate change and reduce GHG emissions. Eating plant-based is a powerful and cost-effective way to address climate change.

I think the Climate Implementation section 8.12 could be greatly enhanced by the addition of a Plant-Based Education Implementation program. Such a program would enhance the health of residents, help address climate change, and foster community.

Thank you for your consideration.

Chris Wade

From: Lisa Wade
Sent: Friday, October 1, 2021 10:34 AM
To: Jennifer Armer; Council
Cc: Karen Rubio ; Rob Moore
Subject: My Comments for Meeting on October 6

My name is Lisa Wade and I am with Plant-based Advocates in Los Gatos. I have lived in Los Gatos for over 30 years.

Thank you for your hard work on the General Plan. We appreciate your efforts.

We also want to thank you for adding the words Plant-based to the Healthy Communities Section and also the Employer Incentives section. (6.13:Healthy Community and ENV 9.7 Employer Incentive Programs.) When the GPAC added the words plant-based to these 2 sections of the General Plan they also stated that they would do more because of the widespread public support for plant-based eating education and promotion in Los Gatos.

Our specific ask is this. We would like to see Plant-Based Eating Education added to section 8.12 Environmental Sustainability Element Implementation Programs. Section 8.12 has Implementation Programs A-M. We are requesting that you add a Program N Plant-Based Eating Education.

According to Project Drawdown, the third- and fourth-best climate change solutions are reducing food waste and eating a plant-rich diet. (The top two solutions aren't things the average person can easily control: refrigerant management and onshore wind turbines.) **Making the transition to a plant-based diet may well be the most effective way an individual can stop climate change." page 40 Project Drawdown The Most Comprehensive Plan Ever Proposed TO Reverse Global Warming edited by Paul Hawken.**

Numerous peer-reviewed scientific studies agree that plant-based eating is the most effective way for individuals to help the planet. For this reason, any plan to address climate and sustainability should include the promotion of plant-based eating. Please do not leave out this powerful, cost-effective solution and add a Plant-based education program to section 8.12. This section will not be complete without such a program.

We understand that the General Plan is not a document that outlines details. For this reason, we request Implementation Program N with a simple heading Plant-Based Eating Education Program and a couple of sentences (just like the other implementation programs listed in section 8.12.)

We have a petition with 220 signatures from residents of Los Gatos plus 32 signatures from nearby neighbors (bordering on Los Gatos) who frequent Los Gatos businesses. We also have the support of local activist groups Health and Environmental NGOs including The Sierra Club Loma Prieta Chapter and Center for Biological Diversity. We also have the support of prominent citizens both in Los Gatos and neighboring cities such as Lucas Ramirez vice mayor of Mountain View and Alison Hicks city council member in Mountain View.

Also, the planning commission and council have received numerous emails requesting a plant-based eating education program be added to the General Plan 2040.

I am attaching our petition below.

Thank you for your consideration!

Lisa Wade

Supporters of Adding Plant-Based Education to Los Gatos General Plan 2040				
Name, Last	Name, First	Position / Affiliation	Address / Town Area	Comments
Community and Business Leaders of Los Gatos				
Albright	Karla	Together We Will/Indivisible Los Gatos	Los Gatos	
Arroyo	Kevin	Pinehurst Community Garden organizer	Los Gatos	Great idea and I support this plan!
Brown	Elisabeth	Educator	Los Gatos	I am a teacher in town. I'd love to incorporate any lessons into my curriculum. I also lead student council and would be willing to organize an assembly.
Chan	Wendy	Business owner: Tai Zhan Plant-Based Microbakery	Los Gatos	
Goetz	Alicia	Owner, Los Gatos Theatre	Monte Sereno	
Hertan	Peter	Vice President, Los Gatos-Saratoga Union High School District Board		
Iyar	Rupar	Owner, Pura Wellness; philanthropist	Los Gatos	
Montonye Reese	Laura	Agriculture Fairness Alliance; Vegan Justice League	Los Gatos	
Moore	Rob	LG Anti-Racism Coalition; Plant-Based Advocates	Los Gatos	
Owens	Heidi	Community leader	Los Gatos	
Preville	Bruce	CERT Leader, Los Gatos	Los Gatos	
Romano	Andrea	Owner, Centonove Restaurant	Los Gatos	
Spargo	Alicia	Outreach Coordinator, Los Gatos Anti-Racism Coalition	Los Gatos	
Residents of Los Gatos			220	
Aidi	Karen		Los Gatos	
Anji	Roberto		Los Gatos	
Arienzo	Wendy		Los Gatos	
Arroyo	Frank		Los Gatos	
Arroyo	Susie		Los Gatos	
Bagatelos	Mary Ann		Los Gatos	
Balijepalli	Priya		Los Gatos	
Balakrishnan	Jeyendran		Los Gatos	
Barden	Ben		Los Gatos	
Barden	Sue		Los Gatos	
Barnett	Kaitlyn		Los Gatos	
Bayne	Daphne		Los Gatos	
Bernholz	Malte		Los Gatos	
Biller	Jason	Physician	Los Gatos	
Bolen	JP		Los Gatos	
Bolen	Rachel		Los Gatos	
Booth	Sandra			
Bora	Anita		Los Gatos	
Bosworth	Mary Ann		Los Gatos	

Boyd	Sandy		[REDACTED] Los Gatos	
Brzak	Lukas		[REDACTED] Los Gatos	
Burkhart	Chris		[REDACTED] Los Gatos	
Bz	Linda		Los Gatos	
Cao	Xuong		[REDACTED] Los Gatos	
Cappon-Javey	Maureen		[REDACTED] Los Gatos	
Carol	Amy		[REDACTED] Los Gatos	
				I support putting into the General Plan a plant based education program. There are several benefits from such a program, including potentially better general health and a healthier air quality in our community from consuming less meat, i.e., raising fewer animals that contribute to the increase of methane gas. I think this program would be very good for our community and far beyond it.
Carpio	Virginia		[REDACTED] Los Gatos [REDACTED]	
Chavez	Vana		[REDACTED] Los Gatos	
Christensen	Beverly		[REDACTED] Los Gatos	
Christensen	John		[REDACTED]	
Cisneroz	Diane Larson		[REDACTED] Los Gatos	
Clark	Ky ie		[REDACTED] Los Gatos	
Corini	Tamara		[REDACTED] Los Gatos	
Dai Biller	Jenny	Physician	[REDACTED] Los Gatos	
Davies	Tiffany	Physician	[REDACTED] Los Gatos	
Davies	Mark	Physician	[REDACTED] Los Gatos	
De Cesare	Anne Marie		[REDACTED] Los Gatos	
De Louraille	Karen		[REDACTED] Los Gatos	
Czinski	Laura		[REDACTED] Los Gatos	
Deak	David		[REDACTED] Los Gatos	
Dempsey	Caro ine		[REDACTED] Los Gatos	
DeMaria	Dawn		[REDACTED] Los Gatos	
Dickinson	Ilene		[REDACTED] Los Gatos	
Dickinson	Roger		[REDACTED] Los Gatos	
Dillehay	Kristine		[REDACTED] Los Gatos	
Dreiger	Jeannie		[REDACTED] Los Gatos	
Dreher	Diane		[REDACTED] Los Gatos	
Erdengiz	Sevgi		Los Gatos	
Evjenth	Gail		[REDACTED] Los Gatos	
Evjenth	Tim		[REDACTED] Los Gatos	
Fletcher	Lisa		[REDACTED] Los Gatos	
Fox	Audrey		Los Gatos	
Fox	Larry	Owner, Valet Custom Cabients	Los Gatos	
Frager	Bernadette		[REDACTED] Los Gatos	
				Pollution and waste in Factory Farms;, use of land for meat production, killing of wildlife and use acres of land to support livestock; nets in the ocean killing millions of sea creatures; all contribute to climate change. Reducing meat consumption is something we all can do. Please place plant based education in the general plan. It is the right thing to so.
Freedom	Rea		[REDACTED] Los Gatos	
Garland	Lynette		[REDACTED] Los Gatos	

Gibbons	Maria Eugenia		[REDACTED] Los Gatos	
Goldberg	Kristine		[REDACTED] Los Gatos	
Goldberg	Michael		[REDACTED] Los Gatos	
Griffin	Ju ie		[REDACTED] Los Gatos	
Gupta	Reeta		[REDACTED] Los Gatos	
Gummow	Todd		[REDACTED] Los Gatos	I support plant based diet education programs
Hamilton	Georgia		[REDACTED]	
Hamilton	Scott		[REDACTED]	
Harrison	Ju ia		[REDACTED] Los Gatos	
Hassoun	Joe		[REDACTED] Los Gatos	
Haylock	Archna		[REDACTED] Los Gatos	Yes we need more options at school and at local restaurants.
Hemmis	Matt		[REDACTED] Los Gatos	
Hendry	Dan		[REDACTED] Los Gatos	
Hendry	Wendy		[REDACTED] Los Gatos	
Hinsche	Danielle		[REDACTED] Los Gatos	I am a resident of Los Gatos and I support the addition of a plant-based education program in the Town's 2040 General Plan.
Hiroshima	Kevin		Los Gatos	
Hojjat	Sara	District Leader Volunteer- California Congressional District 18. Member of Plant-Based Advocates	[REDACTED] Los Gatos	
Honorio	Mia		[REDACTED] Los Gatos	
Houghton	John		[REDACTED] Los Gatos	
Howe	Chelsea		[REDACTED] Los Gatos	
Hsieh	Cynthia		[REDACTED] Los gatos	I would love to see a vegan, zero waste restaraunt in Los Gatos.
Huang	Jenny		[REDACTED] Los Gatos	
Hussey	Jacklyn		[REDACTED] Los Gatos	Anything that will help save our planet I will definitely support!
Ingle	Lori		[REDACTED] Los Gatos	
Isaacs	Varily		[REDACTED] Los Gatos	
Iyer	Harish		Los Gatos	
Javey	Shahram		[REDACTED] Los Gatos	
Jog	Chetan		Los Gatos	
Johnson	Karen		[REDACTED] Los Gatos	
Johnston	Jan		Los Gatos	
Juhl	Linda		[REDACTED] Los Gatos	Thank you
Kama i	Kristine		[REDACTED] Los Gatos	
Karavelioglu	Sevil		[REDACTED] Los Gatos	
Keating	Kathleen		[REDACTED] Los Gatos	I believe it is to the best interest of Los Gatos to estab ish a plant based education program at the high school and for the general public. I be iev e many of our children and others need to know that plant based eating is good for their bodies if done right. Please provide funding for an education for plant based eating. Please sponsor cooking classes as well.
Keller	Lisa		[REDACTED] Los Gatos, [REDACTED]	Love it. Yes!!
Koch	Charlene Foster		[REDACTED] Los Gatos	I would LOVE to see this happen!! So very needed.
Kollu	Badrinath		[REDACTED] Los Gatos	
Kurlin	Carolyn		[REDACTED] Los Gatos	
Kurlin	Gregg		[REDACTED] Los Gatos	
Kurtz	Karen		[REDACTED]	
Lasso	A berto		[REDACTED] Los Gatos	

Lawton	Ann	[REDACTED] Los Gatos	YES!
Lazzarino	Dominic	[REDACTED] Los Gatos	
Le	Denise	[REDACTED] Los Gatos	I'm not a vegan or vegetarian but I'd love to incorporate more plant based and less meat protein to my diet.
Leeds	Fe ice	[REDACTED] Los Gatos	
Lesko	Camille	[REDACTED] Los Gatos	Cooking classes are a great idea!
Levine	Joshua	[REDACTED] Los Gatos	
Levine	Marni	[REDACTED] Los Gatos	
Lewis	Jessica	[REDACTED] Los Gatos	Education is key for this important information. Thanks to all involved in making this happen!
Lammers	Victoria	[REDACTED] Los Gatos	Need more vegetarian places/options
Li	Van	[REDACTED] Los Gatos	
Liu	Andre	[REDACTED] Los Gatos	
Liu	Calista	[REDACTED] Los Gatos	
Liu	Gabriela	[REDACTED] Los Gatos	
Lockman	Ju iana	[REDACTED] Los Gatos	
Lorig	Glenn	[REDACTED] Los Gatos	
Lorig	Sue Ann	[REDACTED] Los Gatos	
Lowe	Debbie	Los Gatos	
McKinnon	Skyler	[REDACTED] Los Gatos	
Madduri	Sandeep	[REDACTED] Los Gatos	
Ma hotra	Priti	[REDACTED] Los Gatos	
Ma hotra	Neeraj	[REDACTED] Los Gatos	
Mandurrigo	Gloria	[REDACTED] Los Gatos	A fantastic idea!
Margolis	Sonya	[REDACTED] Los Gatos	
McGill	Alex	[REDACTED] Los Gatos	
Menhardt	Trixi	[REDACTED] Los Gatos	
Mordaunt	Joshua	[REDACTED] Los Gatos	
New in	Kerry	[REDACTED] Los Gatos	
Mager	Nan	[REDACTED] Los Gatos	
Mano	Robin	[REDACTED] Los Gatos	
Martins	Rosilene	[REDACTED] Los Gatos	
Meinhardt	Suzanne	Los Gatos [REDACTED]	
Miramontes	Emily	[REDACTED] Los Gatos	
Morley	Eric	[REDACTED] Los Gatos	
Nguyen	Kim	[REDACTED] Los Gatos	
Niederauer	Tricia	[REDACTED] Los Gatos	
North	Pamela	Los Gatos	
O'Connor	Rebecca	[REDACTED] Los Gatos	
O'Toole	June	[REDACTED] Los Gatos	
Park	Monica	[REDACTED] Los Gatos	
Parker	Dana	[REDACTED] Los Gatos	
Parsons	Daniel	[REDACTED] Los Gatos	
Parsons	Debbie	[REDACTED] Los Gatos	
Parsons	Jackie	[REDACTED] Los Gatos	

Parsons	James		[REDACTED] Los Gatos	
Parsons	John		[REDACTED] Los Gatos	
Patel	Minal		Los Gatos	
Rai	Vivek		[REDACTED] Los Gatos	Yes, I am in for plant based projects.
Raad	Mona		[REDACTED] Los Gatos	
Raad	El ie		[REDACTED] Los Gatos	
Ramaswamy	Vinay		[REDACTED] Los Gatos	
Ram	Amrith		[REDACTED] Los Gatos	
Ramesh	Mythri		[REDACTED] Los Gatos	Made verbal comments at GPAC
Reese	Dirk		[REDACTED] Los Gatos	
Rennie	Isabella		[REDACTED] Los Gatos	
Reyna	Melody		[REDACTED] Los Gatos	
Reyna	Orlando		[REDACTED] Los Gatos	
Rhine	Molly		[REDACTED] Los Gatos	
Richter	Jessica		[REDACTED] Los Gatos	
Riley	Kate		[REDACTED] Los Gatos	
Rittenhouse	Simone		[REDACTED] Los Gatos	
Robinson	Kari		[REDACTED] Los Gatos	
Rovin	Lynne		[REDACTED], Los Gatos	
Rovin	Stuart		[REDACTED], Los Gatos	
Rubio	Karen	CERT volunteer	[REDACTED], Los Gatos	Made verbal comments at Town council meeting for 2040 General plan
Rubio	Fred		[REDACTED], Los Gatos	
Rubio	Erik		[REDACTED], Los Gatos	
Rude	Christina		[REDACTED], Los Gatos	
Ry	Regina		Los Gatos	
Sand	Gretchen		[REDACTED], Los Gatos	
Sardana	Manan		[REDACTED] Los Gatos	
Sarkar	Prasenjit		[REDACTED]ane, Los Gatos	
Sathyamurthy	Shreelatha		[REDACTED], Los Gatos	I strongly support this initiative.
Schirmer	Lisa		Los Gatos	
Schwartz	Jan		[REDACTED], Los Gatos	
Shah	Swati		[REDACTED], Los Gatos	I support the local effort!
Shoff	Sue		[REDACTED]. Los Gatos [REDACTED].	
Seshadri	Sruba		Los Gatos	
Smith	Angie		[REDACTED], Los Gatos	
Smith	Rucy	Climate Reality presenter and activist	[REDACTED], Los Gatos	
Sneddon	Laura		[REDACTED], Los Gatos	
Snyder	Stephen		[REDACTED], Los Gatos	
Srinivasan	Kiran		[REDACTED], Los Gatos	
Starov	Vladimir		[REDACTED], Los Gatos	I fully support this worthy cause!
Stilinger	Kelsey		[REDACTED], Los Gatos	Would love to see more emphasis on plant-based diet - through restaurants, education, community garden, etc.
Stone	Helen		[REDACTED] Los Gatos	
Stone	Paul		[REDACTED] Los Gatos	
Streicker	Robin		Los Gatos	

Tompkins	Liz		██████████ Los Gatos	
Venkatesan	Arun		██████████, Los Gatos	
Venkatsubramanyan	Shailaja		██████████ Los Gatos	Made verbal comments at GPAC
Von Luehrte	Missy		██████████ Los Gatos	
Vuckovich	Me issa		██████████, Los Gatos	
Wade	Christopher		██████████ Los Gatos	
Wade	Lisa		██████████ Los Gatos	Gave verbal comments at GPAC
Wade	Lucas		██████████ Los Gatos	
Wade	Stephen		██████████ Los Gatos	
Wade	Charles	Audobon Society Lifetime Achievement Award	██████████ Los Gatos	
Wales	Pamela	CERT; Animal search and rescue disaster response team; animal sanctuary volunteer	██████████ Los Gatos	
Walker	Kelsey		Los Gatos ██████████	
Waters	Michelle		Los Gatos	
Wentzien	Erin		██████████, Los Gatos	
White	Tony		██████████ Los Gatos	
White	Hillary		██████████ Los Gatos	
Willey	Kathleen		██████████, Los Gatos	Gave verbal comments at GPAC
Willey	Mark		██████████, Los Gatos	
Willing	Lara		██████████, Los Gatos	Plant based eating is part of a long term solution.
Wilson	Beth		██████████ Los Gatos	
Yannoni	Mike		██████████ Los Gatos	
Yosfee	Hanley		Los Gatos	
Zi ka	Stephanie		██████████, Los Gatos	Let's join the scientific community and educate people about the importance of plant based living!!! It's vital to the survival of our planet and species!!!
Organizations Endorsing our Proposal				
Plant-Based Advocates of Los Gatos http://www.plantbasedadvocates.com/				
TWW/Indivisible-Los Gatos https://www.twwlg.org/				
Sierra Club Loma-Prieta		https://www.sierraclub.org/loma-prieta		
Center for Biological Diversity https://www.biologicaldiversity.org/				Provided Written testimony on behalf of our proposal
Acterra: Action for a Healthy Planet https://www.acterra.org/				
Eat for the Earth (Based in Santa Cruz)		https://www.eatfortheearth.org/		
SAFE Worldwide https://www.safeworldwide.org/ (Based in Monte Sereno)				
Green Monday USA https://greenmondays.org/				

Factory Farm Awareness Coalition https://www.ffacoalition.org/				
A Well-Fed World https://awellfedworld.org/				
Physicians Against Red Meat		https://pharm.org/		
Other Community and Business Leaders				
Hicks	Aison	City Council Member of Mountain View		
Ramirez	Lucas	Vice Mayor of Mountain View and Council Member		
Brook	Dan	Professor at SJSU; author, environmentalist	██████████ San Jose State University	
Gurunathan	Mohan	Environmentalist; designed Mountain View plant-based outreach program	Mountain View, CA	
Love	Beth	Environmentalist; Founder of Eat for the Earth, a Santa Cruz-based group promoting plant-based diets for sustainability	Santa Cruz, CA	
Mackey	Mary	Actress; Model; SAG BookPals program (reading to children in homeless shelters) and LIFE (Living in Freedom Everyday) Program, teaching life skills to inmates	██████████ San Jose	
Middlesworth	Linda	Owner, V-Dog; health coach	Sacramento, CA	
Sehgal	Tony	Documentary Filmmaker	Saratoga, CA	
Support from Neighboring Residents				
Adalja	Anish		██████████ San Jose	
Anand	Monico		██████████ San Jose	
Balachandran	Jackie		██████████ San Jose	As a vegetarian of 17 yrs and a registered nurse, I strongly support this plant-based education program because I believe it will help improve the health of members in our community.
Berlinberg	Jacqueline		██████████ Monte Sereno	
Bengt	Amanda		San Jose ██████████	
Bevard	Mariah		██████████ Ct Monte Sereno	
Castro	Jennifer		██████████ San Jose	I support adding an education component to the Los Gatos 2040 plan which would educate citizens about plant-based foods.
Chaykin	Lori		██████████ t, Monte Sereno	
Chugh	Rahul		██████████ San Jose	
Duguma	Jemanesh		██████████, Campbell	
East	Rowena		San Jose	
Emerson	Ziba		██████████ San Jose	Good job.
Giacomini-McDonald	Cathy		Monte Sereno	
Guh	Teresa		██████████ Monte Sereno	
Harrold	Kat		██████████, Campbell	Thank you for this, I frequent Los Gatos so this would be great to see. Also I believe in the power of empowering our local farmers, and the more money we can get them, the better for everybody locally. Back to our roots! Better for the planet and better for everyone
Isis	Dawn		██████████, Campbell	Though I don't live IN Los Gatos, I hope my support will indicate interest in this important issue in the wider area, & that Los Gatos may become a model for addressing it.

Jain	Beena		[REDACTED] San Jose	I support the educational program.
Kinger	Amit		[REDACTED] San Jose	
Lambert	Jennifer		[REDACTED] enue, Monte Sereno	
Lanzl	Linda		Monte Sereno	
Matar	Elizabeth		[REDACTED], Monte Sereno	Thank you! Yes!!!
Matar	Lisa		[REDACTED], Monte Sereno	Thank you! I'm completely in for this!!
Mesler	Michelle		[REDACTED], San Jose	
Mulchandani	Mukesh		[REDACTED] Campbell	Moving to Los Gatos soon!
Petroff	Patrice		[REDACTED], Monte Sereno	
Ramirez	Gustavo		[REDACTED] San Jose	We need more plant based food options! The meat industry is cruel and unsustainable.
Renson	Kellee		[REDACTED], Campbell	Yes need more veggie places to eat
Shearer	David		[REDACTED] San Jose	I support this effort
Stolberg	Robb	Environmental Education: Veggielution, Walden West	[REDACTED], San Jose	
Streicker	Robin		[REDACTED] Monte Sereno	
Thakur	Smita		[REDACTED], Saratoga	I have been plant based for the last two years. It has made me healthier and it's the best thing for the planet. Would love to have more people join plant based way of life.
Woodhouse	Dori		[REDACTED], San Jose	

From: Rob Moore
Sent: Friday, October 1, 2021 4:21 PM
To: Council ; Jennifer Armer
Cc: karenr; Lisa Wade
Subject: Plant-Based Education in Los Gatos

Hello Town Council,

I want to write briefly to express my support of the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos.

As an active resident of Los Gatos, I see educating community members about the importance of plant-based as vital to ensuring community health and moreover, meaningfully addressing climate change. I have seen plant-based eating growing in popularity throughout our town and I think encouraging that behavior is an excellent, easy step we can take as a town to take action against climate change.

Reducing consumption of meat and dairy is the single most impactful thing individuals can do to reduce greenhouse gas emissions and curb climate change. Please add this very important item to the Environmental Section of the General Plan 2040.

Thank you very much for your consideration and all that you do for the town.

Take care,

Rob Moore

From: btdodson

Sent: Saturday, October 2, 2021 4:13 PM

To: Town Manager

Subject: The 2040 Draft General Plan

Dear Ms. Prevetti:

Attached is a letter describing my feelings about the 2040 Draft General Plan.

Sincerely,

Barbara Dodson

SUBJECT: THE 2040 DRAFT GENERAL PLAN

Dear Town Officials:

I would like the following to happen as you review and revise the 2040 General Plan:

- Demand that the Plan specify that the Town will NEVER allow any more homes to be built than the number specified by RHNA, which for the period 2023-2031 is 1,993.
- Insist that the Housing Element be included in the General Plan. There is no reason to rush approval of the General Plan. Approval should be contingent upon inclusion of an acceptable Housing Element. (Without the Housing Element, the General Plan fails to provide a clear vision for the Town over the next 10-20 years. We need to know upfront where and in what volume new housing will be created. Near Pollard? Harwood? Los Gatos Boulevard?)
- Make it impossible for developers to create high-end housing without first creating affordable housing.

California needs more housing, but in the right places — near jobs, schools, parks, shopping centers, transportation. Los Gatos is already built out near its schools, parks, and shopping centers. It is not a job center—and doesn't have the potential to become one--and does not have good transportation. Building more homes in Los Gatos will not change this. It will only create more traffic, more greenhouse gas emissions, and more demand for ever-decreasing water resources. If we must add 1,993 homes, let's not go overboard and offer to build twice as many.

Los Gatos continues to be largely a bedroom community. Netflix is an aberration, not a new standard. People commute to work from Los Gatos. They chose to live in a town like Los Gatos so that they can come home to a certain amount of living and breathing space. Please keep in mind that Los Gatos was built up and built out around old-fashioned ideas about suburbia. A town like this cannot turn around on a dime and become any of the following.

- IT WILL NOT BE--A location for one or more transportation hubs around which high density housing can be created. (It seems clear that the VTA system will not be extended into Los Gatos.)

- IT WILL NOT BE--A location for new businesses and industries that can create large numbers of jobs to which local people can then commute by bicycle or public transportation. (The Plan's notion that we will reduce traffic emissions over the next 20 years by having people travel to work by bicycle or public transportation is just wishful thinking. What might really lower emission is the widespread use of electric vehicles—which might happen.)

A General Plan based on the above two premises is completely unrealistic. These premises are popular with urban planners; they don't reflect the realities of an already built-out suburban community like Los Gatos. Our Town planners seem to be getting on an urban-planning bandwagon that has absolutely no relevance to the Town of Los Gatos.

Sincerely,

Barbara Dodson

From: jvannada

Sent: Saturday, October 02, 2021 5:50 PM

To: Rob Rennie; Maria Ladle Ristow; Marico Sayoc; Matthew Hudes; Mary Badame

Cc: Shelley Neis

Subject: General Plan Meeting 10/6/21

Dear Los Gatos Town Council,

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based consumption education program for Los Gatos. Reducing consumption of meat and dairy is the single most impactful thing individuals can do to reduce greenhouse gas emissions and curb our climate crisis. The source of this statement is the Oxford study noted at <https://www.theguardian.com/environment/2018/may/31/avoiding-meat-and-dairy-is-single-biggest-way-to-reduce-your-impact-on-earth>

I urge you to add this very important plant-based consumption education program to the Environmental Section of the General Plan 2040.

Jak VanNada

From: awhite
Sent: Sunday, October 3, 2021 6:06 PM
To: Jennifer Armer
Subject: Plant- Based Initiative

Hi Jenifer,

My wife and I are long-term residents of the town of Los Gatos. We have lived here for 35 years. I am involved in a conservation program to save rhinos from poaching and extinction using technology. My involvement in this project has opened my eyes to the dire situation facing so many species. A very important step we can take to protect wildlife is to protect their habitat. Raising animals for food uses huge amounts of land and cuts into the habitat of wild animals. Meat and dairy reduction is a powerful way to conserve land and therefore endangered species as well.

According to the Proceedings of the National Academy of Sciences, humans account for about 36 percent of the biomass of all mammals. Domesticated livestock, mostly cows and pigs, account for 60 percent, and wild mammals for only 4 percent. www.pnas.org/content/115/25/6506

Essentially we are replacing wild animals with livestock. I would like to believe that future generations will be able to enjoy the wildlife I have so appreciated throughout my life.

I am in full support of a program to educate residents about plant-based eating. Reducing meat and dairy consumption is an important step in protecting our planet and its amazing wildlife. I support including a plant-based education program in the Town's General Plan.

Thank you for the steps you have already taken in this regard. I look forward to seeing more programs to encourage healthy, environmentally friendly eating in Los Gatos.

Sincerely,

Antony G. White

From: Susan Burnett
Sent: Sunday, October 3, 2021 6:07 PM
To: Clerk; Town Manager; Council
Cc: Susan Burnett
Subject: Housing unit increase

Greetings,

Based on all my readings, on the subject for reasons to double the housing numbers for Los Gatos, I find there are NO REASONS! Please tell me what are you are basing this increase in housing on? ABAG's projection does not support the need, we have a lack of mass transportation, and how about the town's Greenhouse Gas ratio?? No one from the GPAC knew how our town manager arrived at 3904 units, there were no votes! I am against this, the general plan should be amended every 8 years when new information and future RHNA allocations become known.

Thank-you,
Susan Burnett

From: hwhite
Sent: Sunday, October 3, 2021 6:12 PM
To: Jennifer Armer
Subject: Plant- Based Initiative

Hi Jennifer,

My name is Hilary White, and I am a resident of the town of Los Gatos. I have lived here for 35 years. My address is 115 Casitas Boulevard, Los Gatos, 95032.

I would like to express my enthusiastic support for plant-based community education. Many people are becoming aware of the problems with raising animals for food, and they are eager to make changes. However, they don't always know how to even begin. Programs that teach people how to incorporate more plants into their diets and encourage them to take steps in this direction would go a long way in helping them eat more sustainable diets.

I enthusiastically support including a dedicated plant-based education program in the Environmental and Sustainability section of the general plan.

Meat and dairy reduction is an easy, cost-effective, and very powerful way to help the environment.

Thank you for your efforts!

Sincerely,
Hilary B. White

Sent: Monday, October 4, 2021 12:29 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211004192905] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211004192905]

Name: Jeff Benjamin

Comments:

I STRONGLY disagree with this radical change to our town's long standing building policies . This change to our community will dramatically change LG as we know it! I strongly encourage the delay of acceptance of this proposed general plan to later in 2022, not November 2021, for full evaluation and consideration by community members.

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Sent: Monday, October 4, 2021 12:58 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211004195827] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211004195827]

Name: David Lombardi

Comments:

This is a radical change to long standing building policies in our community and will dramatically change LG as we know it! I would like to demand delay of acceptance of this proposed general plan to later in 2022, not November 2021, for full evaluation. Announcing the details of this plan publicly through SJ Spotlight in mid-July 2021 with a plan to have it accepted by November 2021 is unacceptable and unfair to the citizens of this town.

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From: Marco Rolandi
Sent: Monday, October 4, 2021 5:40 PM
To: Matthew Hudes; GP2040 <GP2040@losgatosca.gov>
Subject: Re: Update on the Future

Dear Matthew,

I am not sure whether I will be available to attend, my answers below.

On Mon, Oct 4, 2021 at 5:22 PM Matthew Hudes <matthew@matthewhudes.com> wrote:

Hi Marco

A few weeks ago, I sent you a note about an opportunity to help **shape the future of Los Gatos** through our 2040 General Plan. There is another **Community Meeting this Wednesday at 6:00PM.**

During the last meeting on September 20, it became apparent that many folks were not aware of the process or the recommendations of the Draft 2040 General Plan. (Can be viewed here: [YouTube](#))

As a Councilmember, I'd like to encourage you to participate in the process because this plan will **set the direction of the Town for the next 20 years.** And whether you agree or disagree with the recommendations, it is important that your voice is heard.

Some of the points that were raised in that meeting and in conversations I've had around Town, include:

- **1,993 or 3,904 units:** Whether to meet the State-mandated housing requirement of 1,993 units or whether to plan for 3,904 units, including Hillside Residential (as is in the current draft of the General Plan)

Even 1993 units are too many for Los Gatos. The issue is traffic, school, and fire danger. Every other town in the peninsula has pushed back on the mandate. Los Gatos should do the same. I grew up in a small coastal town

in Italy whose beauty and nature was destroyed by developers in the 1970s. I would not want the same to happen to Los Gatos. Building more units in Los Gatos now will only result in three things: (1) quality of life of current residents will be negatively affected, (2) quality of life of new residents will be much worse than other areas in the Bay with more room to grow, and (3) will end up attracting same demographics w/o increase in diversity. We have geographical constraints, the hills and reservoir on one side and 85 on the other, there is simply no room to expand w/o causing more traffic jams and dangerous situations in case of fire or earthquake. If you increase density in the hillsides, people leaving in high fire dangers areas will not be able to evacuate.

- **SB9:** If/how we should include in the count any housing that would be created under SB9, the recently enacted State law which made it easier to convert single-family homes into multi-family.

Any additional unit should count with the goal of increasing the number of housing as little as possible.

- **Affordable Housing:** How to get developers to *commit* to building affordable housing in Los Gatos

Build better infrastructure first and fix the traffic issues, then you can build houses. Developers should be fined if housing is not affordable, I have yet to see a real affordable development in Los Gatos or Saratoga. All the new high density housing is selling for multiple of millions, affordable to whom?

- **Phase-in:** Whether new development should be phased-in when improvements in infrastructure are completed, addressing issues such as traffic, bicycle and pedestrian improvements, wildfire prevention, water shortages, and public safety

No new developments until more schools and parks are built, roads are fixed, appropriate evacuation plans are studied for hillside residential, and high fire danger areas, and the 17 traffic jam over the weekend is taken care of.

- **Guide:** State the principles and values that the Town will use to identify areas around Town for increased housing

Ensure that the quality of life of the residents and their kids improves.

This sounds like a lot of discussion about housing and development, which is not surprising in a community such as Los Gatos, but the Draft General Plan 2040 is more than that—it is a "**constitution**" for all future growth and development. The General Plan is made up of a collection of "elements," or chapters, of which nine are mandatory. They are: **Land Use, Open Space, Conservation, Housing, Environmental Justice, Circulation, Noise, Air Quality and Safety**

In addition to the State-mandated elements, the Los Gatos Draft 2040 General Plan includes elements that address Racial, Social, and Environmental Justice, Mobility, Public Facilities, Services and Infrastructure, Environment and Sustainability.

We also received ideas about encouraging **plant-based diets** that could be incorporated into the Environment and Sustainability element.

The documents can be found at: <http://losgatos2040.com/documents.html>

Becoming Part of the Conversation

Your thoughts are vitally important as the 2040 General Plan emerges from a "Draft" to becoming the "Law of the Town," and I (as well as all of your Town Council and Commissions) want to hear from you. Here are some opportunities:

- **Wednesday, October 6, 2021 6:00PM:** Community Meeting

<https://losgatosca.gov.zoom.us/j/82084075418?pwd=aENDOG5icmNIRU93S0diTm1QVVNqZz09>

Password: 289135

- **Fall 2021:** Planning Commission meeting to review and approve the Draft 2040 General Plan as well as the Draft Environment Impact Report which covers the General Plan.
- **Later in 2021:** Town Council meeting to review and approve the 2040 General Plan as well as the Final Environment Impact Report which covers the General Plan.
- **Late 2021 and throughout 2022:** Ongoing public meetings of the Housing Element Advisory Board
- **Late 2022 and early 2023:** Public meetings of the Planning Commission and Town Council to review the recommendations for the Housing Element.

And for that matter, at any **Council Meeting during “Verbal Communications.”** Our next one is **Tomorrow, Tuesday October 5, 2021 at 7:00PM**

Of course, if you would like to discuss the General Plan, or anything about the Town, I am always available. You can reach me by email at matthew@matthewhudes.com. The Town is accepting comments on the General Plan at gp2040@losgatosca.gov.

Thanks for reading my lengthy email.

Matthew

Sent: Monday, October 4, 2021 6:18 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211005011741] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211005011741]

Name: Julia Lombardi

Comments:

This is a radical change to our long standing building policies in our community and will dramatically change Los Gatos as we know it. I would highly request to deny the plan because our public resources will not be enough to sustain all the newly added living units. The traffic is already horrible and the public schools will not be able to handle all the new students. We need to have a detailed and reasonable plan to ask citizens who live in Los Gatos for approval. It is not fair to ask current Citizens to approve the plan in such a short notice.

Page title: [Home](#)

From: Dirk Reese

Sent: Monday, October 4, 2021 8:20 PM

To: Council <Council@losgatosca.gov>; Jennifer Armer

Subject: Dedicated plant-based education program

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. I support adding this to the environmental section of the General Plan 2040.

Best regards,

Dirk Reese

From: Babette Ito

Sent: Monday, October 4, 2021 8:25 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: General Plan Community Meeting - Oct 6, 2021 - Pls consider lowering town's housing requirement

-The Town Manager decided to increase the number of homes LG has to plan for by doubling the number from 1993 to 3854. She did this without consulting the Council nor getting a vote by her General Plan Advisory Committee. Does that make sense?

- Los Gatos is a commuter community with some business, but is essentially a job exporter. The VTA will focus on transit in high density areas such as San Jose, Sunnyvale, etc. Los Gatos has **no mass transit in the 20 year VTA pipeline**, yet we are expected to build out 3854 homes over the next 20 years? Does it make sense to double our housing with no expected lite-rail in Los Gatos at all in the next 20 or more years? Doesn't look good where-in the 2040 VTA Plan, it already states they are "financially constrained" for the next 28 years.

- Based on ABAG's own forecast, the Town's population is forecasted to increase from 30,836 (current DOF forecast) to 33,050 (ABAG's forecast). Based on the 2.4 people per housing unit ratio, that means the Town only needs 923 new housing units to house the growth in population. But the latest number from the Town is 3,854 new units!

Pls consider lowering the town's housing requirement. The state isn't requiring it and I feel it is unnecessary. I'm all for being all inclusive, but can't we walk before we run? Our infrastructure isn't set up for it.

Babette Ito

Los Gatos Resident

From: gristconstruction

Sent: Monday, October 4, 2021 8:43 PM

To: Town Manager; Arn Andrews ; Marico Sayoc; Rob Rennie; Mary Badame; Matthew Hudes; Maria Ristow

Cc: Clerk@LosGatosCA.gov.

Subject: Comments regarding the General Plan Community Meeting - October 6, 2021

October 4, 2021

To: Los Gatos Town Mayor, Council Members, Town Manager and Town Clerk

Re: General Plan Community Meeting – October 6, 2021

The projected housing unit increases as proposed by the Town Manager, Laurel Prevetti, are completely out of line and impractical. How does a town manager, un-elected, get to make decisions as to the future of the town? Is there no oversight by the mayor and council? Who is listening to the citizens, residents, and taxpayers of Los Gatos?

More dense population means more traffic, of which we have more than our share due to our location at the base of the mountains and along the highway 17 corridor. More traffic means more pollution and more congestion, and more delays.

We already do not have enough water in the Santa Clara Valley to support the existing population, and more housing will put a bigger burden on what is available.

The State mandates that all new housing must be 100% electric. The electric grid is already challenged to keep up with the demand. More housing will mean more PG&E rolling blackouts and higher electric costs.

There is no mass transit available in Los Gatos except for a few VTA buses, and no plan for a mass transit hub in Los Gatos to help relieve the increase in traffic congestion caused by more housing development that will be caused by Ms. Prevetti's plan.

I have been a homeowner and resident of Los Gatos since 1978 (43 years) and a resident of Santa Clara County since 1956. I have seen Los Gatos grow and merge with other nearby areas (Campbell, Saratoga, and San Jose), and now there is no separation. Putting people on top of each other for the sake of the Town Manager's "goal" is to ruin the quality of life in Los Gatos for longtime residents and newcomers alike. Endless growth is not the answer.

Please reject the proposed 1993 new housing units, as other Town Managers have, and especially the 3954 that Ms. Prevetti has taken upon herself to propose before the Town of Los Gatos becomes the City of Los Gatos.

Thank you,

Dennis Grist

From: Sutton Roley/USA
Sent: Monday, October 4, 2021 8:46 PM
To: Clerk <Clerk@losgatosca.gov>
Cc: Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>
Subject: General Plan Community Meeting - October 6, 2021

Town Clerk,

As a 40 year resident of the Town, I want to share my opinion regarding the Town Manager's proposal to increase the planned housing over and above the State's requirement. The Town Manager must be completely out of touch with our community. We love this town and it's low density rural feel. None of us want to live in San Jose and we certainly do not want to change our Town to be like San Jose.

All we hear about is the traffic congestion through town and the North 40 is not even occupied yet. This increase in population that will result from this proposal is too much too soon. It should happen organically and naturally over time.

The State mandated requirement of 1,993 units is hard enough to accept without the Town volunteering to almost double that number. Please bring this to the Town residents' attention, and you will hear a loud and clear message that this ill conceived proposal is unacceptable.

Thank you!

Sutton L. Roley

Senior Director



Sent: Monday, October 4, 2021 8:48 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211005034811] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211005034811]

Name: Joey Cheng

Comments:

The medium density zones in the downtown area of los gatos does seem like a recipe for traffic congestion. I would rather take a safer approach like having higher density near the 85 such as the north 40 project. See where that goes then bring the density down towards down town.

While there probably should be some high density housing to house people that work in the service industry there I don't think it require as much as indicated by the plan. I do strongly believe that people working there should be able to live near by.

Since I have some characters left let me add this. I am not as worried about the character of the town since from what I see character is imparted by someone caring enough to do something unique to their property. What I would start to worry is when apartments and other managed rental properties start spreading.

Page title: [Documents](#)

Sent: Monday, October 4, 2021 8:53 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211005035249] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211005035249]

Name: Joey Cheng

Comments:

The Vasona light rail station seems to be on an indefinite hold? I wonder if it is really a good idea to increase housing density given this. Don't get me wrong, I am not against higher density housing, just not very happy with it if there is no good way for people to move around.

Page title: [Documents](#)

Sent: Monday, October 4, 2021 9:15 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211005041451] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211005041451]

Name: Joey Cheng

Comments:

Recycling waste water even if it is just for landscaping use is probably going to be needed in the near future. I mean seriously I think we just barely got out of one drought to be thrown in another one. Is there a plan to create the infrastructure to have purple pipes supplying recycled water for landscaping of our commercial and other higher density areas?

Pulling dedicated recycled water pipes to single family home is probably too expensive. Though if someone would build all this to my home I won't be opposed to using recycled water.

Page title: [Documents](#)

From: Anne Roley

Sent: Monday, October 4, 2021 9:27 PM

To: Clerk <Clerk@losgatosca.gov>

Cc: Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: RE: General Plan Community Meeting - October 6, 2021

Dear Town of Los Gatos

The impact of additional housing from 1993 to 3854 is not in alignment with the small town character that sets apart Los Gatos from the higher density Silicon Valley. The residents live in Los Gatos for the quaint family like atmosphere with more space, less traffic, good schools, and a safe environment. Adding housing above the 1993 required amount by the state will negatively effect the community feel we all love in Los Gatos. Traffic will increase, density will increase, which most likely will increase crime, school are already at capacity and growing from the new housing on the North 40. The North 40, a huge development, is not finished and occupied by residents and businesses, so we haven't seen the impact yet. Medical office complexes, which results in the largest traffic outcomes, continue to be built around Good Samaritan Hospital.

Do Not Allow The Additional Housing Over The State Required Amount Of 1993 In The General Plan 2040!!!

Thank you,

Anne Robinson Roley

From: Cathleen Bannon

Sent: Monday, October 4, 2021 10:17 PM

To: Clerk <Clerk@losgatosca.gov>; Council <Council@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Cc: Grant Bannon

Subject: General Plan Community Mtg 10/6

We are writing to share our outrage at practically doubling of the states required housing numbers from 1993 to 3854 in the proposed general plan.

That can mean additional costs to administer; more cars on the road on limited roads; more Green House Gases; More students in school; about 9300 more residents; etc. We were ok doing our fair share of adding affordable homes in Los Gatos - but the town does not have the infrastructure to support doubling the number required by the state.

Based on ABAG's own forecast, the Town's population is forecasted to increase from 30,836 (current DOF forecast) to 33,050 (ABAG's forecast). Based on the 2.4 people per housing unit ratio, that means the Town only needs 923 new housing units to house the growth in population. But the latest number from the Town is 3,854 new units! That suggests a population growth of 9,250 which is **4.2x ABAG's own forecast of population growth**. The Town's projections are not based on any supporting population forecast and need to be revised downward.

We need to bring the 2040 General Plan housing number back to 1993 and ensure that housing is zoned to make sure to flow with infrastructure limitations to promote ease of movement throughout town.

Thank you for listening to your residents.

Cathleen Bannon

Grant Bannon

From: John Mittelstet

Sent: Monday, October 4, 2021 10:31 PM

To: Clerk <Clerk@losgatosca.gov>

Cc: Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Regarding: General Plan Community Meeting - October 6, 2021

I am concerned about the following:

1. The Town Manager has evidently decided **not** to appeal the 1993 housing units assigned to Los Gatos. Far more than needed for the forecasted growth anticipated by 2040. 27 other Town Managers or County managers did appeal. Los Gatos is the **only** Town that **increased** the planned number of homes that we can find. **Under what authority was the Town Manager not appealing? Is the Town Council asleep at the wheel?**
2. The Town Manager decided to increase the number of homes LG has to plan for by doubling the number from 1993 to 3854. She did this without consulting the Council nor getting a vote by her General Plan Advisory Committee. **Why was the Town Manager allowed to make this unilateral decision? If this is true, the Town Council should immediately, without hesitation, release the Town Manger from her duties, and find a someone who is more in tune with the population of Los Gatos.**
3. Los Gatos is a commuter community with some business, but is essentially a job exporter. The VTA will focus on transit in high density areas such as San Jose, Sunnyvale, etc. for years to come. Los Gatos has **no mass transit in the 20 year VTA pipeline**, yet we are expected to build out 3854 homes over the next 20 years? Does it make sense to double our housing with no expected lite-rail in Los Gatos at all in the next 20 or more years? How about 40 years? Doesn't look good where-in the 2040 VTA Plan, it already states they are "financially constrained" for the next 28 years. **This is just one more instance, among many, where the town is allowing for more traffic growth without thinking about how it is going to be handled. Our city streets are already too frequently congested to the point that someone who needs to get to a doctor must start a half hour earlier than normal driving time to not miss an appointment. It's ridiculous to subject ourselves to this kind of unthinking planning.**
4. Based on ABAG's own forecast, the Town's population is forecasted to increase from 30,836 (current DOF forecast) to 33,050 (ABAG's forecast). Based on the 2.4 people per housing unit ratio, that means the Town only needs 923 new housing units to house the growth in population. But the latest number from the Town is 3,854 new units! That suggests a population growth of 9,250 which is **4.2x ABAG's own forecast of population growth**. The Town's projections are not based on any supporting population forecast and need to be revised downward. **Amen. Los Gatos proper is constrained by its geography at the base of the foothills from being able to support more housing than is necessary for the forecasted growth of population.**

5. Are you aware that the Town's Green House Gas (GHG) ratio goes from bad to worse? How will adding more housing improve our GHG? It will be bad enough with just the 1993 homes. **How will they improve the ratio by doubling the number of houses without the support of mass transit?**

It appears we have a woke Town Manager taking unilateral action that certainly would not be supported at the polls by the citizens of our town. If our elected Town Council members cannot control this individual-on-a-mission by releasing her immediately from her duties, then they should expect to find themselves without a seat at the table come the next election.

Sincerely,

John Mittelstet

Concerned Los Gatos Citizen of forty-three years

From: Jamie Fumia

Sent: Monday, October 4, 2021 10:47 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021.

I am writing to you in regards to the general plan meeting scheduled for October 6th.

I was born and raised in Los Gatos and moved back here in 2013 to raise my family. I never expected life for my kids to be exactly the same as the one I was given growing up here because let's face it times have changed BUT I did move back here for many reasons. I love Los Gatos. I love the community, the schools and the beauty of the town. I love the people and the parks and the little downtown where you always run into people you know. But lately I'm concerned about the direction the town is heading. The North 40 was a tough pill to swallow but I listened and tried to understand the reasons it was needed and accepted that there was no way around it.

I do not, however, agree or accept this new idea that the town is adopting to add double the housing requirement in the next 20 years. Why? When is enough enough??? Have you tried to go downtown on a sunny Saturday? We live off of college and cannot leave our house on these days because our town doesn't even have the Infrastructure to handle beach traffic let alone overcrowding it with more housing. I have heard that we are the only town okaying these numbers...why? We've lost a lot of people in this community in the past year who have just had enough and moved away. Enough of the traffic and enough of the overcrowding.

Plan smart and plan accordingly, because obviously i get the need for new housing but please do not ruin the wonderful thing that is Los Gatos by pushing for more housing than we can possibly provide without exhausting all of the resources it takes to make this a wonderful place to live.

Thank you
Jamie fumia

From: Kathy Anderson
Sent: Tuesday, October 5, 2021 7:21 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Fwd: General Plan. Letter Council Meeting October 6, 2021

Begin forwarded message:

From Kathy Anderson

Subject: General Plan

Council,

Please do not rush to pass this flawed General Plan in November. Please care about the future of our town. Use common sense when viewing the Plan.

Much of the work on the General Plan was done during a pandemic. Most people were concerned about survival and were unaware of the work being done on the Plan. The LG citizens are just now beginning to read and understand what is in the Plan and the detrimental impact it will have on them and the town. So please do not rush to pass.

The Plan is flawed in so many ways. It does not address items mentioned in the EIR. It does not provide for the needed infrastructure for - traffic, water, safety, emergencies, etc . It is like building a house without a foundation.

Increasing density and height allowance, the zoning is just for developers not for the citizens who live here and who elected you.

We have always protected the view of our hills. Increasing the height allowance threatens that. To provide increased density you ruin neighborhoods. You will need to tear down established shopping centers for high rise apartment buildings. Thus forcing citizens to drive further distances to do their daily shopping. This just adds more fumes, more traffic. What about climate change?

Just think in an emergency such as an evacuation more density means more cars trying to evacuate. More density means more students attending the schools. It over crowds and provides an inferior education just by sheer numbers .

Increased density allows a single family home to be torn down and perhaps a 4 plex built .

There are so many features in this General Plan that need to be addressed in order to save Los Gatos. I would like a town wide vote on the Plan. If that doesn't happen it will be up to Council to use common sense, not political views, to address this General Plan.

Think first of what this town stands for, the citizens who live here, to preserve not destroy a very special town. It will be up to you to decide what the future of our town is like.

I hope you care !

Sent: Tuesday, October 5, 2021 8:46 AM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211005154551] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211005154551]

Name: Fernanda Tran

Comments:

Good morning,

I am totally against the project of building more and more houses at Los Gatos.

Traffic is already terrible. It will make the city lose the charm of Los Gatos!!

We want the same Los Gatos! No a city w double if people.

It sounds like the city just wants more taxes!!

Let's make sure homeless are out of the city and our kids are safe! No creating more homes and have a over population and making Los Gatos to a Los Gatos anymore.

I love my Los Gatos!!!

No for the project that wants to create an absurd number of houses in our beautiful town!

Page title: [Home](#)

From: roberto anji
Sent: Tuesday, October 5, 2021 10:55 AM
To: Jennifer Armer <JARmer@losgatosca.gov>
Cc: Council <Council@losgatosca.gov>
Subject: Suggestion for the General Plan

Hi Jennifer,

My name is Roberto Anji living at 120 Hill Top Dr., Los Gatos since 2011.

I would like to add my voice to recommend a dedicated Plant-Based Education Implementation Program be added to Section 8 Environmental section of the General Plan. I travel around the world and notice that Veganism is growing in many places especially progressive locations like Berlin, London, Copenhagen etc and I also noticed that places like Bali and Chang Mai have many Vegan restaurants and tourists are flocking to them. I think Los Gatos can put itself on this map as well by encouraging and promoting Vegan options. I think you have already been made aware of the many benefits of switching fully or partially to a Vegan diet by some of my like minded friends :-)

Thank you in advance for considering this proposal.

- Roberto Anji

From: Eric Fox

Sent: Tuesday, October 5, 2021 11:38 AM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: over-densification

Dear Town Council, Clerk and Manager -

Your efforts to ram more housing down the throats of the town's citizens is despicable. You have no plan to accommodate the people who live here or the people who would move here. I oppose your densification scheme on every level. You are accountable to the voters and citizens of the town. Your tenure in leadership in this community will come to a swift end if you continue to pursue this thoughtless goal and ignore the voices of the people.

Best regards,

Eric Fox

From: Mark Jamieson

Sent: Tuesday, October 5, 2021 12:30 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Subject: Objection to raise in housing numbers

As a 20 year citizen of Los Gatos, I disagree with the decision the Town Manager made to practically double the states required housing numbers from 1993 to 3854 in Los Gatos. That will mean additional costs to administer; more cars on the road; more Green House Gases; More students in school; about 9300 more residents; etc !

Please be more forthright in explaining your decision on this issue.

I am fine with doing our fair share of adding affordable homes in Los Gatos - but I am not in alignment with doubling the number required by the state.

Mark Jamieson, MD

G2 Anesthesia

Pediatric and Adult Anesthesiologist

Medical Director

Forest Surgery Center

From: Tedd W
Sent: Tuesday, October 5, 2021 12:45 PM
To: Clerk <Clerk@losgatosca.gov>
Cc: Town Manager <Manager@losgatosca.gov>
Subject: Los Gatos Housing

We are totally against your proposal of increasing the number of new houses in Los Gatos from 1993 to 3854. Isn't developing the North 40 enough. A person can hardly get home on HW17 in the afternoon as it is now. I distress to even think of the disaster waiting for us when that projects gets completed. Please do not add more to this increasing problem.

From: Nancy Rollett
Sent: Tuesday, October 5, 2021 1:01 PM
To: Jennifer Armer
Subject: Amendments to GP2040

Hi Jennifer,

Thanks for our productive conversation last week. As suggested, I've summarized my recommendations to how the Agency is reflected in the GP2040 in the attached letter.

Please advise next steps.

Regards,

Nancy

Nancy Rollett

Executive Director

208 E. Main Street

Los Gatos, CA 95030

(408) 207-4900



Building a Healthy Community Through Enrichment, Innovation and Fun!



October 5, 2021

Town of Los Gatos

Jennifer Armer

Interim Planning Manager

Re: Amendments to GP2040

Dear Jennifer,

As a follow up to our discussion on September 29th I'm writing to request amendments to the Parks and Recreation Element and Services Infrastructure with regard to how Los Gatos-Saratoga Recreation is reflected in the plan.

Open Space, Parks and Recreation

Item 7.2 states that recreation services are provided on a full cost-recovery model and this does not accurately reflect the service model for recreation. Traditionally our childcare services were more profitable and offset the expense of offering other programs; this is no longer the case under COVID19 childcare restrictions. As facilities and park use fees have increased, it is now unprofitable for the Agency to provide recreation services to the community; this model must be re-evaluated in order for OSPR-6.3 and 6.4 to be continued. Also, the Town facilities and parks the Agency utilizes to offer programs are not discounted.

I recommend it be stated that the model used to offer recreation services to the community must be re-evaluated to achieve financial sustainability since most recreation departments receive subsidy and free use of community assets in order to offer programs.

Public Facilities, Services and Infrastructure Element

Page 6-14 identifies the scope of the Agency work. LGS Recreation should be mentioned as the childcare provider with four Clubhouse childcare sites on the LGUSD campuses.

For completeness it should be mentioned the Agency publishes a brochure of program offerings three times per year and offers several thousand programs and services for all ages.

Page 6-15 It is recommended that the map be moved to the end of the section so it doesn't break up the discussion of recreation and social activities.

PFS-13.4 should be restated to indicate the Town works with the Agency to develop programs for seniors and youth.

PFS 14.1 and 14.3 describe Senior Services and indicates that the Town Manager connects seniors with resources in the community. This is the role of the Agency along with other service providers.

PFS 25.3 and 25.4 and page 6-33 indicates a feasibility study should be performed to evaluate need for a Performing Arts Center. I recommend the study be expanded to evaluate interest and need for a Community Center.

I recognize these may appear to be subtle changes but each element reflects the importance of the Agency's role in the community. Please let me know if you need clarification on the requests or would like to discuss further.

Regards,



Nancy Rollett

Executive Director

LGS Recreation

208 E. Main Street

Los Gatos, CA 95030

From: Sandra Livinghouse
Sent: Tuesday, October 5, 2021 1:09 PM
To: Marico Sayoc; Rob Rennie; Mary Badame; Matthew Hudes; Maria Ristow
Cc: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Subject: General Plan Community Meeting - October 6, 2021.

October 5, 2021

Dear Town Council,

I recognize that the town planning job is extremely complicated and at times a no win, as there is no way to make everyone happy. Nonetheless, the Los Gatos General Plan 2040 is an extreme miss and needs to be radically revised as it stands. I am also highly concerned about how transparent and ethical town operations are in the planning/town management department, which should also concern you as elected officials.

Los Gatos needs to be preserved as well as developed. You have an obligation as elected officials to improve the livability for the citizens who live and pay taxes here, as well as to manage responsible growth and development.

My asks:

- There is no need for you to approve a General Plan by the end of the year that is not due to the State until January 2023. Please allow for community involvement and plan to finalize by mid next year timeframe, 2022.
- Please reduce the housing element to the state's request of 1993 units, not the almost 4,000 you have planned.
- Please eliminate the new zoning proposals for the entire town and stick to our current zoning.
- Please evaluate whether the current Town staff is truly representing our town.

Los Gatos cannot accommodate your ambitious growth plans for the following reasons:

- **Traffic/Roads:** Los Gatos long ago made the decision not to allow Caltrans to widen 17 or to allow a south-bound exit onto highway 85 at Winchester. Both of these factors contribute to making traffic in LG intolerable. Until you have the funds to pay for these improvements (since CalTrans now won't), you cannot advocate for massive building of almost 4,000 units. In addition, VTA has no plans to extend light rail to LG-they are focusing on more centrally located commuter areas such as San Jose and Sunnyvale.
- **Schools:** Young families move here for Los Gatos schools, and they are extremely important to our community. If you impact our school quality with too many residents, the entire community and town suffer. And if a new school is needed, who is going to pay for it?
- **Environmental:** The environmental impacts of this plan are unconscionable. Where is the water and electricity coming from to accommodate all these new residents? The projected greenhouse gas emissions from additional vehicles will increase tremendously under your proposed plan. And why do you not make sure that new developments such as the North 40 are

done in an environmentally sound way, with solar, grey water recycling and other needed green building practices?

- **Fire Safety:** Los Gatos is a lower mountain town and largely in a high fire zone. And, our neighbors up 17 are also at high risk of fire. How will we evacuate safely if you overbuild the town and impact road access? On a safety basis alone, the LG General Plan 2040 is completely irresponsible.
- **Ongoing Costs to Service Residents:** More residential buildings cost money, and the property taxes received do not cover the costs of fire, police, schools and other services. Who is going to pay for all these additional costs? Where is the fiscal plan that justifies all this building from a financial perspective?

I am also highly concerned about your town management operations, and here are a few examples:

- **Non-transparency:** LG residents were hunkered down during the Covid public health crisis and were not at all aware of the town's plans for radically revising the town's buildings policies. Having lived in the town for a long time, there is a precedent of slower growth and preservation I had come to assume. I personally was not aware of the town's plans until the July 2021 SJ Spotlight interview appeared (after the deadline for appealing the State's housing units demands). Although you keep pointing to meetings you had, around 11 people attended those meetings, including the developer it seems. That is hardly representative of LG's 30K population. And, the town made no effort except for one mailing two years ago to alert citizens to the LG General Plan 2040. Where's the communication and transparency?
- **Randomly Increasing Housing Numbers:** How is it that the Town Manager randomly keeps increasing the housing numbers without the Town Council's approval or even knowledge of the GPAC? Who is driving this change in numbers and under whose direction? And, was the Town Council aware that Los Gatos was not challenging the state's requested housing numbers in July 2021?
- **Insufficient Reporting for Public Meetings:** Why are letters from the public that are prepared for town council and other meetings not being included in the public packets and posted on the website?

I hope you find my observations useful and that you will change your transparency and operational approach for the LG General Plan 2040. Los Gatos growth and development for the next 20 years should not be decided by just a few people on the town council and staff. Please make citizen input, safety and livability a priority.

Regards,

Sandra Livinghouse

From: Diane Dreher

Sent: Tuesday, October 05, 2021 1:50 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Cc: Diane Dreher

Subject: for the October 6 General Plan Community Meeting:

Please include this email in the packet for the October 6 General Plan Community Meeting:

As a longtime Los Gatos resident, I'm concerned and confused about the proposed increase in housing in the General Plan from the original 1993 to 3854.

My questions are: 1) What is the rationale for this increase? 2) We know that all of California needs to respond to the current housing crisis, but why is Los Gatos the only town that has exceeded its original housing allotment? And 3) how was this decision made without appropriate input from the Town Council?

I strongly support returning to the original 1993 housing allotment. Our small town cannot handle the proposed increase without exceeding its carrying capacity. The proposed increase would exceed:

1. Our limited water resources. We are experiencing a record drought and asked to conserve water. Where would there be enough water for the additional population?
2. Our transportation system. How will people commute to work? Los Gatos has no mass transit planned in the 20-year VTA pipeline
3. Our limited sewage system, designed decades ago,
4. Our limited fire department and other services.

For the future of our community, please return to the original 1993 housing allotment.

Diane Dreher

--

Diane Dreher, PhD

Professor Emerita of English

Associate Director, Applied Spirituality Institute

Santa Clara University

From: Lori Ingle

Sent: Tuesday, October 05, 2021 1:53 PM

To: Marico Sayoc; Rob Rennie; Mary Badame; Matthew Hudes ; Maria Ristow

Cc: Town Manager <Manager@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Dear Los Gatos Town Council Members,

First, thank you for what you do! I greatly appreciate all your efforts. I have been a lifelong citizen of Los Gatos and love our town. I am usually up to speed with what is going on in Los Gatos. Somehow I think that I have been late to the party and missed the news about the Los Gatos Town General Plan outlining development through 2040. I strongly feel like the Los Gatos General Plan 2040 is an extreme miss and needs to be radically revised as it stands. I am also highly concerned about how transparent and ethical town operations are in the planning/town management department, which should also concern you as elected officials.

My specific concerns are:

- There is no need for you to approve a General Plan by the end of the year that is not due to the State until January 2023. Please allow for community involvement and plan to finalize by mid next year timeframe, 2022.

- Please reduce the housing element to the state's request of 1993 units, not the almost 4,000 you have planned.

- No one has been able to clearly articulate why Los Gatos did not ask for an exemption like many other towns and cities around us did, and why Los Gatos proposed increasing the # of units. How is it that the Town Manager randomly keeps increasing the housing numbers without the Town Council's approval or even knowledge of the GPAC? Who is driving this change in numbers and under whose direction? And, was the Town Council aware that Los Gatos was not challenging the state's requested housing numbers in July 2021? These are all questions we need answered.

- Please eliminate the new zoning proposals for the entire town and stick to our current zoning.

- Please evaluate whether the current Town staff is truly representing our town.

The LG citizens are just now beginning to read and understand what is in the Plan and the detrimental impact it will have on them and the town. So please do not rush to pass.

The Plan is flawed in so many ways. It does not address items mentioned in the EIR. It does not provide for the needed infrastructure for - traffic, water, safety, emergencies, etc...

There are so many features in this General Plan that need to be addressed in order to save Los Gatos. **I would like a town wide vote on the Plan.**

Please make citizen input, safety and livability a priority.

Regards, Lori Ingle

From: Molly Fumia

Sent: Tuesday, October 05, 2021 2:08 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: housing and soccer

We would like to voice an objection to the housing numbers decided on by the town manager. Low cost housing is important, but the environmental footprint is equally important. Half that number seems doable, sensible and responsible.

We would also like to ask about soccer fields. Do you all realize that Los Gatos United Soccer Club now has 900 players, doubled from 2 years ago when Shaun Tsakiris took over. The games bring out of towners every weekend, who eat at our restaurants and visit our shops.

LG United has been widely praised for the coaches' work ethic, knowledge of soccer, complex training and most of all, positive relationships with the players. Their biggest problem is fields.

Los Gatos High School fields are used by Liverpool, a shrinking soccer club. For Los Gatos United to be able to have just one space at the high school several days a week would be a wonderful benefit to the kids.

One soccer field, Creekside, is not enough for a club with 900 players. Please find a space and build at least one more soccer field. Many communities now have soccer complexes to serve their soccer families and visiting players. Los Gatos United, easily one of the best youth soccer organizations in California, could not host a tournament--which fill hotels and restaurants, because they don't have the fields.

Please put this concern, which is on the minds of many others, on one of your front burners. Los Gatos deserves better.

Thank you, Chuck and Molly Fumia

From: Susan Shyu Pinkel
Sent: Tuesday, October 5, 2021 2:55 PM
To: Clerk <Clerk@losgatosca.gov>
Cc: Town Manager <Manager@losgatosca.gov>
Subject: Meeting on General Plan

Dear Los Gatos Town Clerk,

We have lived in Los Gatos Main since 2012. We own three houses and an apartment complex. We have visited and/or owned a home in Los Gatos since 1992. When we first moved to Ellenwood Ave, our youngest son was not able to enrol in any of the elementary schools closest to our home (Daves, Van Meter or Blossom Hill). We were told that Daves, Van Meter and Blossom Hill were ALL impacted and that we had to send him up Highway 17 to Lexington Elementary. This, we found, was outrageous considering Daves and Van Meter were only about one mile away from where we live. In the end we had no choice but to send our sons to private schools.

With this background, we would like to voice our strong objection to the General Plan that will increase the number of new homes in Los Gatos from 1993 to 3854. If back in 2012, when we couldn't enrol our son into the local elementary school, and when the housing stock in Los Gatos had not even been increased yet, why would increasing the housing from 1993 to 3854 now be a good idea?

Further, Los Gatos already has huge traffic issues and without access to decent public transportation, how does the Town Manager envisage traffic to flow? Or does the Town Manager think that traffic will sort itself out or that the public will just get use to it?

To sum up, we strongly object to Los Gatos Town's General Plan for the increased housing stock. We do not agree with the original housing increase let alone the new number of 3854. We objected to North 40 and the Town took no notice. We now object to the new housing stock number and respectfully ask that the Town Council do not accept the new General Plan regarding the increase in housing stock.

Best regards,

Susan Pinkel

From: Amir Segev

Sent: Tuesday, October 05, 2021 3:28 PM

To: Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>; Clerk <Clerk@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Town Clerk,

It came to my attention that the Town Manager is proposing to increase the planned housing density way above the state's requirement and as a long time Los Gatos resident I would like to express my dismay and confusion about this. First, I just cannot understand how can a Town Manager be so out of touch and completely oblivious to the will, the needs, and the very basic priorities of the community it serves. No other town in the Bay Area found it necessary to accept, not to mention exceed, the state mandates. No other town in the Bay Area showed such a blatant dismissal of the community interests. Increasing the housing density in Los Gatos the way it is being proposed by the Town Manager will change its character, the quality of living, and the entire meaning of being a Los Gatos resident. Our roads are already standing still, our air is already more polluted than ever, our infrastructure is already having hard time supporting the town's needs, and our schools are already bursting at the seams. The proposed 2040 plan is not only irresponsible and unwarranted but also contradicting the Town Manager's very clear mission, which is to **"enhance the quality of life in Los Gatos.... and seek to meet the needs of the community"**. Moving forward with the 2040 plan as stated will not meet the needs of the community, it will betray them. It will not enhance the quality of life in Los Gatos, it will jeopardize it.

I cannot even begin to say how many people in the community are outraged and their voice will be heard as they send a very clear message – we came to Los Gatos for a very good reason and the ones who are entrusted with protecting this town cannot be those who end up undermining it.

Thank you,

Amir Segev

From: Bill Walker
Sent: Tuesday, October 5, 2021 3:44 PM
To: GP2040 <GP2040@losgatosca.gov>
Cc: Matthew Hudes
Subject: 2040 General Plan

Council Members and Town Manager:

Do not continue to further destroy our small town environment by planning for more than the state-mandated housing requirements. Over the past 26 years we have lived in LG we have seen extremely worsening traffic exacerbated by out-of-control housing and population growth yet to be further exemplified by Phase 1 of the North 40 with Phase 2 yet to come.

Secondly, while we accept minimal state-mandated low-income housing, it should be kept to the absolute minimal amount that is mandated not to be increased by those in the minority professing something more. We don't need more crime and homelessness both of which receive minimal attention from our police force or town management.

Thank you for listening.

Bill Walker

From: Mark Regoli

Sent: Tuesday, October 05, 2021 3:49 PM

To: jak; Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Cc: Maria Ristow; Marico Sayoc

Subject: General Plan 2040

Town Council, clerk and Manager,

Your efforts to increase the housing in Los Gatos above the state mandated amount is very disappointing.

There is no plan to accommodate the people who live here or the people who would move here. This will have a tremendous impact on everything from schools to water consumption. A change like this needs to be studied with an EIR and CEQA impacts.

I oppose this densification on every level. You need to address the impact on the citizens and get their approval prior to launching a program of such magnitude.

Mark

SOUTH BAY
DEVELOPMENT CO. 

MARK REGOLI

From: Jeff Loughridge

Sent: Tuesday, October 5, 2021 5:49 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Date: October 5, 2021

To: Los Gatos Town Clerk, Los Gatos Town Manager, and Los Gatos Town Council

From: Jeff Loughridge

I recently heard some very distressing news regarding our towns new ABAG numbers and how the town staff is handling them. I have previously been a member of the Town of Los Gatos Affordable Housing Advisory committee as well as the Housing Element Advisory Commission.

What I heard was that our town manager, Laurel Prevetti, has suggested INCREASING the number of affordable housing units that Los Gatos is required to plan for, from 1993, up to 3854. This in no way representative of the what the Los Gatos residents want. This was also done without any input from either town residents or even the current Town Council.

Laurel Prevetti needs to be reminded that she REPRESENTS Los Gatos and its residents and needs to stop her irresponsible reaction to the State of California's new ABAG numbers.

Its NOT OKAY for her ignore appealing the original requested numbers to lower the required housing units.

Its NOT OKAY to increase these numbers without input from the town.

AND... Its NOT OKAY for her to disregard the detrimental effect of the consequences of the possible increase in population and traffic.

Believe me, having been on the two committees that had to deal with this exact problem for the previous Housing Element, this should not be happening. Laurel Prevetti sat in on most, if not all of those meetings and should have gotten the message LOUD AND CLEAR that the town has always wanted lower numbers, not higher ones.

As Los Gatos residents, we cannot let this stand. Stop Laurel Prevetti from raising our towns ABAG numbers. Get input from Town Council and the public on this issue. If 1993 is the number from the state and we have already past the opportunity for an appeal of that number to lower it, then stop this insanity of increasing it.

Jeff Loughridge

From: Lisa Wade

Sent: Tuesday, October 5, 2021 5:59 PM

To: Jennifer Armer <JArmer@losgatosca.gov>; Council <Council@losgatosca.gov>

Cc: Karen Rubio

Subject: Plant- Based Implementation Program for General Plan

Hi Jennifer,

We have come up with some wording for a Plant-Based Education Implementatoin Program that could be easily inserted into section 8.12 Implementation programs in the General Plan.

Plant-Based Education

Implement programs to educate and support residents about the benefits of shifting to a plant-based diet, which includes improved health, curbing greenhouse gas emissions, reducing biodiversity loss and deforestation, reducing water usage, and reversing pollution of our air, land, and water.

I will add this to my comments for the meeting tomorrow.

Best,

Lisa

From: Kjirste Morrell

Sent: Tuesday, October 5, 2021 6:08 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Dear General Plan Committee,

I would like to request that the Los Gatos General Plan 2040 reflect a commitment to grow as a walkable and bike-friendly community. The walkable nature of the town and public access to outdoor space were part of the reason that my family moved here. I know, from observation of so many of us walking and riding around town, that our town values:

- the ability to walk to businesses, services, and schools from many residential areas
- streets and paths which encourage riding bikes both as transportation and for exercise
- outdoor public spaces including paths and trails that can be used for exercise

Considering these factors during future development would help our community grow in a way that we could enjoy every day.

Thank you,

Kjirste Morrell

From: Sasha Braude

Sent: Tuesday, October 5, 2021 10:00 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021

Hello, I received an e-mail and postcard about the General Community meeting on Tuesday. I will attend via Zoom, but given the high interest, may not have the opportunity to speak.

I wanted to voice my strong objection to the proposed housing portion of the 2040 General Plan. I understand that we need new housing, but to build up to 3853 units is extremely excessive. We already have terrible traffic not just on the main streets such as LG Blvd, Winchester, Santa Cruz, University, etc, but it's now spilling over to residential streets as people try to go around the traffic. And when it's school drop-off and pick up time, it's impossible to make it in or out of our neighborhood. Building double the number of homes that is required by the state is ridiculous, we simply do not have the infrastructure to support it. We already have a massive development at South 40, and are at a breaking point without those units being filled.

As residents of the town, I know you care about our future, and I strongly urge you to reconsider the current proposal.

Thank you,

Sasha Braude

Los Gatos, CA 95030

From: Susan Ward

Sent: Tuesday, October 5, 2021 11:34 PM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: The Town was never meant to become a Megatropolis

The people who live in a Town shouldn't need to fight our elected officials to maintain our status. The other neighboring cities have kept their charm and relative size as the constituents prefer. Who is making money while destroying Los Gatos' charm? You know that Los Gatos do not want this change. It is not a necessity per the State. No other towns or cities are quadrupling. What's up Leaders?

Sent from my iPhone

Sorry I omitted my name

Susan Ward

From: Susan Ward

Sent: Tuesday, October 5, 2021 11:48 PM

To: Clerk <Clerk@losgatosca.gov>; Council <Council@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Subject: General Plan Community Meeting Oct 6, 2021

I do not want my Town to grow much larger. I do not agree with the General Plan.

Susan Ward

Los Gatos

Sent from my iPhone

From: erafia

Sent: Wednesday, October 6, 2021 9:33 AM

To: GP2040 <GP2040@losgatosca.gov>

Subject: General Plan Comments

I am writing about the 2040 General Plan update. I disagree with the inclusion of this entire section into the general plan. First and foremost, this entire section does nothing to bring people together and is instead being pushed by those with an agenda to divide the community. It is filled with all the keywords meant to make it seem like it is well intentioned, but it **will** undoubtedly be weaponized against the town and cited in lawsuits, leading the town to waste valuable time and resources in the future.

In addition to what it will be used for in the future, take a look at the long list of administrative overhead it creates for staff. It is completely unnecessary, and a waste of taxpayer dollars.

Lastly, it is an overreach of the government's purpose. Take for example the provision RSEJ4, calling for town involvement in the coordination of allowing for acceptance of EBT cards at the local farmers market. First of all, why does an EBT card need to be used at a farmers market? That in and of itself is absurd. Secondly, what does this lead to - that no business license will be granted to any vendor not willing to adhere to this provision?

I strongly encourage you to eliminate this section of the general plan in its entirety except for any provisions that may be required under any applicable California law, if any. In fact, most of what is referenced in here is already covered under California and Federal laws against discrimination, and a duty of fair dealing. I would also be curious if you questioned those who pushed for it, to better understand where they actually live and who they are funded by before even considering including any elements of this section in the town's general plan.

Eric Rafia

From: CHRISTINA JANSSON
Sent: Wednesday, October 6, 2021 9:54 AM
To: Council <Council@losgatosca.gov>
Cc: Clerk <Clerk@losgatosca.gov>
Subject: GENERAL PLAN COMMUNITY MEETING 10/6/2021

I have three questions, I would like answers to:

- 1) 3,500+ homes would be built, "if/when the infrastructure is improved on". How? Light Rail? More roads? The latter seems unrealistic.
- 2) 1993 homes. That is still 1993 cars! Does that not require "improvement of the infrastructure"? Or, is it the usual "act first and think later"?
- 3) What dollar number constitutes affordable housing in Los Gatos? Please point out to me, where, and how many there are.

Do I have to speak at the meeting, to have these questions answered? Or, can you answer them during the meeting?

Regards,
Christina J

From: kay maurer

Sent: Wednesday, October 6, 2021 11:55 AM

To: Clerk <Clerk@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Council <Council@losgatosca.gov>

Subject: general plan

Hello,

I am writing to address an issue with the new proposed 2040 general plan. Specifically the below item, which if this is true, it is definitely way out of line.

The Town Manager decided not to appeal the 1993 housing units assigned to Los Gatos. 27 other Town Managers or County managers did appeal. Los Gatos is the only Town that increased the planned number of homes that we can find.

Why would our gridlocked town want more housing than is absolutely necessary? We don't have the infrastructure to support more homes, and have not even yet seen the impact of the housing in the north 40. Los Gatos officials need to work to improve the quality of life in our town, not pack it with cars and more people that it cannot adequately support. Things are out of control. We have no solution to the summer traffic issues, little to no improvement to infrastructure, and no viable plan to address overhead power wires that have started devastating fires in other areas of northern California.

Please do not move forward with this unforgiving plan to overpopulate the town at this point in time. Perhaps it can be revisited in 2040 if other issues have been resolved, but definitely not now.

Thank you for taking time to read my views.

Sincerely

Kay Maurer

Los Gatos, cA

From: Katie Hingle
Sent: Wednesday, October 6, 2021 12:25 PM
To: Clerk <Clerk@losgatosca.gov>
Cc: Town Manager <Manager@losgatosca.gov>
Subject: Fwd: Feedback before General Plan review on Oct 7

In reference to the General Plan Community Meeting - I would like to provide this feedback.

----- Forwarded message -----

From: **Katie Hingle**
Date: Wed, Oct 6, 2021 at 10:15 AM
Subject: Feedback before General Plan review on Oct 7

Dear Town Council,

I appreciate the outreach that the Town of Los Gatos has provided to ensure the community's voice is heard in the process of finalizing our current General Plan. I have read much (not all) of the proposed General Plan for 2040, and there are many components I believe will add value to the Town and some that are of concern.

The goal to make the Town more diverse by building more accessible housing that is also centrally located to walking/biking/alternative-to-car is a huge win. I am very excited by the points of the Plan that discuss increasing cycling and alternatives to cars, and maintaining expansion while managing our environmental impacts.

My concerns center on the fact that the Town's General Plan calls for practically doubling the amount of homes (3,738 new homes) required by the RHNA plan for Los Gatos (1,993). Although there are many good points in the General Plan to ensure that employers offer shuttles, and that we increase kids walking/cycling to schools, our Town is not set up for the population increase we would experience.

From <https://www.demos.org/research/move-thrive-public-transit-and-economic-opportunity-people-color> "If we want everyone to participate fully in the American economy, we have to make sure that everyone, regardless of race, ethnicity or class, has an efficient and affordable way to get to work, school, health care, and recreation."

Could the Town also do something to incent the workers to stay here in Los Gatos vs. commute far away? Not likely as we don't have sizeable businesses here. The new residents will commute, like the vast majority of residents here do today, then we will need more buses and other public transportation. The fact that the Future Vasona Light Rail Extension is on hold indefinitely until there is funding from the VTA means that adding 1,000's of more commuters will add 1,000's of more cars on the road.

And if we have more kids in our schools, and the parents are lower income and would need to commute by bus to get to their jobs, they will not be able to drop their kids off at school. We need school busses and/or other incentives for kids to walk/ride to schools, especially in bad weather or on days of bad air quality.

Last, I see the point about requiring employers with 100 + employees to provide shuttle services. Does that mean companies like Adobe, Salesforce, Google, Apple will be required to shuttle their Los Gatos employees? If yes, how does the Town have any leverage over these companies? Or does that mean that companies in Los Gatos who have 100+ employees must provide shuttle service. Is that even a thing here in Los Gatos besides Netflix?

I would suggest that the Town's General Plan focuses on building housing to meet realistic population growth goals vs. overdoing it with development close to downtown, get cars off the road by focusing with continued focus and development of ways to cycle, walk, etc, and get the VTA and other public transportation to increase.

Katie

From: Sue Ann Lorig
Sent: Wednesday, October 6, 2021 12:30 PM
To: Jennifer Armer
Subject: Comments to Los Gatos Planning Commission

Hello Ms. Armer,

As a heads up, these are the comments I will make by Zoom at the Planning Commission meeting this evening.

Best,
Sue Ann

Comments to Los Gatos Planning Commission

October 6, 2021

Hello. I'm Sue Ann Lorig. I've been a resident of Los Gatos for eight years.

Thank you for this opportunity to speak and thank you to all the members of the Planning Commission for the work you do for our beautiful town.

My request to you is this:

Will you please add a dedicated Plant-Based Education Implementation Program to Section 8.12 of the Environmental and Sustainability element of the General Plan?

I am asking this because I sincerely believe that we need to reduce our consumption of animal products if we are to have a real chance at reversing climate change.

As noted in Forbes, "In what the *Guardian* called "the biggest analysis to date," researchers concluded that shifting away from meat and dairy is the single most effective way to regenerate our ecosystems and prevent its destruction. " Additionally noted in the Forbes article: "Since livestock production is the single largest contributor of emissions around the globe (more than planes, trains and cars combined), removing it from our food system could allow the planet to regenerate."

Huge additional benefits from eating more plants and less meat include saving vast amounts of water, plus improving our health and reducing the strain on the the health care system.

There are so many things a Plant-Based Education Implementation Program could do, such as having cooking classes to teach people how to easily prepare delicious, nutritious plant-based meals. We could have speakers on a range of topics including how to improve your health with whole food plant-based eating, how eating less meat and dairy benefits the planet and is necessary if we want to halt and reverse climate change, how to plan plant-based meals, and more. I would love it if we could have a VegFest with plant-based vendors, socialization, and fun activities. Film screenings would be wonderful, too.

Thank you again for all you do. I urge you to help Los Gatos be part of the solution to climate change by adding a dedicated Plant-Based Education Implementation Program to Section 8.12 of the Environmental and Sustainability Element of the General Plan.

<https://www.forbes.com/sites/michaelpellmanrowland/2018/06/12/save-the-planet/?sh=2a23f9bf3c81>

From: Jared Ajlouny

Sent: Wednesday, October 6, 2021 1:41 PM

To: Clerk; Marico Sayoc; Rob Rennie; Mary Badame; Matthew Hudes; Maria Ristow

Cc: Town Manager

Subject: General Plan Community Meeting - October 6, 2021

Hello Town Council,

Los Gatos is a very special place. It has been developed and planned over the years to keep it a special place. While traveling I meet many people that have been to downtown Los Gatos and remark how beautiful it is. That is pretty remarkable for a small town. The reason for this is because of the town's special character. This includes the zoning rules that maintain the density of development in certain areas. While high density housing makes sense in certain areas (close to economical public transportation, work hubs, etc), downtown Los Gatos is none of that.

I wanted to address some of the 2040 general plan items that are keeping me up at night. My wife and I live on College Ave. College Ave is arguably one of the most known residential streets in Los Gatos due to the proximity to the park and the winery. It is visited by thousands of people every week. On weekends it is almost impossible to find parking. If high density housing is allowed in this area it would make the traffic and parking a larger mess than it already is.

During the summer beach traffic it takes about 30 minutes to get from highway 9 to College Ave. Imagine if there was a fire on a large multi family building that was newly built in a fire hazard zone. Per the towns own "Fire Hazard Map" <https://losgatosca.gov/DocumentCenter/View/64/General-Plan---Fire-Hazards-Map?bidId=>, College Ave and the entire hillside is a fire hazard zone. Why would anyone consider high density housing in a fire hazard zone? Especially with what has been going on with the fires the last few years.

Our parcel on College Ave has a shared driveway with three houses. The driveway is also very difficult to access from College Ave. If that driveway suddenly had 4 times the amount of vehicles on it, it would completely ruin the traffic up and down College Ave. It would also be a hazard with the pedestrians walking and biking up and down the road.

Please put reasonable thought into this terrible plan. California is already losing more of its standard of living every year. Please don't add to that.

Thank you.

Jared Ajlouny

From: Jeff Rippin

Sent: Wednesday, October 06, 2021 1:17 PM

To: Clerk <Clerk@losgatosca.gov>

Subject: General Plan Community Meeting - October 6, 2021 - bring the 2040 General Plan housing number back to 1993

Hi,

I understand that the state requires Los Gatos to increase housing units by 1993 by the year 2040.

But, the Los Gatos Town Manager wants to increase the states required housing numbers from 1993 to 3854?

Please keep the number at 1993. I feel the city is busy enough with cars.

Why do we need more than the state requires? Maybe I'm missing something?

Take care,
Jeff Rippin

From: MARY PATTERSON
Sent: Wednesday, October 06, 2021 6:03 PM
To: PublicComment <PublicComment@losgatosca.gov>
Subject: 2040 General Plan

Dear Council,

I am totally against adding another 3,000+ homes to Los Gatos. Let's consider that proposal.....we have no water

we've had to buy generators because we lose electricity
the town traffic is congested and stressful
we've had to add an area code when calling due to no lines
there is no room in our schools and no land or money to build
AND no one lives in the North Forty yet.

Does this proposal make any sense???? NO!!

Please leave Los Gatos the quaint little town that we know and love!!!

Thank you,

Mary M. Patterson

From: KENNETH ARENDT
Sent: Wednesday, October 6, 2021 6:29 PM
To: GP2040 <GP2040@losgatosca.gov>
Cc: Matthew Hudes; Neuner, Gary
Subject: GP 2040 - ideologies that are not to be placed in the GP

Hello,

All of this plant based stuff is fine, on a personal basis. It has NO PLACE in the general plan for LG.

If you were to allow this, it opens the door and sets a precedent for other ideologies of ANY nature, to burden the GP process.

Ken Arendt

NOTE: this email is being sent to thousands of Los Gatos residents

From: KENNETH ARENDT
Sent: Wednesday, October 6, 2021 6:41 PM
To: GP2040 <GP2040@losgatosca.gov>
Subject: Fwd: Trouble here in Town - the General Plan and more

To the GP2040 Planning Committee

The below email and attachment was sent to the Town Council. Please do read my concerns. Thank you.

Ken Arendt

----- Original Message -----

From: KENNETH ARENDT
To: Marico Sayoc <MSayoc@losgatosca.gov>, "rrennie@losgatosca.gov" <rrennie@losgatosca.gov>, "mbadame@losgatosca.gov" <mbadame@losgatosca.gov>, "mhudes@losgatosca.gov" <mhudes@losgatosca.gov>, "mristow@losgatosca.gov" <mristow@losgatosca.gov>
Date: 10/04/2021 8:25 PM
Subject: Trouble here in Town - the General Plan and more

Hello TC members. This is a very difficult email for me to send, as I never thought that I would have to do this. I know most of you, and vice versa, and have been supportive of all you have done for the Town in the past. Several of you have had gone through a gauntlet of issues over the years, and it hasn't been easy.

But now, the real issues facing us are at least two-fold, most likely more. One is definitely the growth and how to accomplish it without damaging the Town, its residents and character. The other issue is perhaps more serious. It is the blatant actions of the Town Manager to get us in this trouble in the first place. I know that some of you might be friendly towards her and her staff. And you rely on the Town employees to support you and not ignore you. So this is probably distasteful. But you must do your jobs and honor the oath of office that you took.

Please read my attached paper to you. I do trust that you will take the right actions to bring us back on track.

Thanks for all that you do.

Ken Arendt
LG 95032

October 4, 2021

LG Town Manager and Staff

Topic: MIS-BEHAVIOR and BAD JUDGEMENT

REFERENCE: TOWN COUNCIL POLICY MANUAL , 2-04, PAGE 8

Town Study Session of September 20, 2021

General Plan for 2040

After reading many of the Town Documents regarding Town code, RHNA requirements, General Plan, I am very concerned about the recent behavior of the Town Manager and staff. How did the Town land use element and Town's housing needs get de-railed? Specifically, I am addressing not so much the resulting numbers that are being floated around, but the inappropriate process of getting to where we are.

According to the TC Policy Manual referenced above, and other documents of the Town, it is clear that the Town Council establishes policy and direction for the Town and the TM and her staff are responsible for carrying out the directions set forth. It is NOT within the preview of the TM to establish policy and take actions that ignore TC approved directions. Nor is it proper for the TM to go public with local media about Town housing element numbers that have not been approved by the TC. That is called insubordination.

I refer specifically to the TM's specific change of General Plan Preferred Alternative numbers that were approved initially by the TC, at about 2800 units. In fact the TM set forth and disseminated to the public new arbitrary numbers which were made PRIOR to the State mandated RHNA numbers, which were substantially lower, at 1993 units. The TM created numbers almost doubled those RHNA numbers without TC approval. This action negatively impacts the charter of the Town as to the authority placed within the Town Council. Why wasn't the TC notified and involved, especially along the way? As such, the following points are made:

- The TM stepped outside her bounds of authority
- Failure to properly notify the TC and/or the Mayor of dramatic changes to housing numbers
- Did not notify the TC when appropriate as to when any appeals to the State could be made by the Town
- Published newly created housing element numbers without TC authorization
- When asked "why" she did this at the most recent study session, her answers were without merit; ie, lots of work, we were all busy, etc
- It appears that her own personal agenda overrides decisions that are supposed to be in the best interests for the Town
- Housing numbers that she proposes may have significant negative impacts on the Town –
 - Exceeding RHNA numbers opens the door to developers to do most anything they want
 - Water – we are in a drought; what is the plan to address this?
 - Traffic – we are already complaining about traffic all over; what is the plan?
 - Schools – what are the metrics regarding teacher/student acuity ratios? New schools? What is the plan?

- Character of the Town as to what the residents bought into and what we want; we have all worked very hard to get here and be what we are! We do not want to change into something we are not!
- Housing values and neighborhood impacts
- Other unforeseen impacts
- Impacts of this nature need to be studied, analyzed and voted upon and NOT arbitrarily set into place by the TM who has no authority to do so. Arbitrary action beyond authority levels in the TM's position weakens the TC and its authorities.
- **Town Attorney** – he should have advised the TM of her actions, but apparently did not, or did not know about it, or was ignored. Either way, the TA should have advised the TC as to this action as well as advised the TC about potential appeal dates and requirements. This did not happen.

RECOMMENDED ACTIONS:

The Mayor and the TC should take actions to address these bad judgment actions, review both the TM and TA performance and set forth consequences as appropriate. In regular corporate situations, a board of directors might even fire the position. Please do your job and take whatever actions are necessary to correct the problem.

DESIRED OUTCOMES:

- The TC needs to formally accept the State mandated RHNA numbers with further study done as to density issues and how to address them without damaging the Town further.
- The TC needs to address the TM and her staff as to their limits of authority and determine why the TC was essentially ignored in the process.
- The TC should evaluate these actions of the TM and determine if the job has grown beyond her level of competency to continue.
- The TC needs to set forth its mandates to itself, the citizens of the Town and the Town management and staff, that although we see the need for diversity, inclusion, public safety, etc, we can and will do so while retaining the nature and character of the Town. We have many many citizens, current and long standing, who have worked very hard and have sacrificed much to reside here. Some were lucky, others worked two jobs. But we did what we did to be here and become part of this community. We do not want it changed.
- Create studies to understand what impacts SB 9 and 10 will have on our community and create ways to accommodate those laws without damaging our Town.

Sent: Wednesday, October 6, 2021 8:22 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211007032212] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211007032212]

Name: Cameron Tulee

Comments:

Regarding Fire safety:

One way to help reduce the fire risk it to have the utilities buried. Overhead utilities have been the cause of multiple devastating CA state fires in recent years. I didn't see this mentioned in the general plan - Is this something we can push for as a Town government and in the general plan? Especially in the hillside areas which are much less accessible and could cause an out-of-control fire situation.

Thanks,

Cameron Tulee

Page title: [Home](#)

Sent: Wednesday, October 6, 2021 9:56 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211007045548] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211007045548]

Name: Cameron Tulee

Comments:

Regarding the housing target confusion:

Perhaps it's worth updating the actual plan with the breakdown - the state's mandated target (for the first 8 years) + some buffer, then the next 12 years target is the difference, etc, etc.. Then with it all outlined in the plan folks wouldn't have to look elsewhere for an explanation of the numbers and it should reduce the confusion with this issue.

With regards to the proposal to add vegan diet education: It's a good initiative but I feel it's misplaced and that the Town general plan is not where this should be. An education campaign like this should start in the schools and the Town shouldn't be expected to be an educator for the residence for such issues as this. It's outside it's scope.

Thanks, Cameron Tulee

Page title: [Home](#)

Sent: Wednesday, October 6, 2021 11:07 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211007060704] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211007060704]

Name: J R

Comments:

I'm a Los Gatos resident for years and listened to tonight's meeting, good to hear many voices from different perspectives. Thanks for organizing it! Here are my comments:

1. Overall I oppose the 2040 general plan. Fire safety issue, negative financial impacts in terms of residential housing price and town's budget, worse traffic, etc. They're valid concerns and real problems! I hope political interests should not be put over Los Gatos people's benefits.
2. Please make writing comments available to public. If privacy is the concern, can be anonymous and have an option to let people choose to opt out. Moreover, I suggest to have a survey/voting on this site. Those can help transparency of the process.
3. If I heard correctly, a lady suggested "if you like small town feel, go to Yosemite (or 17miles?)". How ironic and how dare she! Most exclusive words I've heard tonight! People live here have every right to preserve the small town image they like.

Page title: [Home](#)

From: Nick Struthers

Sent: Friday, October 8, 2021 3:51 PM

To: Council; Jennifer Armer

Subject: Plant - based Education Program for Los Gatos

Dear Los Gatos Town Council,

As a Los Gatos resident since 1999, I support the efforts of Plant-Based Advocates to establish a dedicated Plant Based Education Program. I support adding this to the environmental section of The General Plan 2040.

sincerely

Nicolas Struthers

From: Julie Struthers

Sent: Friday, October 8, 2021 3:54 PM

To: Council; Jennifer Armer

Subject: Plant - based Education Program for Los Gatos

Dear Los Gatos Town Council,

As a Los Gatos resident since 1999, I support the efforts of Plant-Based Advocates to establish a dedicated Plant Based Education Program. I support adding this to the environmental section of The General Plan 2040.

sincerely

Julie Struthers

From: Kavin Kankeshwar <kavinkankeshwar@gmail.com>
Sent: Friday, October 8, 2021 9:06 PM
To: GP2040 <GP2040@losgatosca.gov>
Subject: Comments for consideration for Los Gatos 2040 Plan

Hi,

I am a Los Gatos resident in University-Edelen Historic District, I have few comments for the Town Council/Planning commission to consider as we work on the Los Gatos 2040 plan.

1. It's great to see in Los Gatos 2040 Plan sections LU-9.4, LU-15 and CD-3 to protect historic neighborhoods which everyone in the city benefits. But the City of Los Gatos has not adopted Mills Act, By not providing any financial incentives and having additional regulations for historic districts, it places an additional often unfair burden on owners of structures contributing to the historic district, Even though all residents of Los Gatos benefit from and enjoy how the historic neighborhoods looks and feels. Also more often historic properties go into a state of disrepair which reduces the desirability for dilapidated houses and its order of magnitude more expensive to fix those. I would strongly urge the City council to adopt Mills act and any other measures which can provide incentives to preserve Historic property or loosen the regulatory burden in historic districts.
2. Traffic on **17**, This topic I'm sure has come up before. But I would really like the Town Council to raise the priority and make it the top of agenda item to work with County and State officials to escalate and make it priority #1. It is critical and urgent we solve this ASAP. Traffic on **17** will reduce the desirability of the area if the commute is horrible. We need to improve the Quality of life for the residents of Los gatos to move around without being stuck in traffic.
3. I support the Los Gatos 2040 plan for more houses, so it's critical to address the traffic which comes with existing and newer residents. Reducing the regulatory burden for developers or owners of property to build more housing is a good thing and a healthy sign for a growing community. But planning for growth is critical. I would encourage the City to do whatever to help reduce regulations, fast track applications and allow more construction. Anyways, construction in the bay area is very expensive because of the high cost of living for workers plus the amount of building regulations and long delays in permit applications/sign off. So whatever the city can do to reduce red tape on construction is a good thing, Because if any project takes years to get off the ground that delay costs will be passed on to consumers which just means the new houses won't be affordable for the middle class which won't benefit because their income is more than median income so they still cannot buy houses because it's expensive to build new houses. It is very important for the City to go into high gear to fix the traffic issue to support this growth.
4. Dedicated bike and pedestrian only streets in Downtown Los Gatos. I would recommend making Downtown Los Gatos and adjacent streets pedestrian only and also have a Class 4 dedicated bike lane on University Ave from Main street to Vasona lake and taking other measures to reduce/discourage traffic on collector roads like University ave, and promote bike/walking and other environmentally friendly way to get around town. It might also be a good idea to plan for parking structures so people can park there and walk downtown. Also if

University Ave does have a Class 4 dedicated bike lane, there has to be some plan for permit parking for residents in the parking lots in between University and N Santa Cruz ave.

Thanks for your time and consideration of these comments! I really appreciate the effort which everyone is taking to draft and plan the Los Gatos 2040 future.

Regards,

--

Kavin Kankeshwar

From: karen

Sent: Saturday, October 9, 2021 2:02 PM

To: Jennifer Armer; Council

Cc: 'Lisa Wade'

Subject: Education Programs for Plant-Based Diets in General Plan

Hi Jennifer and council members,

I am grateful I was able to speak on October 6 at the General Planning meeting about our objective of including education about plant-based diets in Section 8.12 of the general plan.

As I stated, the reduction of animal foods (meat, dairy and eggs) holds the promise of addressing the widespread problems we face today. Briefly:

- Greenhouse gas emissions: Animal ag is a major source of greenhouse gases methane, carbon dioxide, nitrous oxide, that are rapidly warming our climate. This is making extreme weather, such as drought, fires, hurricanes, etc more frequent and more intense.
- Pollution of air, water and land by enormous CAFOs (concentrated animal feeding operations); 80 billion land animals are killed worldwide every year
- Deforestation: 90% of the Amazon that has been cut down is due to cattle and their feed crops
- Water consumption: People who eat no animal foods require HALF the amount of water (National Geographic)
- Inequality and suffering caused by our food system: converting plants to animal foods is inefficient; we can feed the world population plus more, on less land, by shifting to plant foods
- Social injustice: Farm and slaughterhouse workers are often immigrants who are subject to dangerous workplace conditions. Many died from Covid because slaughterhouses continued operations under the Defense Procurement Act.
- Health: Eating a plant-based diet is proven to help avoid illnesses such as heart disease, diabetes, hypertension, some types of cancers, and more

These and the many other reasons for shifting to plant-based are the reason we feel that education is necessary. I'd like to address some of the concerns raised by other speakers at the General Plan meeting.

1. "I don't want anyone forcing me to eat a plant-based diet."
No one is forcing any diet. We want to provide education so people can make informed choices.
2. "This isn't the domain of local government."
We disagree. The Town already has programs and education for reducing water usage, implementing native landscaping, etc. Our plan follows the same guidelines, and in fact greatly helps with other efforts, such as saving water.

3. “This is a frill. We need basic services such as fire safety.”

In fact, shifting to plant-based diets *helps* with issues such as fire safety. Animal agriculture is a major driver of greenhouse gas emissions, which is warming our climate and turning forests into tinder boxes – as evidenced by the major fires of the last few years. Switching to a plant-based diet is the single most impactful thing we can do to reduce GHG and start curbing global warming.

Thank you for taking our ideas into consideration. As we stated, we have a very active group that is ready to help implement these programs, and we have widespread community support. Thank you for all your hard work on this Plan.

Best regards,

Karen Rubio
Plant-Based Advocates



From: ILENE DICKINSON

Sent: Sunday, October 10, 2021 10:41 PM

To: Council; Jennifer Armer

Subject: Plant-Based Education Program for Los Gatos

Dear Los Gatos Town Council:

I support the efforts of Plant-Based Advocates to establish a dedicated plant-based education program for Los Gatos. Reducing consumption of meat and dairy is the single most impactful thing individuals can do to reduce greenhouse gas emissions and curb climate change. Please add this very important item to the Environmental Section of the General Plan 2040.

Best regards,

Ilene Dickinson

From: Laura Douglas

Sent: Saturday, October 9, 2021 10:58 AM

To: Clerk <Clerk@losgatosca.gov>

Cc: Town Manager <Manager@losgatosca.gov>

Subject: voicing objection to the housing development plans for the Town of Los Gatos.

To Whom It May Concern,

I object to adding additional housing units to Los Gatos. Many towns have appealed the addition of the minimum number of housing units assigned. Los Gatos should do the same or at least only meet the minimum number mandated rather than adding even more.

Also, I **strongly object** to the development of multi-unit housing in areas that are zoned for single-family housing. This will destroy what makes Los Gatos unique and desirable. So while the multi-unit housing in the North 40 is unfortunately ugly, cheap-looking, and does not even attempt to match the character of the homes found in Los Gatos overall, at least it is out of established neighborhoods and on the edge of town thankfully where the impact is minimized.

The addition of high-density housing should be done in large city centers next to large employers and centrally located mass transit lines, such as what Google is doing in downtown San Jose and in other cities bordering high tech clusters (like Sunnyvale).

Overburdening Los Gatos with more housing units will further overburden our schools and services and bring even more traffic to a town that is paralyzed during school start/end and beach traffic times and highway 17/880 which is already at gridlock during commuter hours and is the corridor for the beach towns. There is also a shortage of sports fields for our kids. It would have been great to develop at least one full-sized sports field on the North 40 but that isn't in the plan last I looked.

And please do not develop more of the hillsides as again that will destroy the charm of Los Gatos.

Los Gatos is an exceptional place with families and retirees who actively take part in communities, beautiful homes and yards that are well-maintained and radiate pride in ownership, and people who generously support our downtown and schools. There is a community and relaxed vibe of a bedroom community rather than an urban center. Plopping down multi-unit housing in quaint neighborhoods or adding a large number anywhere will destroy all of that.

Thank you for your consideration.

Laura Douglas
Los Gatos, CA 95030

From: Nancy Neipp

Sent: Monday, October 11, 2021 9:26 AM

To: GP2040 <GP2040@losgatosca.gov>

Subject: Re: Los Gatos Draft 2040 General Plan Community Meeting - Thank You! - NEIPP FEEDBACK ON GENERAL PLAN

Hi Jennifer

Thank you for the opportunity to provide feedback.

I am very concerned about the aggressive housing goals being proposed by the Town Manager. My concerns are related to the lack of a plan to deal with several issues -

- **Roads/transportation/parking** – as a resident of Los Gatos for nearly 40 years, I am deeply concerned by the current traffic situation. I've experienced many days during the summer where we can't run errands on the weekends without getting stuck in beach traffic. What is being done to mitigate the current situation, let alone the future impact of more residents? Is there a plan for alternative forms of transportation to address the parking problem around town?
- **Fire danger** – after being a customer of Nationwide Insurance for 20+ years, I was cancelled this year due to the extreme fire hazard around my home. I live on Harding Ave, so I am not a mountain resident. How can we add more density when we can't safely protect the existing homes?
- **Schools** – our schools are already at capacity. What's the plan to accommodate more students? Our award-winning school status will diminish with over-crowded classrooms.
- **Property values** – adding high density housing alongside SFRs will diminish the character of our neighborhoods and thus, the value of our properties. HDH should be built along transportation corridors, not in existing neighborhoods.

I fail to understand the logic of nearly doubling the minimum housing requirement, especially without any plans to deal with the consequences. This has caused many in the community to question the motivation of the town.

Thanks

Nancy and James Neipp

From: Jak Van Nada

Date: October 11, 2021 at 1:39:09 PM PDT

To: Jak Van Nada

Subject: Conflating the Allocation of up to 3904 Housing Units in the 2040 General Plan is the Wrong Decision

The LGCA has received the question below from several concerned residents about the number of houses the Town wants in the General Plan. We thought we should share our reply with you. After reading this, if you agree that the Town needs to maintain the RHNA number of 1993, please email Sandra and ask her to put you on our list of supporters. We want the Town to grow incrementally, fully knowing that we can amend the number higher if needed when the “unknowns” become “knowns”.

Question:

The Town has stated that 3,904 units are necessary because the RHNA allocation cycle is every 8 years and the General Plan is a 20-year planning horizon. When comparing the current RHNA allocation of 1,993 units to the Town’s proposed 3,904 units, aren’t we just talking about different time horizons? Wouldn’t it make sense to plan for the most likely total RHNA allocations over 20 years? To just plan for one 8-year cycle would seem to ensure failure over the longer 20-year timeframe. [Go here to see the Executive Summary and the Detail.](#)



**LOS GATOS
COMMUNITY
ALLIANCE**

11_{OCT 2021}

Allocation up to 3904 Housing Units in the 2040 General Plan is the Wrong Decision

by [Jak](#) | posted in: [2040 Draft General Plan](#), [2040 General Plan DEIR](#), [Finance Commission](#), [Financial Impact Report](#), [Financial Impact Report](#), [General News That Affects Us](#), [Housing Element](#), [latest news](#), [Our Town](#) | 0

Executive Summary:

Why does LGCA want the town to reduce the number of housing units in the Los Gatos General Plan 2040 to 1993, per State requirements, rather than up zone to the 3,904 units the town wants?

- There is no need for the housing element of our general plan to exceed the 8-year housing planning cycle as directed by the State. This portion of the plan can be updated in 8 years as demand and State requirements become known. People are leaving California and remote work is growing. Let's digest the State-required housing demand which is already sizeable at 1993 units. Let's grow incrementally. The General Plan can easily be amended at any time.
- In fact, our population forecast justifies only 619 units, so to assume a need for almost 4K units at this juncture is fatally flawed.
- And most importantly: The town proposes to rezone the entire town to dramatically increase density by 2 or 3x for all residential land uses! Los Gatos will have to up zone to accommodate building almost 4K units. And worst of all, up zoning is permanent. Once the Town up-zones, California law will not permit it to down-zone. In short, if the LG 2040 General Plan is approved as proposed, our town will be permanently rezoned for massive development.

LGCA Response:

The Town is legally required to adopt a 2040 General Plan that includes an internally consistent Housing Element which designates and maintains an adequate supply of land for the development of housing. It also must be sufficient to meet the Town's 6th cycle RHNA allocation for all income levels. The 6th cycle RHNA allocation is 1,993 units as proposed by the Association of Bay Area Governments (ABAG).

It is possible to approach long-range planning in the manner proposed by the Town, which is to double using the 6th cycle RHNA allocation. But we believe the far superior method is to plan on an incremental approach that includes only the current RHNA allocation. Later, the **General Plan can be amended at any time** as more information becomes known, such as the actual 7th cycle RHNA allocation.

To put the 3,904 units in perspective, ABAG and the Metropolitan Transportation Commission have forecasted that over the next 20 years the Town needs to add only 619 units based on ABAG's 2040 population forecast of 33,050. Using the 2040 General Plan's planned housing number of 3,904 and the current 2.4 people per housing unit, the Town's population could increase by nearly 9,300 people to more than 42,000 residents. This is 27% higher than the ABAG's forecast! It is the State's view that more of the regional housing needs should be allocated to the town because the Town is a "high opportunity area". Therefore the State established the RHNA allocation from 619 to 1993. There are no population forecasts that provide underlying support for the development of 3904 housing units.

It is also important to understand that the 3,904 new units is a "manufactured" number. It is based on an assumed redevelopment rate of lots (ranging from 5% to 20%) for all residential land uses designations Town-wide (excluding the

Hillside.) Because an unreasonable number of new units are being planned, the development of 3,904 units can only be accomplished by radically increasing building densities for all residential land uses Town-wide. In the Town's proposed plan, residential land uses have been "up-zoned" to allow increases in housing densities that are two to three times the current allowable land use densities.

The "cost" of adopting an aggressive growth plan is the up-zoning of 100% of the residential land use densities. That is a massive change from the current 2020 General Plan and the implications of this change cannot be fully projected. Once the Town up-zones, California law will not permit it to down-zone. It is a one-way ratchet. So, there are massive ramifications to this action.

If the actual redevelopment rates turn out to be higher than the currently assumed rates, the number of new units developed could be two to three times, or even more, than the 3,904 units. There is no objective evidence to support 3,904 units over the next 20 years to be correct as opposed to 6,000 or even 9,000. The number is simply the result of a redevelopment assumption without any objective evidence to support it.

And who is to say that the 7th cycle will be anything close to 6th cycle since it hasn't been developed? Interestingly the Town's 5th cycle was 619 and at that time the 2020 General Plan was adopted, the Town only planned for 621 new units, 2 units above the RHNA allocation. Factor in that the populations of California and Los Gatos recently declined, SB9 and SB 10 were just signed into law, VTA is financially challenged for the next 28 years; cars are switching from gas to electric; Los Gatos has increased fire risks greater than Paradise and the State is facing extraordinary water shortages. It will be very hard to predict the 7th cycle RHNA allocation, so why "assume" it will be the same as the 6th cycle?

Given this, why would the Town adopt such an aggressive growth strategy in housing that is clearly unsupported by ANY data? There is no objective evidence that supports planning for 3,906 units over the next 20 years.

A more prudent approach, which LGCA is promoting, is to plan only for the "knowns" and **amend** the General Plan when new information becomes "known". The 2040 General Plan specifically sets forth a policy to "*implement and maintain the 2040 General Plan to reflect the changing needs of the community and remain consistent with State law*". This policy supports our proposed incremental approach to make only the required changes now and then review and update the General Plan every 8 to 10 years. It's an approach based on data rather than an assumption as to future growth. No other City in the State that LGCA can find has adopted the Town's approach. What is so wrong with planning for 1,993 units plus a slight buffer and then amend the General Plan in eight years when the 7th cycle RHNA allocation is known?

If this incremental approach is used, the Town would not be forced to up-zone 100% of the Town's land uses. A more focused approach to land redevelopment would be sufficient to deliver the affordable housing mandated by RHNA allocation. By concentrating on only those areas that can be appropriately developed at higher densities, affordable housing can be developed as opposed to \$2m condos such as the ones recently developed in the North 40.

This gets to the final point, which is, who should decide between the two planning approaches? Is it 3 people on the Council or should it be the citizens of Los Gatos by a vote?

Given the massive impact of up-zoning to all residential land uses (excluding the Hillside) and the shift in the Council's message from "we like the 2020 General Plan" and we only need to "fine tune it" to a massive and radical overhaul in the Land Use Element of 2040 GP, we believe the residents should decide.

It is our elected official's responsibility to make the compelling case to all residents to adopt their planning strategy and then let the voters decide. It should not be decided by 3 people on the Council. Based on what we now know, the current planning approach is not widely supported.

Hopefully this explains why the LGCA believes an incremental approach to planning for growth for the next 20 years is the appropriate strategy for the Town.

Contact Sandra and join our protest of this completely unreasonable increase of our housing over the next 20 years.

LOS GATOS COMMUNITY ALLIANCE

www.lgca.town

From: Carleen
Sent: Monday, October 11, 2021 3:52 PM
To: GP2040 <GP2040@losgatosca.gov>
Subject: General plan

Planning committee members,

As a 3rd generation Los Gatos resident, I have to say that I have witnessed a steady and very sad decline in the quality of life for the residents of our town. Those who haven't lived here for the past 50+ years probably can't understand what I'm talking about. All our beautiful orchards are gone, as is most of our open space. Housing has become very dense and with that comes serious traffic congestion. It is more dangerous than ever, traffic wise, for children going to and from school. Now there is talk of further development in the hills, endangering animal species and views. Chain stores and greedy landlords are driving small business owners and unique shops from town.

All in all, the beautiful, friendly town I grew up in has been handed over to the wealthy and powerful. Had I not bought my home in the 70's, I would have been forced to leave the town I love. I fervently hope decisions about the future can be made with consideration of the environment and the welfare of those of us who already live here and not about selling off the town for millionaire estates or to the highest bidding developers.

Thank you for considering what i have said.

Carleen Ambrosini Schomberg

From: Lisa Wade
Sent: Tuesday, October 12, 2021 12:46 PM
To: Jennifer Armer; Council
Subject: Specific Ask Plant - Based Education General Plan

Dear Jennifer and Planning Commission,

Thank you for all your hard work on the General plan. I wanted to send a quick note with our specific ask.

We would like you to please consider adding a Plant-Based Education Program to Section 8 Environmental and Sustainability Element. Specifically Section 8.12 Implementation Programs.

Section 8.12 Implementation Programs

Plant-Based Education

Implement programs to educate and support residents about the benefits of shifting to a plant-based diet, which includes improved health, curbing greenhouse gas emissions, reducing biodiversity loss and deforestation, reducing water usage, and reversing pollution of our air, land, and water.

Thank you for your consideration!
Lisa Wade

From: Karyn Meadows

Sent: Tuesday, October 12, 2021 3:38 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: Comment on the plan

Hello, thank you for including me in this proposal. I will review all of the documents but my immediate concern is SB9 and what that will do to single family homes. We are against any planning that will convert a single family home to a multi-family home in our neighborhood since our lots are already small, 10K or less square foot ones. If homeowners or developers are allowed to convert the homes, privacy will be completely lost. And we will have to move. Out of LG which we have lived in for over 30 years.

best, Karyn Meadows

From: Barbara McInerney
Sent: Wednesday, October 13, 2021 10:34 AM
To: GP2040 <GP2040@losgatosca.gov>
Subject: Re: Los Gatos Draft 2040 General Plan Community Meeting - Thank You!

Hello Town and Planning Committee,

I have spoken my concerns at the meetings but would like to submit them in writing.

My concern with the 2040 plan is that the population increase has not been well thought out with respect to our safety and our schools.

The EIR states that the population increase with the amounts of new housing proposed will require and increase in police, fire personnel as well as either new schools or expanding our existing schools due to the increase in students (a conservative estimate of 2,617 new students).

Even though the EIR makes this statement, I have not seen any information to address the details of fulfilling these requirements. It seems to take a "wait-and-see" approach which is not good planning.

Questions I have are

- Where will we put the new schools in town (especially after we add more housing). Will we have the space?
- Where will we add a new fire station?
- How will we hire more police and where will we find them when older police are retiring early and younger folks are choosing not to go into policing due to a lack of support.

These questions should be fully addressed and answered before moving forward with any new building.

Additionally the EIR considers the town as a "low crime" area, however, based on recent events I don't believe this is true anymore and it seemed like most residents on the last zoom meeting agreed. So I believe we really need to think through addressing the requirement for an increase of our police staff before we start building any more housing.

Thank you,

Barbara McInerney

From: Phil Koen

Sent: Friday, October 15, 2021 11:22 AM

To: Matthew Hudes; Marico Sayoc; Mary Badame; Maria Ristow; Rob Rennie

Cc: Laurel Prevetti; jvannada; Rick Van Hoesen; Sandra Livinghouse ; Joanne Benjamin

Subject: Letter from Mountain View

Council Members,

While MV did not appeal their RHNA allocation, they did submit this thoughtful letter which outlines a number of critical issues. It is unfortunate and questionable that Los Gatos did nothing to respond to our allocation.

I thought you should be aware of these points, especially given the Town's current direction of embracing policies to add housing which is 2x the RHNA allocation.

Thank you.

Los Gatos Community Alliance

https://abag.ca.gov/sites/default/files/documents/2021-07/Mountain_View_RHNA_Comment_Letter.pdf



OFFICE OF THE CITY MANAGER

500 Castro Street • Post Office Box 7540 • Mountain View • California • 94039-7540
650-903-6301 • Fax 650-962-0384

July 2, 2021

Mr. Dave Vautin
Assistant Director, Major Plans
Bay Area Metro
375 Beale Street
San Francisco, CA 94105

Via Email

DRAFT PLAN BAY AREA AND REGIONAL HOUSING NEEDS ALLOCATION

Dear Mr. Vautin:

The City of Mountain View congratulates ABAG/MTC for the completion of the Draft Plan Bay Area, the culmination of three years of regional planning work, and commends the regional agencies' staff for their openness and cooperation with local jurisdictions. Plan Bay Area is a momentous effort that incorporates a broad range of diverse stakeholder goals and values, State laws, and good planning principles.

Despite these accolades, the City of Mountain View has several comments on the Draft Plan Bay Area and some suggestions for future iterations of the Plan. We would appreciate you sharing these comments with your peers and decision-makers.

Plan Bay Area Baseline in the Regional Housing Needs Allocation Methodology

Over the last decade, Mountain View has been a proactive leader in zoning for housing, including the following:

- New Precise Plans that increased allowed densities along the El Camino Real transit corridor and allowed new high-density housing in the commercial and office areas of San Antonio, North Bayshore, and East Whisman.
- Authorization and approval of rezoned development projects that target high-density housing to key opportunity sites.
- Updates to the City's Below-Market-Rate (BMR) code to increase office impact fees and inclusionary requirements.

- Partnerships with nonprofits and other jurisdictions to create affordable and supportive housing.
- Leadership in housing production, including the most units permitted of all cities in the County (including San Jose) in 2020.

Mountain View's Draft Regional Housing Needs Allocation (RHNA) is 11,135 units. At 32% of existing households, Mountain View received the third most in the region (as a percentage of existing households) and the most of any jurisdiction larger than 5,000 population. A major input of this allocation is the Plan Bay Area model. The model adds significant variation between similar jurisdictions, such as between Mountain View and the City's neighbors in northwest Santa Clara County, all of which are built-out with similar land uses and have similar access to jobs, high-opportunity areas, and transit. To illustrate this, Table 1 below shows Mountain View and nearby cities' RHNA as a percentage of existing population, with and without the Plan Bay Area forecast baseline, but keeping the RHNA adjustment factors the same (the equity adjustment is not shown, but it is relatively small and only applies to Mountain View and Santa Clara below).

Table 1: RHNA Comparison of Similar Cities in Northwest Santa Clara County

City	RHNA as a Percentage of Existing Households with Plan Bay Area Baseline and with Factors	RHNA as a Percentage of Existing Households without Plan Bay Area Baseline but with Factors
Mountain View	32%	24%
Palo Alto	22%	24%
Sunnyvale	21%	21%
Santa Clara	25%	20%

Mountain View recognizes that the methodology cannot be revised for the sixth cycle at this time. However, future RHNA's should not use Plan Bay Area growth forecasts as the RHNA baseline. There are multiple reasons for this:

- The Plan Bay Area forecast is less transparent and intuitive than the RHNA factors, and the technical inputs and methodology have less stakeholder input.
- The forecast results in dissimilar allocations between similar cities, focusing growth into fewer jurisdictions and bringing equity concerns.
- Model outcomes, though reasonable at the regional level, may be arbitrary at the local level. For example, an area near downtown Sunnyvale was projected to add

only 195 units to the year 2050—despite having approximately 30 acres of underutilized office near their baby-bullet Caltrain station, while an area near downtown Mountain View was projected to add almost 3,000 units, with similar amount or even less area of underutilized land. In addition, model outcomes are not the only, or even the most preferred, possible future of Plan Bay Area policy.

- RHNA should not have existing zoning as an input. The purpose of the RHNA is to support housing construction where it is needed, not where it has already been zoned for. Putting more RHNA where cities have proactively zoned for more housing simply encourages jurisdictions to wait until the RHNA to zone for housing.
- The Housing Methodology Committee (HMC) and other stakeholders did not have an opportunity to review the final forecast before the methodology was recommended.

While it is important to ensure consistency between Plan Bay Area and RHNA, there are other ways to achieve this. For example, RHNA could be an input to Plan Bay Area, RHNA could include growth geographies as a factor, Plan Bay Area modeling could be an adjustable factor rather than the baseline, or marginal cases of inconsistency could be adjusted after the factors are applied.

RHNA disparities between similar cities raise concerns about the allocation, including concerns about equity, transparency, and the relationship between regional goals and the RHNA outcomes. In addition, such a high RHNA on a single small city actually works counter to the region's housing goals since it is unrealistic for so much development activity to occur in one small city in eight years, no matter how much land that city zones for it.

Environmental Impact Report Alternative 2— High-Resource Area Focus Alternative

San Francisco proposed a Plan Bay Area Environmental Impact Report (EIR) alternative that focused more growth to high-resource areas. This alternative was studied in the EIR and resulted in significantly more housing growth in northwest Santa Clara County, including Mountain View.

San Francisco's stated reason for studying the alternative was to help preserve their equity priority communities by reducing housing targeted to their city and increasing housing targeted to higher-resource areas elsewhere in the Bay Area. However, according to the EIR, this alternative actually had the opposite effect, increasing

displacement and gentrification in San Francisco. While this may be a positive “pull” effect, where poorer residents of San Francisco decide to move to Santa Clara County, where more housing is being built, it is more likely a negative “push” effect, where higher housing prices as a result of constrained supply in San Francisco disrupt and displace existing communities. Mountain View has deep concerns about this effect and encourages ABAG and MTC to preserve and protect vulnerable communities throughout the Bay Area by rejecting this alternative.

This process provides more evidence to remove Plan Bay Area modeling from RHNA inputs. In the future, Plan Bay Area should be based on best practices to achieve regional goals and should not be subject to various demands by local agencies, which may be motivated by RHNA. Divorcing Plan Bay Area from the RHNA inputs would reduce these demands. Planners, modelers, and technical experts should have the flexibility to use their expertise to build models that provide the regional analysis of impacts that policy-makers and the public demand. However, the process should recognize that the Plan Bay Area process is generally reasonable and well-documented at the regional scale and is not suited to be applied at a small scale, such as the RHNA.

Transportation Funding

Major transportation projects planned for North San Jose have limited benefit to Mountain View. No matter how the North First Street corridor is improved, it will likely be easier to access most destinations in San Jose by Caltrain than by light rail. However, the increased densities prescribed to Mountain View between the Draft and Final Blueprint presumed that these improvements amount to a change in transit accessibility.

San Jose wields outsized influence in collecting transportation funds for the South Bay. Meanwhile, Northwest County cities are expected to grow more than San Jose. Plan Bay Area should include provisions to ensure jurisdictions receive funding for transportation and other public services consistent with the Plan Bay Area growth geographies and the City’s obligations under RHNA. Specifically, future transportation funding decisions should look more carefully at the beneficiaries of the improvements and weigh them directly against RHNA.

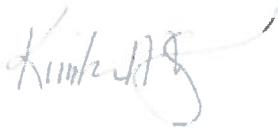
Conclusion

The comments above are intended to provide feedback and guidance on Plan Bay Area implementation and future iterations of Plan Bay Area and RHNA. We appreciate the effort that MTC/ABAG has undertaken in this difficult process. We also recognize

Mr. Dave Vautin
July 2, 2021
Page 5

Mountain View's important role in the future sustainability and success of the region, and look forward to continuing collaboration toward those ends.

Please contact me or Assistant City Manager/Community Development Director Aarti Shrivastava at aarti.shrivastava@mountainview.gov or 650-903-6306 if you have any questions. We look forward to implementing this regional plan with you.



Sincerely,
Kimbra McCarthy
City Manager

KMC/EA/1/CDD
899-07-02-21L

Sent: Saturday, October 16, 2021 9:45 AM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211016164434] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211016164434]

Name: Lon Fenchel

Comments:

Please leave my beautiful Town of Los Gatos with the now population. We do not need to expand with more building sites upon building sites.

The State mandate is still too high.

Page title: [Home](#)

Sent: Saturday, October 16, 2021 1:20 PM

To: GP2040 <GP2040@losgatosca.gov>

Subject: [#20211016201930] Comment from LosGatos2040 Website Los Gatos 2040 General Plan Update

Ticket: [#20211016201930]

Name: Leela Hann-Soden

Comments:

Hi!

I am a resident of Los Gatos due to give birth to a new resident in November. I would like there to be more fruit trees throughout Los Gatos to secure our supply of locally grown fresh, healthy food.

Los Gatos is in growing zone 10, so it can grow a wide variety of substantial fruit, such as: avocado, cherimoya, dragonfruit, durian, jackfruit, lychee, persimmons, plums, rambutan, sapote, etc. Growers in San Jose and the broader Bay Area, have experienced success growing these fruits.

By growing locally, we can provide Los Gatos citizens resilient, environmentally-friendly resources.

Thank you 🙏

Page title: [Home](#)

From: Karl Shultz

Sent: Friday, October 22, 2021 9:25 AM

To: Jennifer Armer

Cc: Ban Kathleen

Subject: General plan zoning map update. and 15810 Los Gatos Blvd.

Jennifer,

Regarding the above-mentioned address, APN# 523-01-001,

The lot, currently in the County of Santa Clara, is adjacent to The town of Los Gatos and borders Los Gatos Blvd. & Farely Road.

The county of Santa Clara has this site zoned in the OA Administrative/Professional Office district classification which is appropriate as it is on a major commercial street and surrounded by like uses located in the town of Los Gatos.

In the general plan for the Town of Los Gatos, I understand that the proposed zoning for this site is residential use as it is adjacent to other existing residential uses on the side and rear property lines.

With the upcoming general plan update we would like the review board to consider changing the general plan zoning classification for this site to a classification that would be more in line with the existing use and able to accommodate our proposed project which is a 2 story building that will accommodate dental office and similar office type uses.

We understand that we will be required to accommodate the existing adjacent residential uses as part of the approval process for our commercial office project.

Please let me know if there's any additional information that you may need from us for this consideration.

Regards,

Karl Shultz

Shultz & Associates

39111 Paseo Padre Pkwy.

Suite 309

Fremont, CA 94538

Office: 510.796.7801

Cell: 510.326.4112

From: Phil Koen

Sent: Wednesday, October 27, 2021 10:51 AM

To: Laurel Prevetti; Joel Paulson

Cc: Matthew Hudes; Mary Badame; Maria Ristow; Marico Sayoc; Rob Rennie; jvannada, Rick Van Hoesen; Robert Schultz

Subject: Land Use Alternative C and 2040 GP

Hello Laurel and Joel,

In reviewing the 2040 General Plan supporting documents, I am having difficulty reconciling the number of new units to be added for Land Use Alternative C.

On page 8 of the attached September 20, 2021 staff memo for the joint TC and Planning Commission study session, it was stated that 2,303 additional housing units, including accessory dwelling units, were the total additional units for Alternative C. I have also attached the Preferred Land Use Alternative C and the Capacity at Buildout schedules taken from the Preferred Land Use Alternative report.

If you look at the footnote on the Capacity Buildout schedule, it is noted that the 2,303 includes 475 pending and approved projects. There is no mention of ADU's, but the assumption is they are included in the 2,303 number. **Can you please confirm that the 2,303 does include 475 pending units AND the 500 ADU's.** Excluding the 475 pending units, but including the 500 ADU's, the adjusted Alternative C would be 1,828 additional units. Since the Town will not get credit for pending projects, the analysis should exclude the 475 pending units.

It should also be noted that the 2,303 number **does not include any units from the CBD.** Those units have been identified to be 136 units. If we add the 136 CBD units to the adjusted Alternative C 1,828 units, the **total number of new units would be 1,964** which is very close to the 6th cycle RHNA allocation of 1,993.

In summary, the current draft of 2040 GP has gone from an adjusted Alternative C of 1,964 additional new units (including ADU's and the CBD) , to the Adopted Preferred Land Use of 2,464 additional new units, to finally 3,429 additional new units as shown in the schedule on page 9 of the Staff memo. These increases reflect the changes made in land use densities as the 2040 General Plan moved away from targeted rezoning in Opportunity Areas to Town-wide rezoning for all land uses. The impact of these changes is to **increase the number of new units by 75% or 1,465 units over the adjusted Alternative C Land use.** I don't believe that the Town Council or the Planning Commission is aware of the magnitude of the increase over the adjusted Land Use Alternative C when measured on a fully comparable basis.

The more troubling issue is the draft 2040 GP does not disclose how many BMP units will be developed if the Town adds 3,429 additional units (which excludes 450 pending units). To determine that number I reviewed the housing affordability section of the Alternative Land Use report. Table 5-3 (which is attached) shows a comparison of housing types per Alternative. Under Alternative C the report estimates that out of the 2,303 new units (which includes the 475 pending units) a total of 293 BMP units would be developed. Under Alternative D, the number of BMP units increases to 464 units, which is 14.6% of all new units.

The analysis states that “the average percentage of BMP units would be 15%, which is the mid-point between the high and low requirements depending on project size”. If we assume 20%, which is the requirement under the Town’s BMP program, the current draft of the 2040 GP would generate only 686 BMP units. The critical assumption here is that **ALL** new units would be part of a development project with more than 5 units. This obviously is a max case assumption, and extremely unlikely to occur. If it were to occur, **the number of additional BMP units developed would be 689 units which is only 59% of the 6th Cycle RHNA allocation for BMP units.** That allocation is 1,167 units out of the total 1,993 RHNA allocation.

Stated another way, the 2040 GP will develop 1,465 (3,429-1,964) incremental units over the adjusted Alternative Land Use C. Of these, only 440 units will be BMP units and the remaining 1,025 units will be MP. How is this consistent with the overall goal of developing affordable housing as mandated by ABAG and the State? This plan appears to strongly favor the development of MP housing over affordable housing, something developers will certainly cheer.

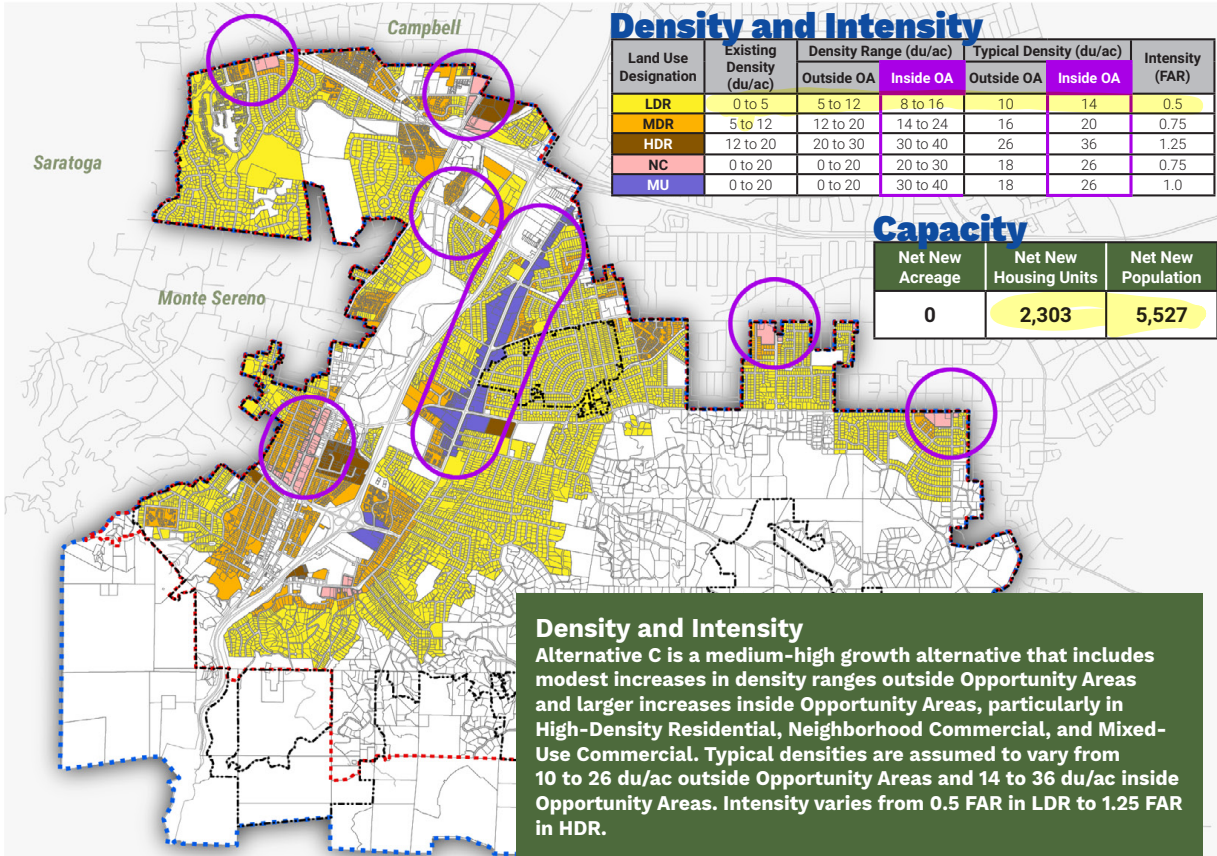
Can you please confirm that the assumptions regarding BMP are consistent with the supporting documents? You may want to confirm with the TC that my analysis is correct.

Thank you.

Phil Koen

LGCA

C



Density and Intensity

Land Use Designation	Existing Density (du/ac)	Density Range (du/ac)		Typical Density (du/ac)		Intensity (FAR)
		Outside OA	Inside OA	Outside OA	Inside OA	
LDR	0 to 5	5 to 12	8 to 16	10	14	0.5
MDR	5 to 12	12 to 20	14 to 24	16	20	0.75
HDR	12 to 20	20 to 30	30 to 40	26	36	1.25
NC	0 to 20	0 to 20	20 to 30	18	26	0.75
MU	0 to 20	0 to 20	30 to 40	18	26	1.0

Capacity

Net New Acreage	Net New Housing Units	Net New Population
0	2,303	5,527

Alternative C: Medium-High Growth

2020 General Plan Land Use Designation

- Low-Density Residential (LDR)
- Medium-Density Residential (MDR)
- High-Density Residential (HDR)
- Neighborhood Commercial (NC)
- Mixed-Use Commercial (MU)

- Town of Los Gatos
- Urban Service Area
- Planning Area/Sphere of Influence
- Opportunity Area (OA)

Density and Intensity

Alternative C is a medium-high growth alternative that includes modest increases in density ranges outside Opportunity Areas and larger increases inside Opportunity Areas, particularly in High-Density Residential, Neighborhood Commercial, and Mixed-Use Commercial. Typical densities are assumed to vary from 10 to 26 du/ac outside Opportunity Areas and 14 to 36 du/ac inside Opportunity Areas. Intensity varies from 0.5 FAR in LDR to 1.25 FAR in HDR.

Redevelopment

Under Alternative C, redevelopment is projected to be between five and 15 percent outside Opportunity Areas and 10 and 20 percent inside Opportunity Areas.

Capacity

At build-out of this Alternative, the Town could accommodate an additional 2,303 housing units and 5,527 residents.

Redevelopment

Land Use Designation	Redevelopment Percent	
	Outside OA	Inside OA
LDR	5%	10%
MDR	10%	10%
HDR	15%	15%
NC	10%	15%
MU	10%	20%





**TOWN OF LOS GATOS
STUDY SESSION AGENDA**

MEETING DATE: 09/20/2021

ITEM NO: 1

DATE: September 16, 2021
TO: Mayor, Town Council, and Planning Commission
FROM: Laurel Prevetti, Town Manager
SUBJECT: Joint Town Council and Planning Commission Study Session regarding the Draft 2040 General Plan

RECOMMENDATION:

Discuss the Draft 2040 General Plan.

BACKGROUND:

On February 6, 2018, Town Council began the process of updating the 2020 General Plan with a discussion of the scope and process for the General Plan update. At that meeting, the Town Council indicated that the General Plan is serving the community well, and an update provides the opportunity to refine the General Plan, address emerging trends and recent State laws, and consider new issues.

Over the following three and a half years, the General Plan update process has included multiple community engagement opportunities, meetings with the Planning Commission and Town Council, and the following key milestones:

- On April 17, 2018, the Town Council established the General Plan Update Advisory Committee (GPAC) and identified initial guiding principles to support their work.
- On July 9, 2018, after approval by the Town Council, the Town Manager executed an agreement with Mintier Harnish Planning consultants for preparation of the General Plan update and Draft Environmental Impact Report (EIR).
- On October 30, 2018, the GPAC held its first meeting.
- On March 15, 2019, the Background Report (available online here: <http://losgatos2040.com/documents.html>) was released.
- On June 20, 2019, the GPAC reviewed the Issues, Opportunities, and Constraints Report (available online here: <http://losgatos2040.com/documents.html>).

PREPARED BY: Jennifer Armer, AICP
Interim Planning Manager

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

BACKGROUND (continued):

- On August 20, 2019, the Town Council adopted the General Plan Vision and Guiding Principles (available online here: <http://losgatos2040.com/documents.html>).
- In December 2019, the Land Use Alternatives Report (available online here: <http://losgatos2040.com/documents.html>) was released.
- On March 3, 2020, the GPAC started review and discussion of the initial drafts of individual elements of the General Plan.
- On April 7, 2020, the Town Council approved the Preferred Land Use Alternatives Framework (available online here: <http://losgatos2040.com/documents.html>).
- On May 6, 2021, the GPAC recommended approval of the Draft 2040 General Plan (available online here: <http://losgatos2040.com/documents.html>).
- On June 18, 2021, the Draft 2040 General Plan was released for public review.
- On July 31, 2021, the Draft EIR (available online here: <http://losgatos2040.com/documents.html>) was released for public review. The public comment period ended on September 13, 2021.

Over the course of two and a half years and 35 meetings, the GPAC has worked with staff and the consultant to create an updated General Plan. The GPAC reviewed each General Plan Element to ensure a forward-looking document that is consistent and accessible. Each Element was considered over multiple meetings (between two and five GPAC meetings per Element) with the GPAC providing comments to staff and the consultant, and then further review and direction on the implementation of those comments in a revised draft of each Element. The Draft 2040 General Plan (Attachment 1, previously provided) is the result of this extensive work and outreach.

Additional outreach activities conducted throughout the process have included social media posts, online engagement activities, newsletters, two in-person community workshops, numerous in-person and online community meetings, informational booths at the farmers market, the library, Spring into Green, and Music in the Park.

DISCUSSION:

The joint study session is intended for a discussion by the Town Council and Planning Commission before the formal hearings for consideration, recommendation, and final decision on the 2040 General Plan and EIR.

A. GPAC Recommendation

After the thorough work described above, on May 6, 2021, the GPAC recommended approval of the Draft 2040 General Plan. The discussion at this meeting also included a recommendation for some modifications to the Vision and Guiding Principles to better

DISCUSSION (continued):

reflect the direction developed over the previous years' work. These changes are shown in Attachment 2 and summarized here:

- Revise the Vision for added clarity and add a sentence about racial, social, and environmental justice;
- Delete "downtown" from the Community Vitality Guiding Principle so that it applies throughout Town;
- Add a new Guiding Principle titled "Connectivity" to state the importance of connecting all facets of the Town to build a strong sense of community through building design, walkability, and safe streets;
- Delete "the Town's" from the Fiscal Stability/Responsibility Guiding Principles; and
- Replace the word "Recognize" with the word "Value" in the Inclusivity Guiding Principle.

B. Summary of Proposed Changes

Through the General Plan update process, the GPAC has refined the goals of the update based on direction from Town Council at the start and at key points throughout the process. The initial direction from Town Council was that the 2020 General Plan was serving the Town well, and this update provides the opportunity for the Town to refine the General Plan, address emerging trends and recent State laws, and consider new issues. The work that was done to fulfill this direction and provide opportunities for the approximately 2,000 residential units that were expected to be required by Regional Housing Needs Allocation (RHNA), and the need for inclusivity that came to the forefront in 2020, lead to updates within every Element of the General Plan. The most substantial changes are:

- A new Racial, Social and Environmental Justice Element;
- Increased housing opportunities for mixed-use developments in commercial areas and missing middle housing in neighborhoods with design requirements;
- New Community Commercial land use designation;
- New Community Place Districts to provide more objective design standards and focus on community form for all development;
- Shift in focus of transportation policies to street design, connectivity, and mobility for all users (bicycles, pedestrians, vehicles, etc.) to reduce Vehicle Miles Traveled;
- New goals in the Environment and Sustainability Element; and
- Expanded policies to prepare for wildfire, climate change, and community health threats.

The increased housing opportunities are provided through changes in the maximum allowed densities and heights. The increases to the maximum allowed residential density are seen in most areas, excluding the hillsides, with a focus on the commercial, mixed-use,

DISCUSSION (continued):

and medium/high density residential designations. This coincides with the location of the Community Place Districts, where the Plan also includes new design standards. The next section discusses the housing numbers in greater detail. The following table depicts the changes in density and height for all land use designations:

Land Use Designations	Density Range (du/ac)		Maximum Height	
	Existing General Plan	Draft General Plan	Existing General Plan	Draft General Plan
Hillside Residential	0 to 1	0 to 1	30	25
Low Density Residential	0 to 5	1 to 12	30	30
Medium Density Residential	5 to 12	14 to 24	30	35
High Density Residential	12 to 20	30 to 40	30	45
Mixed-Use	NA	30 to 40	35	45
Neighborhood Commercial	NA	10 to 20	35	35
Community Commercial	NA	20 to 30	35	45
Central Business District	NA	20 to 30	45	45
Office Professional	NA	30 to 40	35	35
Service Commercial	NA	20 to 30	35	35
Light Industrial	NA	None	35	35
Public	NA	None	NA	35
Open Space	NA	None	NA	30
Agriculture	NA	0 to 1	NA	30
Albright Specific Plan	See Specific Plan	No Change	See Specific Plan	No Change
North Forty Specific Plan	See Specific Plan	No Change	See Specific Plan	No Change

C. Housing Units

As described above, the modifications included in the Draft 2040 General Plan include increases to the maximum allowed residential density in most areas, excluding the hillsides, and with a focus on the commercial, mixed-use, and medium/high density residential designations. Throughout the process there has been an understanding that the updated General Plan would need to have sufficient capacity to allow, at a minimum, the Housing Element update to provide at least 2,000 dwelling units through vacant parcels, redevelopment capacity, and new programs. While the Housing Element update is conducted in a separate process from the General Plan update, and on an 8-year cycle rather than the General Plan's 20-year cycle, the regulations and policies in the General Plan

DISCUSSION (continued):

need to be consistent with the changes that will be needed to complete the Housing Element to accommodate the Town's RHNA.

The Town anticipated a high RHNA number of approximately 2,000 units for the next Housing Element cycle and the Town Council approved a Preferred Land Use Alternative Framework to accommodate the RHNA for the next Housing Element cycle. The following list lays out how the housing numbers evolved through the General Plan update process:

- Land Use Alternative C in the Land Use Alternatives Report (available online here: <http://losgatos2040.com/documents.html>): **2,303** housing units including Accessory Dwelling Units (ADUs).
- GPAC Recommended Preferred Alternative: **2,464** housing units including ADUs and downtown.
- Town Council adopted Preferred Land Use Alternative Framework: **2,464** housing units including ADUs and downtown.
- Staff and the consultant developed an implementation of the Framework: **2,950** housing units. This approximately 400-unit increase is primarily a result of an increase in the assumed typical density for the Mixed-Use Designation (previously 26 dwelling units per acre, currently proposed 36 dwelling units per acre), and inclusion of a new Community Commercial land use designation so that Neighborhood Commercial designated shopping centers like Pollard and Harwood could remain at a lower height and density.
- GPAC added 313 housing units to Office Professional and Service Commercial: **3,263** housing units.
- With the 475 existing/previously approved projects included: **3,738** housing units as shown in the General Plan Buildout table in the Draft 2040 General Plan.

Staff has prepared the following table to present the information from the General Plan Buildout Table (Table 3-1 in the Land Use Element of the Draft 2040 General Plan) along with comparable information from the existing 2020 General Plan. Please note that Table 3-1 in the Draft 2040 General Plan represented changes to density and did not include the Hillside Residential units on vacant land. The table below includes those units and staff will be working with the consultants to clarify this in the Draft 2040 General Plan.

DISCUSSION (continued):

Land Use Designation	Density Range (du/ac)		Typical Density (du/ac)		Assumed Redevelopment (Redev)	Existing General Plan		Draft General Plan	
	Existing General Plan	Draft General Plan	Existing General Plan	Draft General Plan		New Housing (Vacant Land)	New Housing (Redev)	New Housing (Vacant Land)	New Housing (Redev)
Hillside Residential	0 to 1	0 to 1	1	1	0%	116	-	166	-
Low Density Residential	0 to 5	1 to 12	4	12	5%	75	13	283	84
Medium Density Residential	5 to 12	14 to 24	10	20	10%	107	133	224	343
High Density Residential	12 to 20	30 to 40	18	36	15%	53	111	110	268
Neighborhood Commercial	10 to 20	10 to 20	16	18	10%	11	39	26	91
Community Commercial	0	20 to 30	0	26	15%	-	-	-	156
Mixed-Use	10 to 20	30 to 40	16	36	20%	55	242	126	605
Central Business District	10 to 20	20 to 30	16	26	15%	12	46	21	113
Office Professional	0	30 to 40	0	36	15%	-	-	4	255
Service Commercial	0	20 to 30	0	26	15%	-	-	10	44
Subtotal						429	584	970	1,959
Housing Units, New and Redeveloped							1,013		2,929
Housing Units, ADUs							500		500
Subtotal							1,513		3,429
Housing Units, Existing Projects							475		475
TOTAL							1,988		3,904

DISCUSSION (continued):

The State is requiring jurisdictions to plan for housing and the GPAC, Planning Commission, and Town Council have chosen to do so on our terms through Goals and Policies in the Community Design Element of the General Plan. Additionally, the Town has begun an effort to create Objective Standards to provide additional requirements for new development to address the character of the Town. Planning for these State mandates provides the Town more control than if the General Plan did not to plan for them. However, as can be seen in the Housing Element Annual Progress Report (Attachment 3), the planned housing units do not always get built. A table showing the full RHNA allocation for all jurisdictions within Santa Clara County is available as Attachment 4.

Many jurisdictions have appealed their RHNA allocations. The Town did not choose to file an appeal. Appeals are nearly always unsuccessful absent unique extenuating circumstances. For example, the Southern California Association of Governments (SCAG) is on a slightly different Housing Element cycle than the Bay Area and they have already concluded their appeals process which resulted in two jurisdictions receiving reductions in their RHNA of the 47 jurisdictions that filed appeals. Appeals also often provide false hope to residents that there will be a significant reduction in their RHNA as evidenced by the SCAG appeal process.

D. Public Outreach

As described in the background section of this report, in addition to the 35 public meetings held by the GPAC, the General Plan update process also included extensive public outreach. Since the GPAC's final meeting on May 6, 2021, the Town has received public comments on the Draft 2040 General Plan, which are included as Attachment 5. Many of the public comments include concerns about the potential impact of the new housing that would be allowed under the Draft 2040 General Plan. As described under Environmental Assessment Section below, the Draft EIR has been prepared and includes analysis of many of the subjects of concern mentioned in the public comments including utilities, wildfires, and transportation.

COORDINATION:

This report has been coordinated with the Town Manager's Office and Town Attorney's Office.

ENVIRONMENTAL ASSESSMENT:

A Draft Environmental Impact Report (EIR) analyzed the Draft 2040 General Plan as required under State law. The Draft EIR evaluated a wide range of topics as listed on the next page.

ENVIRONMENTAL ASSESSMENT (continued):

- Aesthetics;
- Agriculture and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Energy;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services and Recreation;
- Transportation;
- Utilities and Service Systems; and
- Wildfire.

The Draft EIR found that the Draft 2040 General Plan would have the potential to cause significant and unavoidable impacts with Greenhouse Gas Emissions and Transportation. For a community without high quality public transit, it is common for there to be significant unavoidable impacts in the areas of Greenhouse Gas Emissions and Transportation. The Draft EIR does show that while these emissions and vehicle miles traveled (VMT) would increase under the proposed Plan, the focus on infill development helps reduce the per person emission and VMT.

The public, government agencies, and other organizations were given 45 days to comment on the environmental document. A Final EIR is currently being prepared with responses to comments received on the Draft EIR.

CONCLUSION:

The GPAC recommended Draft 2040 General Plan includes changes and updates, including increases in housing capacity to meet State requirements. To ensure that this is accomplished, there are multiple factors beyond the 1,993 housing units required by RHNA. These factors include a State Housing and Community Development Department (HCD) recommendation for an additional 20 to 30 percent buffer in the number of housing units. It is also a best practice that a General Plan should have capacity for multiple different methods for meeting the Town's RHNA in recognition of the fact that HCD may not certify a Housing Element if it disagrees with the assumptions, housing sites, or programs. A certified Housing Element is essential for the

PAGE 9 OF 9

SUBJECT: Draft 2040 General Plan

DATE: September 16, 2021

CONCLUSION (continued):

Town to receive State infrastructure dollars. The GPAC completed its work on the Draft 2040 General Plan by listening to the community and Town Council and by identifying goals, policies, and action items to protect the special character of Los Gatos, meet emerging needs, and plan proactively for State requirements.

Staff looks forward to additional public input and the Town Council and Planning Commission discussion regarding the Draft 2040 General Plan.

NEXT STEPS:

The next steps in the General Plan update process include:

- Community Meeting via teleconference at 6:00 p.m. on Wednesday, October 6, 2021.
- Planning Commission review and recommendation on the Draft 2040 General Plan and Final EIR, pending completion of the responses to the EIR comments.
- Town Council consideration of the Draft 2040 General Plan and Final EIR.

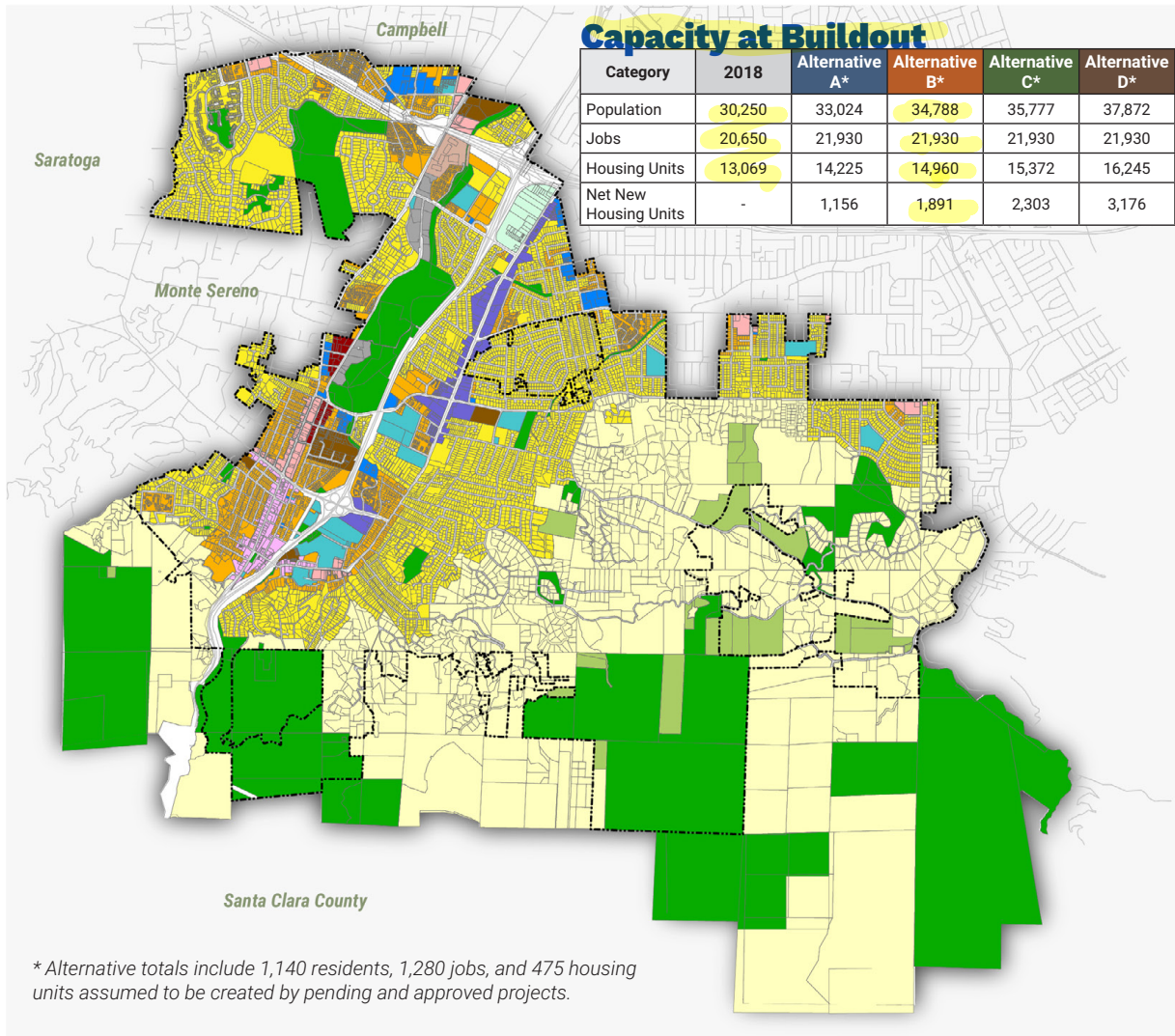
ATTACHMENTS:

Attachments previously provided:

1. Draft 2040 General Plan (available online here: <http://logatos2040.com/documents.html>)

Attachments received with this report:

2. GPAC Recommended Changes to the Vision and Guiding Principles
3. Housing Element Annual Progress Report
4. Santa Clara County RHNA Allocations
5. Public Comments received by 11:00 a.m. on September 16, 2021



Capacity at Buildout

Category	2018	Alternative A*	Alternative B*	Alternative C*	Alternative D*
Population	30,250	33,024	34,788	35,777	37,872
Jobs	20,650	21,930	21,930	21,930	21,930
Housing Units	13,069	14,225	14,960	15,372	16,245
Net New Housing Units	-	1,156	1,891	2,303	3,176

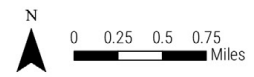


**Figure 4-1:
Capacity at Buildout
by Alternative**

**2020 General Plan
Land Use Designation**

- Open Space
- Agriculture
- Public
- Hillside Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Central Business District
- Office Professional
- Neighborhood Commercial
- Mixed-Use Commercial
- Service Commercial
- Light Industrial
- Albright Specific Plan
- North 40 Specific Plan
- Town of Los Gatos

* Alternative totals include 1,140 residents, 1,280 jobs, and 475 housing units assumed to be created by pending and approved projects.



Housing Units

According to DOF, Los Gatos had a total inventory of about 13,300 housing units in 2018, which represented an increase of less than 300 housing units (0.2 percent CAGR) since 2010. The four land use alternatives project between about 1,200 (Alternative A) and 3,200 (Alternative D) additional housing units, with the projected growth rates ranging from 0.4 to 1.0 percent annually.

The General Plan land use alternatives would produce between 1,156 and 3,175 units. Out of all four land use alternatives, only Alternative B (Medium Growth) falls within the projected demand range with 1,891 units (Figure 5-2).

Housing Affordability

The mix of housing units in the land use alternatives affects the overall affordability of housing. As discussed in the market demand section (page 6), multi-family units are typically more affordable than single-family units.

Market rate prices and rents are currently unaffordable to many households in Los Gatos and throughout the Bay Area. The Town has established a program to require Below Market Price (BMP) units to be included in housing projects with more than five units in order to increase the supply of affordable units in Los Gatos. The requirement for BMP units ranges from 10 percent for small housing projects and up to 20 percent for larger housing projects. The housing units must be provided at two affordable income levels: Moderate Income, which is 80 to 100 percent of the median income, and Low Income, which is 50 to 80 percent of median income. For 2019, the household income levels that meet these thresholds are shown in Table 5-2.

In the land use alternatives analysis, the average household size is assumed to be 2.4 persons. At the three-person household level, the estimated allowable housing sales prices would be approximately \$390,000 for those meeting the Low-Income eligibility requirements and BMP rent would be approximately \$2,300 per month. At the Moderate-Income level for a three-person household, the allowable housing sales price would be approximately \$500,000. For comparison, the median sales price for homes in Los Gatos this past year exceeded \$1.7 million.

Figure 5-2: Market Demand Projections

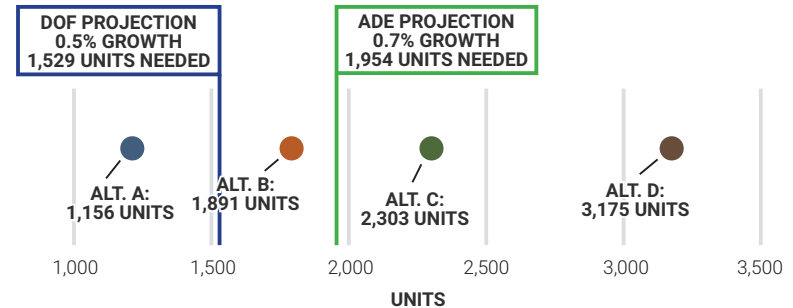


Table 5-2: Income Thresholds

Household Size	Low-Income Limit at (80% AMI)	Median-Income Limit at (100% AMI)
1 person	Not eligible	Not eligible
2 people	\$75,600	\$100,150
3 people	\$85,050	\$112,700
4 people	\$94,450	\$125,200
5 people	\$102,050	\$135,200
6 people	\$109,600	\$145,250
7 people	\$117,150	\$155,250

Table 5-2 shows the number of single-family and multi-family housing units in each alternative and the estimated number of BMP units that may be provided using the Town's BMP requirements. The land use projections for the land use alternatives are not detailed enough to know precisely how many projects of five or more units may be subject to the BMP ordinance. However, for purposes of this analysis, it is assumed that all housing units developed at a density of 16 DU/AC or greater would be in projects large enough to be subject to providing BMPs. This would include most Medium-Density Residential (MDR) units which may be either single-family or multi-family housing units, but generally not Low Density single-family housing units. Furthermore, the analysis assumes the average percentage of BMP units would be 15 percent, which is the mid-point between the high and the low requirements depending on project size. On this basis, Alternative D provides not only the highest number of BMP units but also the highest percentage of BMP units. Alternative B provides the lowest percentage, but the difference is not large between the first three alternatives as shown in Table 5-3.

20 DU is state level

Table 5-3: Comparison of Housing Units Type per Alternative

Residential Units	Alt. A	Alt. B	Alt. C	Alt. D
Total	1,156	1,891	2,303	3,175
Single Family	391	328	371	550
Multi-family	765	1,563	1,932	2,625
BMP Units	149	238	293	464
Percent of Total	12.9%	12.6%	12.7%	14.6%

~~*~~

Jobs

All four land use alternatives assume no additional jobs beyond those created within the pending and approved development projects currently in the pipeline (see Section 2).

The Town has several other land use designations (i.e., Office Professional, Central Business District, Light Industrial, Public, Service Commercial, etc.) that have the potential for additional employment capacity. These additional land use designations will be analyzed for additional employment as part of the Environmental Impact Report after the selection of a Preferred Land Use Alternative.

From: karen
Sent: Monday, December 6, 2021 3:27 PM
To: Jennifer Armer; Council
Cc: 'Lisa Wade' <lisawade444@gmail.com>
Subject: Education about Plant-Based Diets

Hello Jennifer and Town Council,

Thank you so much for your hard work on getting the General Plan done. I appreciate the professional way you've handled collaboration and input from the community!

As a Los Gatos resident of 36 years and **member of Plant-Based Advocates**, I'd like to ask you once again to **include our Plant-Based Education Program in the 2040 General Plan** so we can work together to provide education about the environmental benefits of eating more plants. Specifically, we are asking for:

- A dedicated Plant-Based Education Implementation Program added to Section 8 Environmental and Sustainability Element of the General Plan. This could go into Section 8.12.
- This program could include things like cooking classes, speaker series, a Vegfest, film screenings, etc.
- Our group has already been working together for two years (funded solely by our members) to accomplish actions such as meal outreach to homeless people, cooking classes, outreach to restaurants, and more. So we already have much of the work done, and we're ready to hit the ground running!

It's absolutely essential that the human race work together to start abating greenhouse gas emissions. According to the United Nations, if meat consumption continues on its current trajectory, we cannot limit global warming to 2°C, the level necessary to avoid the potential collapse of human society.

Oxford University study published in Science says, "A vegan diet is probably the single biggest way to reduce your impact on planet Earth, It is far bigger than cutting down on your flights or buying an electric car.

<https://science.sciencemag.org/content/360/6392/987>

Together, we can change the trajectory we are on and ensure a habitable planet for our children. Thank you for your leadership and consideration!

Plan can be found here:

https://docs.google.com/document/d/1pIEi8kQh1DIjSv79RfggeK4Bb50cUZ-qK9gY0dZi_jY/edit

Best,
Karen Rubio
Plant-Based Advocates
CFO



From: Sue Shoff

Sent: Tuesday, December 7, 2021 9:33 AM

To: Jennifer Armer

Subject: Plant-Based Education Implementation Program

Dear Ms. Jarmer,

I am a Los Gatos resident and have lived in Los Gatos for over 30 years. I am writing in support of the proposal that a dedicated Plant-Based Education Implementation Program be added to Section 8 Environmental and Sustainability Element of the General Plan. Specifically, I would like such a program to be added to Section 8.12. This program could include things like cooking classes, speaker series, a Vegfest, film screenings, etc.

While there are many health and environmental benefits to a plant based diet, the overriding issue is that according to the United Nations, if meat consumption continues on its current trajectory, global warming will exceed the level necessary to avoid the potential collapse of human society.

Thank you for your consideration of this request.

Please forward this email to the town Council.

Sincerely,

Susan Shoff

From: vacarpio

Sent: Tuesday, December 7, 2021 7:00 PM

To: Jennifer Armer

Subject: Please add a dedicated plant based education to the General Plan.

Dear Jennifer,

I have lived in Los Gatos since 1974 and have always taken an interest in the future of our great small town. One of the most important signals of our future is climate change, which does not purport well for the kind of future I want for Los Gatos.

A plant based education program added to the General Plan, specifically to Section 8.12, would promote nutrition, speakers, and classes to educate the citizenry of how to depend less on meat in our diets and more on minimal to zero methane gas sources, i.e., plants.

Thank you and may I request that you cc my message to each member of the Town Council?

Sincerely,

Virginia Carpio

From: Sutton Roley/USA
Sent: Tuesday, December 7, 2021 9:50 PM
To: GP2040
Subject: 2040 General Plan Housing Elements

Town Council,

As a concerned citizen of the Town, I am against the 3,904 affordable units. 1,993 are more than enough as a goal. I would like to know what the definition of affordable is when a single room studio ADU in my neighborhood rents for \$2,000 per month? With land and construction costs so high today, it seems very unlikely that true affordable housing can be built and delivered in our town. SB9 should be included in the number of units. The General Plan needs to be a plan with designated geographic areas close to services and public transportation. The Plan needs to identify how utilities like water will be delivered and how our schools will accommodate additional students. Only once additional infrastructure has been completed should these units be approved. The EIR should examine traffic and air quality. This General Plan should provide for additional affordable housing units gradually and organically to maintain our small town character. That is the reason many of us choose to live here.

There is so much to be accomplished, the idea of doubling our affordable housing units is irresponsible.

Thank you,

Sutton L. Roley

Senior Director

CA License 00793235



300 Santana Row, Fifth Floor

San Jose, CA 95128 | USA

cushmanwakefield.com



From: Anne Roley

Sent: Tuesday, December 7, 2021 10:54 PM

To: GP2040

Subject: RE: Comments on the 2040 General Plan

Please include my comments regarding the 2040 general plan.

Thank you,

Anne Roley

Los Gatos, CA 95032

12/8/2021

RE: Comments on the 2040 General Plan

The discussion on whether to increase the number of homes over the state required number of 1993 homes in the 2040 General Plan is perplexing and debatable. I would like my kids as well as workers, who support our infrastructure like teachers and town staff to be able to afford to live in Los Gatos. I also wish there was more diversity. But before we start deciding to increase housing numbers - let's talk about what affordable means and ask some developers how realistic it is to build housing that is "affordable" for people who support our infrastructure. Land is very expensive in Los Gatos, construction costs have gone up in price as well as many other living expenses. What's the goal by increasing our housing numbers past the 1993 state required number? Is the goal to provide Affordable housing? What's does "affordable" mean - what is realistic? You can't find a home for under a million dollars and rents are over \$2,000 a month. What do developers say about developing affordable housing in LG? What does the most affordable housing look like? Where will you put the high density housing? What is the plan? Also, many residents moved to Los Gatos for its small town character, low density, quiet neighborhoods, and safe schools. How will you take the needs of those residents into consideration when making a decision? How will you alleviate the concerns of increased traffic, crowded schools, less safety, and more stress that comes with an increase in density? Do we have the resources and infrastructure in place to accommodate housing over the 1993 homes required by the state. I feel it is irresponsible to increase the number of homes over the 1993 required by the state before we have a clear plan and answer the above questions.

Warmly,

Anne Roley

[REDACTED]

Los Gatos, CA 95032

From: Pam Bond
Sent: Wednesday, December 8, 2021 4:12 PM
To: Planning Comment
Subject: verbal communications - non agenda item

Dear Planning Commissioners,

I don't think my comment fits with the EIR review for the General Plan but it is in reference to page 6-34 of the General Plan related to artificial turf. I would like to implore you to consider moving artificial turf up in the discussion to the soonest possible time frame in the plan.

A group of concerned parents have been gathering evidence which we have been sending to LGUSD district staff and board cautioning against the use of artificial turf. LGUSD staff have recommended that artificial turf be installed in three elementary school courtyards (Van Meter, Daves and Blossom Hill) as well as a kindergarten yard (at Daves elementary) - decision to be made Dec. 14. The board will also decide whether Van Meter and Daves' fields will be converted to artificial turf, a decision to be made in the Spring. The courtyards will be installed this summer and the fields will be installed over the following two summers.

We first became concerned when we saw Valley Water's recommendation against the use of artificial turf (see attached pdf). This led us to organizations who have been fighting the installation of turf all over the country. We also learned about Millbrae's recent moratorium on installations in their city until more can be learned. There are so many issues with this material and so many unknown and known human and environmental concerns that it does not seem prudent to allow unrestricted use of this material in our town, particularly with our proximity to an important waterway or two.

I am particularly worried about Creekside Sports Park which has crumb rubber. Two studies, by the EPA and by CalEPA's Office of Environmental Health Hazard Assessment are looking into toxicity and other concerns related to crumb rubber fields. It has already been shown that one chemical found in tire crumb is responsible for massive Coho Salmon decline in Puget Sound which doesn't bode well for the salmon in Los Gatos Creek. I read the MND for Creekside from 9 or 10 years ago and it looks like it was seriously lacking in runoff mitigation and concerns about tire and plastic blades getting into the environment and the creek.

I wanted to just send a message to get this on your radar if it isn't already. I would like to share more if there is an avenue to do so. We also have many expert letters and other information in a website that we cobbled together for the purposes of compiling what we've learned or what has been shared with us about artificial turf. www.questionfakegrass.org

I want to share with you this article linked below that has some big news in the artificial turf debate related to the presence of PFAS chemicals in the plastic blades and a great example of industry efforts at denial. Various experts including Dr. Graham Peaslee and The Ecology Center have tested artificial turf for the presence of PFAS chemicals using a testing method that has not been employed by the turf industry or its experts (like Dr. Green highlighted in the article for her false reporting and lies). The PFAS experts have found PFAS but the industry denied its presence, then admitted recently to a PFAS chemical called PVDF which they asserted to be inert. This article describes much more but reveals that Kristen Mello discovered a research paper wherein PVDF was shown to break apart in sunlight from its inert form into PFAS chemicals that are available to the environment and can wash off into our water supply.

<https://www.eenews.net/articles/epa-linked-consultant-undercuts-agencys-pfas-concerns/>

This alone should be a huge cause for concern. We have video testimony from Dr. Peaslee, Dr. Bennett and Kristen Mello on our website.

There is so much I could share but what I'd like to mention is that UCSF's Pediatric Children's Health Department echoes concerns of Mt. Sinai Children's Environmental Health in saying that they do not recommend the use of artificial turf and they cannot say that it is safe, particularly for schools and children. The long term health effects are unknown and testing of the materials is imperfect. A recent report shows that there there is huge cause for concern related to the use of plastic. *"There are thousands more chemicals in plastic than we thought"* (link ot research paper in this article)

<https://www.fastcompany.com/90649480/there-are-thousands-more-toxic-chemicals-in-plastic-than-we-thought>

Thank you for considering and if you have time, we have a lot of information compiled on our website.

Sincerely,

Pam Bond

Los Gatos, CA

Louise Van Meter Elementary Parent

Girl Scout Leader

Home and School Club garden program lead

Through the Landscape Rebate Program, the Santa Clara Valley Water District is helping to promote water conservation while at the same time encouraging the installation of healthy, sustainable landscapes that will enhance our local environment. The district is not only responsible for safe, clean drinking water, we are also stewards of our entire watershed and have designed our program to go beyond simply saving water.

While artificial turf requires less water than a natural turf lawn, there are healthier and more ecologically sound alternatives that we would like to promote with our Landscape Rebate Program. For the following reasons, artificial turf is not included in our Landscape Rebate Program.

Artificial turf is not a living landscape and does not:

- Increase biodiversity of plant, animal and insect populations;
- Provide habitat for local fauna;
- Foster healthy soils (healthy soils increase moisture holding capacity, support healthy microbes and insects, filter pollutants and improve water quality);
- Cool surrounding air temperatures (artificial turf can get significantly hotter than surrounding air temperatures, contributing to the heat island effect by increasing air temperatures in urban settings);
- Sequester carbon or produce oxygen like living plant material can.

Artificial turf is not water free

- For sanitation purposes, water is needed to periodically clean the turf. Chemicals may also be needed occasionally.
- Because artificial turf can get very hot in direct sunlight, water is sometimes needed to cool the turf before it can be used comfortably.



An example of a front yard lawn conversion that reduces water use while also creating a sustainable landscape.

Artificial turf has potential environmental concerns

- Runoff from artificial turf may contain pollutants like heavy metals and chemicals that can reach surface water or groundwater. Results may vary for different artificial turf products, but more scientific research is needed (See report from Environmental and Human Health, Inc: <http://www.ehhi.org/reports/turf/> and the district's report on artificial turf fields at: <http://valleywater.org/Programs/conservationannualreports.aspx>).
- Artificial turf is a synthetic material with a relatively short lifespan ranging from 10-20 years that may eventually end up in landfills.

Fortunately, the Landscape Rebate Program allows many beautiful, low water using options that result in more sustainable and beneficial landscapes. For additional information about the Landscape Rebate Program or our extensive Qualifying Plant List, please call the Water Conservation Hotline at **408-630-2554** or visit www.valleywater.org.




IT'S TIME. SAVE WATER.

For water saving tips, go to: save20gallons.org

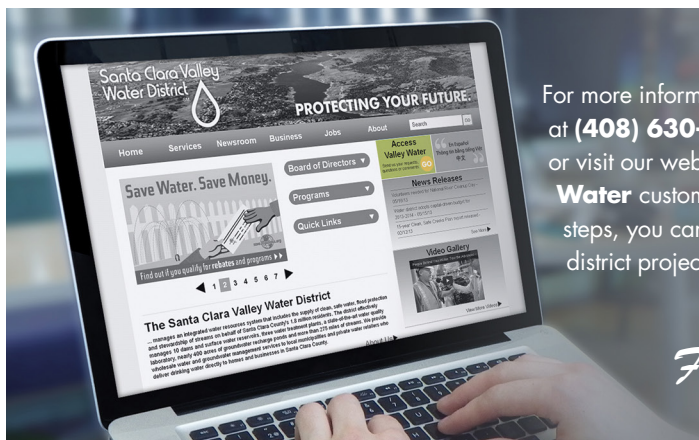
Santa Clara Valley Water District 

Save Water. Save Money.



For water saving rebate programs, go to: save20gallons.org

Santa Clara Valley Water District 



CONTACT US

For more information, contact the **Water Conservation Hotline** at **(408) 630-2554**, email conservation@valleywater.org, or visit our website at valleywater.org and use our **Access Valley Water** customer request and information system. With three easy steps, you can use this service to find out the latest information on district projects or to submit questions, complaints or compliments directly to a district staff person.



Follow us on:





PFAS polymers pose serious health and environmental threats

Per- and polyfluoroalkyl substances (PFAS) are toxic chemicals used in thousands of products ranging from cookware and clothing to paint and firefighting foam. Known as “forever chemicals” because they remain in the environment for such a long time, PFAS have contaminated more than 2,300 sites across 49 states¹, including drinking water of an estimated 200 million Americans.² The threat of these toxic and persistent chemicals is so great that many states, manufacturers and retailers are phasing out PFAS in products and processes. The state of Maine³ and the European Union⁴ are in the process of eliminating all uses of PFAS.

The backlash against PFAS has scared the chemical industry.

Manufacturers are now falsely claiming that many polymer versions of PFAS are safe, but this simply isn't true.

**As we have learned with Teflon[®],
PFAS polymers have a toxic lifecycle.**

PFAS polymers⁵ are a type of plastic used in a vast array of products such as smartwatch bands, nonstick pans, and waterproof clothing. The chemical industry, which previously claimed that the mostly phased-out first generation of PFAS chemicals were totally safe, now claims the same thing about many PFAS polymers. But the fact is that these compounds have a toxic lifecycle that threatens human and environmental health.

Water supplies for millions of people have been contaminated by the highly toxic and persistent PFAS chemicals DuPont and 3M used to make the PFAS polymer known as Teflon[®]. Many people have fallen ill after being exposed to the toxic byproducts of Teflon[®] manufacturing, and exposures continue today.^{6,7} With this history, the chemical industry's claims that PFAS polymers are safe must be recognized as highly suspect.

Why all PFAS polymers must be phased out:

- **PFAS polymer production and use creates toxic PFAS pollution**

PFAS polymers are made using other harmful PFAS chemicals, which are subsequently released into the environment when waste byproducts enter air and waterways.⁸ In fact, when scientists studied the fate of a commonly used group of toxic PFAS, they estimated 80% of those chemicals made since the 1950's have been released to the environment from PFAS polymer "manufacture and use."⁹ Certain PFAS polymers release toxic PFAS chemicals during their use, posing acute and chronic risk to human and ecological health.^{10,11} Workers in plants making or using PFAS polymers also may be exposed to serious hazards.¹²

- **PFAS polymers can leave PFAS in our environment forever**

Many PFAS polymers are extremely persistent in the environment, which poses unique concerns. Other types of PFAS polymers break down, only to form persistent PFAS chemicals. As a recent scientific paper noted: "if a chemical is highly persistent, its continuous release will lead to continuously increasing contamination" that will take "decades, centuries or even longer to reverse" and lead to "increasing probabilities of the occurrence of known and unknown effects."¹³ With few exceptions, highly persistent organic chemicals should never be used.¹⁴

- **PFAS polymers can cause illness and injury**

Respiratory illnesses associated with normal consumer uses of PFAS polymer-containing products such as waterproofing agents and sealants remains an ongoing problem that has "occurred for many years in many different countries."¹⁵ The Centers for Disease Control and Prevention have reported cases of "severe acute respiratory illness" linked to the use of a PFAS polymer-based shoe spray which was later recalled by the manufacturer.¹⁶ The Plastics Industry Association has noted in their own materials that PFAS polymer exposure can cause the flu-like condition known as "polymer fume fever."¹⁷ It has also been known for decades that fumes from Teflon[®] pans can kill birds.¹⁸ The chemical industry simply can't claim that PFAS polymers are safe when exposures during production and use have caused illness and injury.

- **PFAS polymer production emits "climate super-pollutants"**

PFAS polymer production emits climate super-pollutants such as HCFC-22 and HFC-23, which are 5,280 and 10,800 times respectively more potent at warming the atmosphere than carbon dioxide, on a twenty year timescale.¹⁹ The emissions of these two compounds from just a single PFAS polymer manufacturing plant are the equivalent of the annual carbon dioxide pollution from 750,000 passenger cars.²⁰ HCFC-22 also destroys the health-protective stratospheric ozone layer.²¹

- **Disposal of PFAS polymers poses serious threats**

Landfilling of PFAS polymers can lead to contamination of nearby soil and groundwater and can contribute to releases of microplastics and, in some cases, other PFAS chemicals.^{22 23} Deep well injection of manufacturing waste relocates the threat and creates the possibility of

spills and leaching into drinking water.²⁴ Incineration of PFAS polymers creates toxic emissions that can harm frontline communities and spread far beyond their source. Most municipal incinerators are not designed to handle highly corrosive materials formed when PFAS polymers break down.²⁵ These same serious disposal issues are also present for the PFAS chemicals used to make the polymers.

- **Safer alternatives exist for many PFAS polymer uses**

In many cases, safer alternatives to PFAS polymers are readily available and being used in products. For some applications, they were never necessary in the first place: no one needs their watch band or dental floss to be made from a PFAS polymer. For other uses where alternatives are not yet available, immediate efforts should be made to develop replacements, or products should be redesigned to eliminate the use of PFAS polymers. In the meantime, all currently avoidable uses should be phased out as quickly as possible.

- **The PFAS crisis began with polymers – let's not repeat history**

PFAS pollution first came to light from DuPont's manufacture of the PFAS polymer Teflon® which led to massive contamination still causing harm today.^{26,27} We should learn from this disastrous history and take action to protect public health and the environment from these persistent toxic chemicals.

References:

¹ Environmental Working Group. (2021). Mapping the PFAS Contamination Crisis: New Data Show 2,337 Sites in 49 States. https://www.ewg.org/interactive-maps/pfas_contamination

² Andrews, D., Naidenko, O. (2020). Population-Wide Exposure to Per- and Polyfluoroalkyl Substances from Drinking Water in the United States. *Environmental Science & Technology Letters*. 7, 12, 931-936. <https://pubs.acs.org/doi/10.1021/acs.estlett.0c00713>

³ Associated Press. (2021, July 17). Maine requires so-called PFAS to be phased out by 2030. <https://apnews.com/article/business-government-and-politics-environment-and-nature-maine-be458f81f85f3c01d509ccfa2573b6cd>

⁴ European Commission. (2021). The EU's chemicals strategy for sustainability towards a toxic-free environment. https://ec.europa.eu/environment/strategy/chemicals-strategy_en

⁵ Polymers are very large molecules with repeating individual units linked up to form chains or networks; some polymers are made up of hundreds or thousands of individual units. While there are a few different categories of PFAS polymers (including fluoropolymers and side-chain fluorinated polymers), all of them present serious health and environmental concerns.

⁶ DiStefano, J. (2015, Aug 13). DuPont's toxic Teflon problem (Updated): Scientists knew the danger; managers kept it quiet. *Philadelphia Inquirer*. <https://www.inquirer.com/philly/blogs/inq-phillydeals/321772182.html>

⁷ House Committee on Oversight and Reform. (Oct 21, 2020). Chairman Rouda Seeks Information on Continued Detection of Cancer Causing PFAS Chemicals at DuPont and Chemours Facilities. <https://oversight.house.gov/news/press-releases/chairman-rouda-seeks-information-on-continued-detection-of-cancer-causing-pfas>

⁸ Lohmann R, Cousins IT, DeWitt JC, Glüge J, Goldenman G, Herzke D, Lindstrom AB, Miller MF, Ng CA, Patton S, Scheringer M, Trier X, Wang Z. (2020). Are Fluoropolymers Really of Low Concern for Human and Environmental Health and Separate from Other PFAS? *Environ Sci Technol*. Oct 20;54(20):12820-12828. doi: 10.1021/acs.est.0c03244

⁹ Prevedouros K, Cousins IT, Buck RC, Korzeniowski SH. (2006). Sources, fate and transport of perfluorocarboxylates. *Environ Sci Technol*. Jan 1;40(1):32-44. doi: 10.1021/es0512475. PMID: 16433330.

¹⁰ Lohmann R, Cousins IT, DeWitt JC, Glüge J, Goldenman G, Herzke D, Lindstrom AB, Miller MF, Ng CA, Patton S, Scheringer M, Trier X, Wang Z. (2020). Are Fluoropolymers Really of Low Concern for Human and

Environmental Health and Separate from Other PFAS? *Environ Sci Technol*. Oct 20;54(20):12820-12828. doi: 10.1021/acs.est.0c03244

¹¹ Schellenberger S, Jönsson C, Mellin P, Levenstam OA, Liagkouridis I, Ribbenstedt A, Hanning AC, Schultes L, Plassmann MM, Persson C, Cousins IT, Benskin JP. (2019). Release of Side-Chain Fluorinated Polymer-Containing Microplastic Fibers from Functional Textiles During Washing and First Estimates of Perfluoroalkyl Acid Emissions. *Environ Sci Technol*. Dec 17;53(24):14329-14338. doi: 10.1021/acs.est.9b04165.

¹² Ecology Center. (2020). What's Cooking? Non-stick Pan Study: Worker Rights, Health and Safety in Pan Production. <https://www.ecocenter.org/healthy-stuff/pages/worker-rights-health-and-safety-pan-production>

¹³ Cousins IT, Ng CA, Wang Z, Scheringer M. (2019). Why is high persistence alone a major cause of concern? *Environ Sci Process Impacts*. May 22;21(5):781-792. doi: 10.1039/c8em00515j. Erratum in: *Environ Sci Process Impacts*. 2019 May 1; PMID: 30973570.

¹⁴ Kwiatkowski CF, Andrews DQ, Birnbaum LS, Bruton TA, DeWitt JC, Knappe DRU, Maffini MV, Miller MF, Pelch KE, Reade A, Soehl A, Trier X, Venier M, Wagner CC, Wang Z, Blum A. (2020). Scientific Basis for Managing PFAS as a Chemical Class. *Environ Sci Technol Lett*. Aug 11;7(8):532-543. doi: 10.1021/acs.estlett.0c00255. Epub 2020 Jun 30. PMID: 34307722; PMCID: PMC8297807.

¹⁵ Hays HL, Spiller H. (2014). Fluoropolymer-associated illness. *Clin Toxicol (Phila)*. Sep-Oct;52(8):848-55. doi: 10.3109/15563650.2014.946610. PMID: 25200453.

¹⁶ Centers for Disease Control and Prevention. (1993). Severe Acute Respiratory Illness Linked to Use of Shoe Sprays -- Colorado, November 1993. Morbidity and Mortality Weekly Report. <https://www.cdc.gov/mmwr/preview/mmwrhtml/00022198.htm>

¹⁷ Plastics Industry Association. (2018). Guide to Safe Handling of Fluoropolymer Resins. <https://www.turi.org/content/download/12048/189380/file/Guide%20to%20the%20Safe%20Handling%20of%20Fluoropolymer%20Resins%20v5%2020190130-1.pdf>

¹⁸ Stove Fumes Killing Caged Birds. (1986, March 9). *Chicago Tribune*.

<https://www.chicagotribune.com/news/ct-xpm-1995-03-26-9503260114-story.html>

¹⁹ Myhre G, Shindell D, Bréon FM, Collins W, Fuglestedt J, et al. (2013). Anthropogenic and Natural Radiative Forcing. In: *Climate Change 2013: The Physical Science Basis. Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change*. https://www.ipcc.ch/site/assets/uploads/2018/02/WG1AR5_Chapter08_FINAL.pdf

²⁰ McKenna P, Bruggers J. (March 9, 2021). A Single Chemical Plant in Louisville Emits a Super-Pollutant That Does More Climate Damage Than Every Car in the City. *Inside Climate News*. <https://insideclimatenews.org/news/09032021/a-single-chemical-plant-in-louisville-emits-a-super-pollutant-that-does-more-climate-damage-than-every-car-in-the-city/>

²¹ Environmental Protection Agency. (2021). Ozone-Depleting Substances. <https://www.epa.gov/ozone-layer-protection/ozone-depleting-substances>

²² Silva A, Prataab JC, Duarteb A, Soares A, Barcelo D, Rocha-Santos T. (2021). Microplastics in landfill leachates: The need for reconnaissance studies and remediation technologies. *Case Studies in Chemical and Environmental Engineering*, Vol 3: 100072. ISSN 2666-0164. <https://doi.org/10.1016/j.csee.2020.100072>.

²³ Moore, Ryan. (March 20, 2021). PFAS-Impacted Groundwater an Emerging Issue for Landfills: Solving the Challenge with a New Approach. *Waste Advantage*. <https://wasteadvantagemag.com/pfas-impacted-groundwater-an-emerging-issue-for-landfills-solving-the-challenge-with-a-new-approach/>

²⁴ Lohmann R, Cousins IT, DeWitt JC, Glüge J, Goldenman G, Herzke D, Lindstrom AB, Miller MF, Ng CA, Patton S, Scheringer M, Trier X, Wang Z. (2020). Are Fluoropolymers Really of Low Concern for Human and Environmental Health and Separate from Other PFAS? *Environ Sci Technol*. Oct 20;54(20):12820-12828. doi: 10.1021/acs.est.0c03244

²⁵ Lohmann R, Cousins IT, DeWitt JC, Glüge J, Goldenman G, Herzke D, Lindstrom AB, Miller MF, Ng CA, Patton S, Scheringer M, Trier X, Wang Z. (2020). Are Fluoropolymers Really of Low Concern for Human and Environmental Health and Separate from Other PFAS? *Environ Sci Technol*. Oct 20;54(20):12820-12828. doi: 10.1021/acs.est.0c03244

²⁶ DiStefano, J. (2015, Aug 13). DuPont's toxic Teflon problem (Updated): Scientists knew the danger; managers kept it quiet. *Philadelphia Inquirer*. <https://www.inquirer.com/philly/blogs/inq-phillydeals/321772182.html>

²⁷ House Committee on Oversight and Reform. (Oct 21, 2020). Chairman Rouda Seeks Information on Continued Detection of Cancer Causing PFAS Chemicals at DuPont and Chemours Facilities. <https://oversight.house.gov/news/press-releases/chairman-rouda-seeks-information-on-continued-detection-of-cancer-causing-pfas>

From: Defeo Home
Sent: Thursday, December 9, 2021 12:02 PM
To: Maria Ristow
Subject: Town General Plan

Hi Maria!

I hope this message finds you well! First, thanks for your careful consideration regarding the 17200 Los Robles Way lot line discussion. Although it didn't go the way we were hoping, I was impressed by the seriousness and attention which you and your colleagues took in making your decision, thanks!

I am sending you a message today regarding the 2040 Town General Plan. I was not able to attend yesterday's zoom call regarding the plan so I thought I would send you my thoughts here (feel free to share it with others collecting feedback on the plan).

I (and my family) support the draft plan. Generally we are pleased with some of the aggressive growth targets specifically addressing the 'missing middle housing', and the increased emphasis on non-auto related mobility in town, as well as the racial equity components of the plan. We would love to see an even greater emphasis on affordable housing and racial equity but this is a great step in the right direction.

Feel free to contact me in case you would like to discuss further. Good luck in your efforts to drive the adoption of the plan!

Respectfully,

The de Feo family (Gianfranco, Eileen, Arianna and Francesco)

From: William Walker
Sent: Thursday, December 9, 2021 10:32 PM
To: GP2040
Subject: General Plan Feedback

I strongly disagree with section MOB11 in the draft general plan. Instead, the town should insist that the state increase the capacity of SR17 at least to Bear Creek Road. This is required for both safety and quality of life. Cut-thru traffic and gridlock will only increase unless this is done. Nobody takes public transportation to the beach on Sunday. The town government is tone-deaf if they don't understand how frustrated residents are with cut-thru induced gridlock. It is already a crisis, and will only get worse as the population increases.

SR17 near the Cats is a disaster waiting to happen. A strong earthquake or a heavy winter storm could bring down the hillside killing motorists and isolating residents living above the town. Currently, chain link fences are holding back the hillside!

In addition, the Town should insist that the state rebuild the route 9 to SR 17 intersection to address both capacity issues and safety of pedestrians and bicycles. A flyover overpass isolating pedestrians and bicycles from cars would be ideal. My wife and I have almost been struck by cars more than once while attempting to walk across the overpass because cars exiting the freeway apparently don't realize that pedestrians have the right-of-way. In one case, we counted ten cars that refused to yield the right-of-way to us before we finally found a gap large enough for us to scramble across. The town should not have to pay for any of this. Make Sacramento pay, it's their obsolete infrastructure!

William Walker

From: Terry Rinehart
Sent: Friday, December 10, 2021 1:42 PM
To: Council
Subject: General Plan

I am against the General Plan doubling the number of homes to be built in LG. I think we should definitely stick to the number of 1993. I would also like to see the requirement of all new homes/duplexes/ADU's to provide off street parking. If my neighbor decides to put 2 duplexes and 2 ADU's on their property that could be 12 or more cars parked on the street and 12 or more trash cans that need to be put on the street. The duplexes should also be limited to 2 stories.

I really hope that the town adopts a zoning area for these additional dwellings and not be mixed into the single family home areas.

How about taking that huge lot on the corner of LG Blvd and LG Almaden Rd and build a high rise condo? It is close to transit and across from a grocery store. I know you have to find a buyer and builder, but can the town look into that?

Thank you for your time,

TL Rinehart

From: William Walker
Sent: Friday, December 10, 2021 1:45 PM
To: GP2040
Subject: General Plan Feedback

I strongly disagree with section CD9.2.

Reducing lanes and speed limits on Los Gatos Blvd. will reduce its capacity, consequently pushing traffic onto neighboring residential streets. I know this is already a problem as I have to admit that when I am in a hurry, I often take shortcuts through residential neighborhoods to get to my destination faster. Shame on me, but shame on LG for making LGB slower.

A basic principle of main arterial roads design is they must be faster than secondary roads. CD9.2 contradicts this principle.

Instead of reducing capacity of Los Gatos Blvd, the plan should increase capacity by, for example, eliminating unnecessary traffic lights such as the ill-advised one at the Trader Joes strip mall. In addition, eliminating street parking will improve flow and make LGB safer for bicycles. Currently, even with the recent improvements, LGB is not safe for bicycles — too many curb cut access points with bicycles hidden from view by parallel parked cars.

From: William Walker
Sent: Friday, December 10, 2021 4:23 PM
To: GP2040
Subject: General Plan Feedback

Section MOB-9.5 is self-contradictory. Keeping traffic on SR 85 and SR 17 requires increasing capacity.

My wife and I live in the Alta Vista neighborhood between Blossom Hill Rd. (BHR) and Los Gatos-Almaden Rd. (LGAR). Before SR 85 opened, both BHR and LGAR were grid-locked during rush hour. The day SR 85 opened, in spite of inadequate capacity from day 1, we felt like we could breathe again. We could actually access BHR during rush hour.

Fast forward 25 years later, and BHR is beginning to look the way it did before SR 85 opened. The lack of capacity on SR-85 has caught up with population growth. When I need to get to South San Jose, I used to take SR 85 at all hours, now I need to take BHR or LGAR during rush hour.

The solution is to add more capacity to SR-85. This will reduce LG cut-thru traffic, which improves the quality of life for our residents.

The general plan should insist that the state increase capacity on both SR-85 and SR-17.

From: William Walker
Sent: Friday, December 10, 2021 4:35 PM
To: GP2040
Subject: General Plan Feedback - Mobility

I couldn't find any section addressing a fundamental error in the design of SR-85 access to Los Gatos, namely, the lack of on/off ramps from SR-85 south to Winchester Blvd. The result is gridlock on Lark Avenue. Netflix campus expansion and the north 40 build-out make this problem worse.

The town should insist that the state correct the SR-85/Winchester access deficiency. It would greatly improve the quality of life for our residents by reducing gridlock on our streets.

From: Pam Bond
Sent: Friday, January 7, 2022 8:43 PM
To: GP2040
Subject: Draft EIR/green space input for General Plan

To whom it may concern,

I would like to highly recommend that the Town become a partner with the school districts to support school fields remaining green space for community sports use as well as for the school day uses.

LGUSD is poised to convert 2 2-acre fields on elementary campuses to artificial turf (decision this Spring 2022) siting maintenance as one concern. Why can't the Town assist with maintenance since these fields are used the hardest by community sports teams? Support the community and keep this town green.

Artificial turf off-gases methane and ethylene and creates heat islands. There are viable drought tolerant options for sports fields. The Sports Turf Managers Association is just one national organization with information on how to achieve sustainable grass fields.

These fields have the potential to afford green space for students who are and will be coming from high density housing as Los Gatos Blvd area and other lands get built up. The school fields may be their only green space 160 days a year. This is an equity issue as well as an environmental health and justice issue.

Sincerely,

Pam Bond

Louise Van Meter parent

Garden program lead

Green team member

Girl Scout leader

www.questionfakegrass.org

From: Sylvie Hurat
Sent: Wednesday, January 12, 2022 8:43 PM
To: Council; Planning
Subject: Support for Inclusive General Plan

I support the creation of an inclusive General Plan focused on creating affordability, by increasing density, height, and mixed used developments.

Keep on the good work and thank you for your service.

--

Sylvie Hurat

From: Jan Schwartz
Sent: Wednesday, January 12, 2022 8:46 PM
To: Council; Planning
Subject: Housing

Dear Town Council and Planning Commission,

We need to make sure that Los Gatos offers affordable housing to create an inclusive community and make sure that the people who work here can afford to live here.

I support efforts to get us close to meeting the state-wide housing requirements.

Thank you,

Jan Schwartz

From: Joy Tani

Sent: Wednesday, January 12, 2022 8:47 PM

To: Council; Planning

Subject: Housing

Please, please, please, create an inclusive General Plan

Focus on creating affordability

Achieve this through greater density and below market rate housing

SB9 does not address affordability- the Town Council should work intentionally to create affordability while also implementing SB9

Fourplexes and mixed-used develops fit within the character of our Town

Thank you,

Joy

From: Karla Albright
Sent: Wednesday, January 12, 2022 8:48 PM
To: Council; Planning
Subject: Housing

Dear wonderful council members,

Thank you for your work supporting LG.

I am writing in regards to the General plan and hope that we create an inclusive general plan which means increasing a broad range of housing types aimed at different people, single people, elderly, low income, multi generational etc.

It is critical that we focus on affordability. Which means that we need greater density, higher height restrictions, less space saved for parking, more intra LG mass transit, connection with light rail.

We need more mixed use plus duplexes, four-plexes, apartments

I hope the Town Council will work intentionally to create affordability while also implementing SB9.

Best,
Karla Albright

From: Stephanie Brown
Sent: Wednesday, January 12, 2022 8:48 PM
To: Council; Planning
Subject: Housing in Los Gatos - General Plan, Affordability

Dear Town Council and Planning Commission:

I request that Los Gatos:

Create an inclusive General Plan
Focus on creating affordability
Achieve this through greater density and below market rate housing

Also, SB9 does not address affordability - the Town Council should work intentionally to create affordability while also implementing SB9. Fourplexes and mixed-used developments fit within the character of our Town. We want them.

We need to provide housing for all the people who want to work and teach and police and fight fires here.

My regards,

Stephanie Brown

From: Shannon Edwards
Sent: Wednesday, January 12, 2022 8:51 PM
To: Council; Planning
Subject: Create an inclusive General Plan- housing matters!

Dear Town Council members and Planning commission,

Thank you for your service!

I am writing tonight to let you know that it will be important for you to focus on creating affordable housing for Los Gatos.

We can do this through greater density and below market rate housing.

SB9 does not address affordability- the Town Council should work intentionally to create affordability while also implementing SB9.

Fourplexes and mixed-used developments fit within the character of the Town of Los Gatos.

\$2,459 per month as an average rental cost is out of range for the working class who will be working in the town.

Many thanks, Shannon Edwards, Los Gatos

From: Bernadette Frager
Sent: Wednesday, January 12, 2022 8:54 PM
To: Council; Planning
Subject: Affordable Housing

Dear All,

I am writing to you after having been brought up to date on affordable housing requirements.

I am aware the town of Los Gatos is quite behind in housing.

I am in support of looking for solutions for housing as it raises the value of our community for everyone.

I'm also hoping we can add some urgency to getting housing projects going that will improve our percentage of compliance in the different housing categories. SB9 does not address affordability.

Part of the issue must include community engagement so that we can address the common NIMBY issues (Not In My Back Yard).

And please, don't only consider that areas of Los Gatos that are outside of the LGSD. There's a tendency to keep low income housing away from Los Gatos school district.

Thank you for all you do and the many challenges you have before you,

Bernadette

Bernadette Frager

We spend
precious hours
fearing the inevitable.

It would be wise
to use that time
adoring our families,
cherishing
our friends,
and living our lives.
—MAYA ANGELOU

From: Rob Moore
Sent: Wednesday, January 12, 2022 8:57 PM
To: Council
Cc: Planning
Subject: Housing Affordability

Hello Mayor, Town Council, and Planning Staff,

I hope you are all well and had some much-deserved R&R over the holidays.

I am writing to you after having a great discussion with dozens of Los Gatans on housing in town. We discussed housing affordability, increasing density, and how excited we are for the future of the Town.

While you all know my opinion on this, I want to emphasize how important I feel it is to create a General Plan that builds more housing and, additionally, incentivizes the construction of more Affordable housing.

State laws like SB9 will continue heavy-handedly building housing that is not ideal for our town. The only way to keep the state from passing more SB9 type laws is to actually build the housing mandated from ABAG via RHNA.

I live in a lovely fourplex on Carlton Avenue, right behind Trader Joe's. I am so very excited for more housing like this. My partner, Kylie Clark, and I will be hosting a "missing middle housing tour" of our fourplex and our neighborhood. This sort of housing allows for the creation of a beautiful little community.

Thank you all for everything you do.

In solidarity,

Rob Moore
(Town resident, not writing in any official capacity)

From: rude tina

Sent: Wednesday, January 12, 2022 8:51 PM

To: Council

Subject: housing

Dear LG Town Council and Planning Department:

I am in favor of increasing affordable housing in our town. In order to convert our traditional single house neighborhoods, my suggestion is to allow/promote ADU, and then duplexes first, as people become accustomed to more "infill".

Thank you,

Christina Rude

From: Rob Stump

Sent: Saturday, January 22, 2022 6:41 PM

To: GP2040

Subject: General Plan Considerations In and Around the Wildland Urban Interface

2040 General Plan Team,

As the General Plan moves toward finalization, the Town Staff in particular cannot lose sight of the threat that Wildfire poses to the Town of Los Gatos. In one Wildfire study, the Town of Los Gatos was rated a higher threat for wildfire prior to the Camp Fire that destroyed the community of Paradise resulting in 89 deaths and billions of dollars in economic losses. The Town of Los Gatos is not exempt from the threat of wildfire so those working on the General Plan need to take this into account. Here is the link for "The Republic" study/article: <https://www.azcentral.com/in-depth/news/local/arizona-wildfires/2019/07/22/wildfire-risks-more-than-500-spots-have-greater-hazard-than-paradise/1434502001/>

The top strategic priority for the Town of Los Gatos is Public Safety. So, in the fall of 2020, the Town Council formed an Ad Hoc Committee to make specific recommendations to the Town Council to expedite our efforts surrounding preparation and prevention of wildfire. The Ad Hoc Committee members were:

- Mayor Marcia Jensen
- Vice Mayor Barbara Spector
- Assistant Town Manager Arn Andrews
- Director of Parks and Public Works Matt Morley
- Assistant Santa Clara County Fire Chief Brian Glass
- Resident member Rob Stump (Served as Chair)
- Resident member Brad Gordon

This Committee determined, the top priority for our work was to focus on saving lives. As a result, the top two priorities were emergency communication and evacuation. The final report is attached for your reference.

From an emergency communications standpoint, the Ad Hoc Committee recommended installation of a siren system (more likely a Long Range Acoustical speaker system including sirens). This system will include installations throughout the WUI and surrounding areas. The goal of this system is to offer one more layer of emergency communication that can provide clear direction, not rely on the cellular network and SAVE lives.

From an evacuation standpoint, the Town of Los Gatos has two major challenges. First, many streets that provide ingress/egress into the WUI, not including roadways within the WUI, do not meet California Vehicle Code or State Fire Code for street width. Streets are required to be 36 feet wide to accommodate parking on both sides of a street, and at least 28 feet wide to accommodate parking on one-side of the street. So any street that is less than 28 feet should not have on-street parking period! Anyone familiar with the roadways throughout the foothills of Los Gatos knows that we have many substandard streets from the standpoint of width. Proper street width/clearance in an emergency will save lives.

The second evacuation issue is seasonal traffic impacts due to beach traffic. And as we have seen, this problem is not easily solved.

What do the General Planners need to keep in mind regarding our General Plan?

1. Los Gatos is under serious threat of wildfire. Similar to the Tunnel Fire in the Oakland Hills in 1991 that resulted in the loss of over 3,000 homes in less than 48 hours, the Town of Los Gatos has eerie comparisons. We have just over 3,000 homes in the WUI with about the same amount of square mileage as the Oakland Hills. We live under the threat of wildfire from April thru December and our WUI has never had the massive amount of vegetation and forest in our history as a Town as it does today.
2. Before allowing additional development in the WUI or even outside of the WUI where residential streets are critical to evacuation, the Town needs to ensure our streets meet California Vehicle and State Fire Codes street width standards. To allow additional development along key evacuation routes out of the WUI would be irresponsible. The Town cannot overlook these requirements and still claim that Public Safety/Fire Protection is a top strategic priority.

Serious wildfire mitigation measures, specifically those measures recommended by the Ad Hoc Wildfire Committee need to be incorporated into the Town's General Plan in specific and tangible ways. We need to ensure our community is as safe as possible from the threat of wildfire.

Feel free to contact me if you have any questions.

Rob Stump



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/01/2020

ITEM NO: 11

DATE: November 20, 2020
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Accept the Ad Hoc Wildfire Committee Report and Direct Staff to Return to Council in One Year with an Action Item Progress Update

RECOMMENDATION:

Accept the Ad Hoc Wildfire Committee Report and direct staff to return to Council in one year with an action item progress report.

BACKGROUND:

On October 6, 2020, the Town Council approved the creation of a Town Council Ad Hoc Committee to study wildfire mitigation in the Wildland Urban Interface (WUI). The Council confirmed that the Committee should study a broad variety of wildfire mitigation policy and project options to improve the Town's wildfire resiliency and return to Council with a report of their findings. The Committee examined best practices of similar WUI communities, lessons learned from recent fires, and other relevant areas of wildfire science. The Committee was directed to complete the report in time for Council consideration on December 1, 2020 to align with the annual Strategic Priority and budget development process.

The Committee was comprised of the following members:

- Mayor Marcia Jensen
- Vice Mayor Barbara Spector
- Assistant Town Manager Arn Andrews
- Director of Parks and Public Works Matt Morley
- Assistant Santa Clara County Fire Chief Brian Glass
- Resident member Rob Stump
- Resident member Brad Gordon

PREPARED BY: Arn Andrews
Assistant Town Manager

Reviewed by: Town Manager, Town Attorney, and Director of Parks and Public Works

BACKGROUND (Continued):

The Ad Hoc Committee met on October 21, 2020, October 29, 2020, November 9, 2020, and November 16, 2020. The elements and findings of the report are described in the Discussion section below.

DISCUSSION:

The Ad Hoc Wildfire Committee Report (Attachment 1) is the culmination of peer reviewed best practices, lessons learned from recent statewide fires, mitigation characteristics unique to Los Gatos, and significant input from the Santa Clara County Assistant Fire Chief. The Committee Report is structured around five primary strategic goals accompanied by relevant action items. The identified goals in the report appear sequentially in their order of initial priority focus. Goal sequencing is not intended to reflect attainment of one goal prior to initiating another but rather a function of prioritizing protection of life followed by property and the environment. It should be noted that goals and many action items are anticipated to often be addressed concurrently. Following are the identified goals of the Committee:

- Emergency Communication
- Emergency Evacuation
- Roadside Fuel Reduction
- Open Space and Residential Land Management
- Emergency Partnerships

In addition to the sequencing of goals, action items have been individually ranked into either Priority 1 (within 2 years) or Priority 2 (within 3 to 5 years). The priority ranking of action items is a byproduct of establishing reasonable and attainable actions as opposed to signifying certain action items are less important than others. The report also establishes quantifiable metrics for each goal to measure progress of goal/action item attainment.

And lastly, the report identifies additional action items for consideration which include potential for legislative engagement and potential mitigation funding strategies.

CONCLUSION:

The Ad Hoc Wildfire Committee Report establishes a roadmap for concrete action items that mitigate the risks associated with wildfire in the WUI and the community consequences associated with those risks.

PAGE 3 OF 3

SUBJECT: Ad Hoc Wildfire Committee Report

DATE: November 19, 2020

COORDINATION:

This staff report was coordinated with the Town Manager, Town Attorney, and Director of Parks and Public Works.

FISCAL IMPACT:

No fiscal impact with acceptance of report

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachment:

1. Ad Hoc Wildfire Committee Report

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Town of Los Gatos Ad Hoc Wildfire Committee Report

December 1, 2020



Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Prepared by
Ad Hoc Wildfire Committee

Coordinated with
Santa Clara County Fire Department

ATTACHMENT 1

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Committee Introduction and Goals

Los Gatos is listed as a Community at Risk from wildfires on the Federal and the California Fire Alliance list of Communities at Risk in Santa Clara County. Wildfires occur in the vicinity of Los Gatos and present a significant danger to people and property within the Town. The Town of Los Gatos considers wildfire mitigation to be a top tier priority for the safety of its citizens and an economic imperative.

Recognizing this significant risk, the Los Gatos Town Council convened an Ad Hoc Wildfire Committee to study a broad variety of wildfire mitigation policy and project options to improve the Town's wildfire resiliency. The Committee consisted of Mayor Marcia Jensen, Vice Mayor Barbara Spector, Assistant Fire Chief Brian Glass, Community Member Rob Stump, Community Member Brad Gordon, Assistant Town Manager Arn Andrews, and Parks and Public Works Director Matt Morley. Mr. Stump chaired the Committee.

The Committee's goal was to identify a variety of mitigation strategies that could be implemented within the next two years and three to five-year timeframes, and collectively identify strategies that may assist in reducing wildfire risk while improving community preparedness in response to wildfire. The Committee examined best practices of similar communities within the Wildland Urban Interface (WUI), lessons learned from recent fires, and other relevant areas of wildfire science. The following report identifies areas for emphasis of future Council wildfire mitigation efforts.

This report describes the Los Gatos WUI and then identifies specific mitigation topics. For each topic, goals, action items, and metrics are identified.

Key Terms

Defensible Space An area around the perimeter of structures in which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

Hillside Collector Streets A low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. Unlike arterials, collector streets are designed to provide access to residential properties.

Home Ignition Zone (HIZ) A concept of the home ignition zone was developed by a retired USDA Forest Service fire scientist in the late 1990s, following some breakthrough experimental research into how homes ignite due to the effects of radiant heat. The HIZ is divided into three zones; immediate (0 to 5 feet), intermediate zone (5 to 30 feet), extended zone (30 to 100 feet).

Temporary Refuge Areas (TRAs) Pre-identified area(s) where firefighters and members of the public can immediately take refuge for temporary shelter and short-term relief in the event that access to an established safety zone is compromised.

Very High Fire Hazard Severity Zone (VHFHSZ) State law requires that all local jurisdictions identify Very High Fire Hazard Severity Zones within their jurisdictions. Inclusion within these zones is based on vegetation density, slope severity and other relevant factors that contribute to fire severity.

Wildland Fire Specialist Conducts inspections for residents living in the high fire hazard areas, providing information, advice, and assistance to property owners. Initiates defensible space surveys and develops and maintains a positive and productive dialog with the community. Identifies and coordinates hazard abatement projects to mitigate the effects of wildfire within the District.

Los Gatos Wildland Urban Interface (WUI)

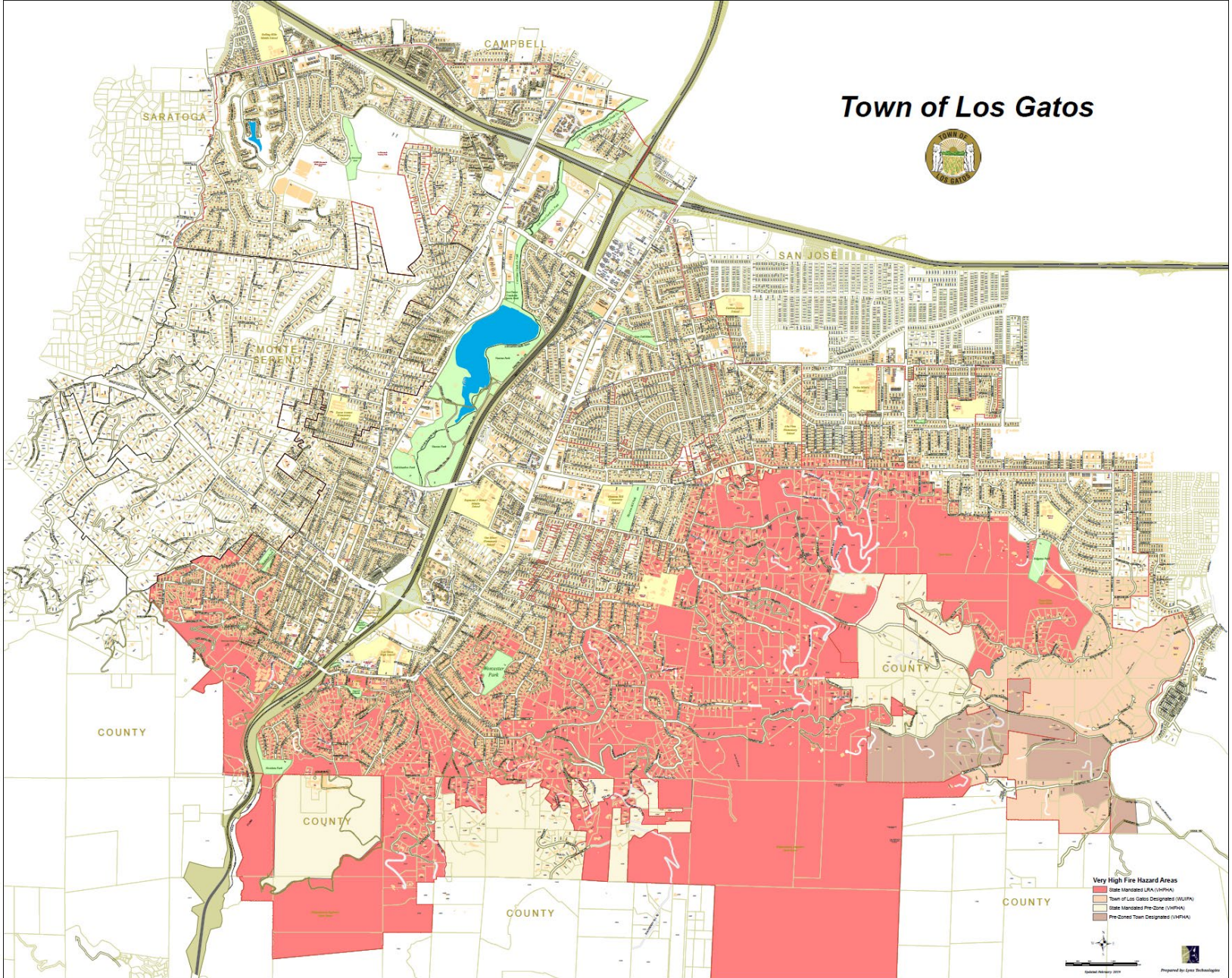
The Wildland Urban Interface (WUI) area is best described as an area that transitions from a natural condition (wildland) to a developed area (urban). Homes and other development in the WUI are at risk of catastrophic wildfire due to the presence of vegetation that could fuel a wildfire. The WUI creates an environment in which fire can move readily between structural and vegetative fuels, increasing the potential for wildland fire ignitions and the corresponding potential loss of life and property.

The Los Gatos WUI planning area includes primarily Very High Fire Hazard Severity Zone areas on the southern side of Los Gatos. The areas shaded in red in Figure 1 illustrate the extent of WUI lands within the Town. Approximately a quarter of the Town's total residences are located within the WUI. Of an estimated 2018 Town total of 13,299 residences, the WUI contains approximately 3,091. In addition, at an estimated 2.2 residents per household the WUI is home to approximately 6,800 residents among a Town total of 30,250.

The majority of the northern perimeter of the WUI tends to be flatter terrain with higher concentrations of residences. To illustrate this residential concentration, 1,784 of the 3,091 residences in the WUI are located within a quarter mile of the northern boundary.

Town currently utilizes preestablished areas for the maintenance and execution of its Community Emergency Response Team (CERT) program. The CERT maps contained in the Appendix also provide a detailed mapping of the Town WUI area, as well as routes of ingress/egress within CERT boundaries.

Figure 1



Emergency Communication

In the event of an emergency, it is an inherent responsibility of local government organizations to keep the public informed about natural, human-caused, and technological disasters. Studies show that people rarely act on a single warning message alone. To be effective, warnings should be delivered in various formats across multiple media platforms. The use of multiple platforms helps to increase the reliability of warning delivery, while also providing a sense of corroboration that will encourage recipients to take protective actions. In addition, many emergency subscription platforms are opt-in systems which leave non-adopters out of the information loop. In Los Gatos approximately only 23% of residents (6,942) have opted into the cell notification systems of Alert SCC and Nixle.

As illustrated below many notification systems are dependent on functioning internet and cell service. As evidenced by conditions created by recent fires, neither cell service nor internet service may be relied upon during large scale events, particularly when such an event coincides with a planned Public Safety Power Shutoff (PSPS).

Mass Notification Landscape



GOAL:

All residents should receive emergency communications in a timely manner.

ACTION ITEMS	PRIORITY TIMEFRAME
Maximize the use of Nixle/AlertSCC and ensure that existing communication systems are fully utilized.	Priority 1 – within 2 years

Increase resident adoption of Town social media platforms and SCCFD Twitter feed	Priority 1 – within 2 years
Explore additional non-cell/internet reliant emergency communication systems e.g. siren system.	Priority 1 – within 2 years
Increase SCCFD Ready, Set, Go Programs in Town	Priority 1 – within 2 years
Explore adding electronic message boards in front of fire stations and possibly police station	Priority 1 – within 2 years

METRICS
<ul style="list-style-type: none"> • Percentage of residents opting into Alert SCC and Nixle • Percentage of residents signing up for Town/SCCFD social media platforms • Number of Alert SCC/Nixle promotions per year • Percentage of residents with secondary means of receiving communications • Number of residents receiving Ready, Set, Go trainings in Town per year

Emergency Evacuation

The majority of the Town’s WUI neighborhoods are served by Hillside Collector Streets which serve properties located in hillside areas, carrying traffic to arterial streets and additional neighborhood collectors. Many of these roadways are designed as one-way routes. During emergency events, both emergency responders and evacuees will be attempting to use the same roadways, thereby hindering access for both groups. Due to the critical importance of providing ingress for emergency vehicles and equipment to the fire area while simultaneously allowing egress to residents attempting to evacuate, the Town will evaluate the existing width, grade, and turning radius on these critical routes in order to improve access.

GOAL:

To the greatest extent feasible, create and maintain conditions necessary for efficient and effective evacuations.

ACTION ITEMS	PRIORITY TIMEFRAME
Identify and explore the development of roadside and other Temporary Refuge Areas (TRAs) throughout the WUI.	Priority 1 – within 2 years

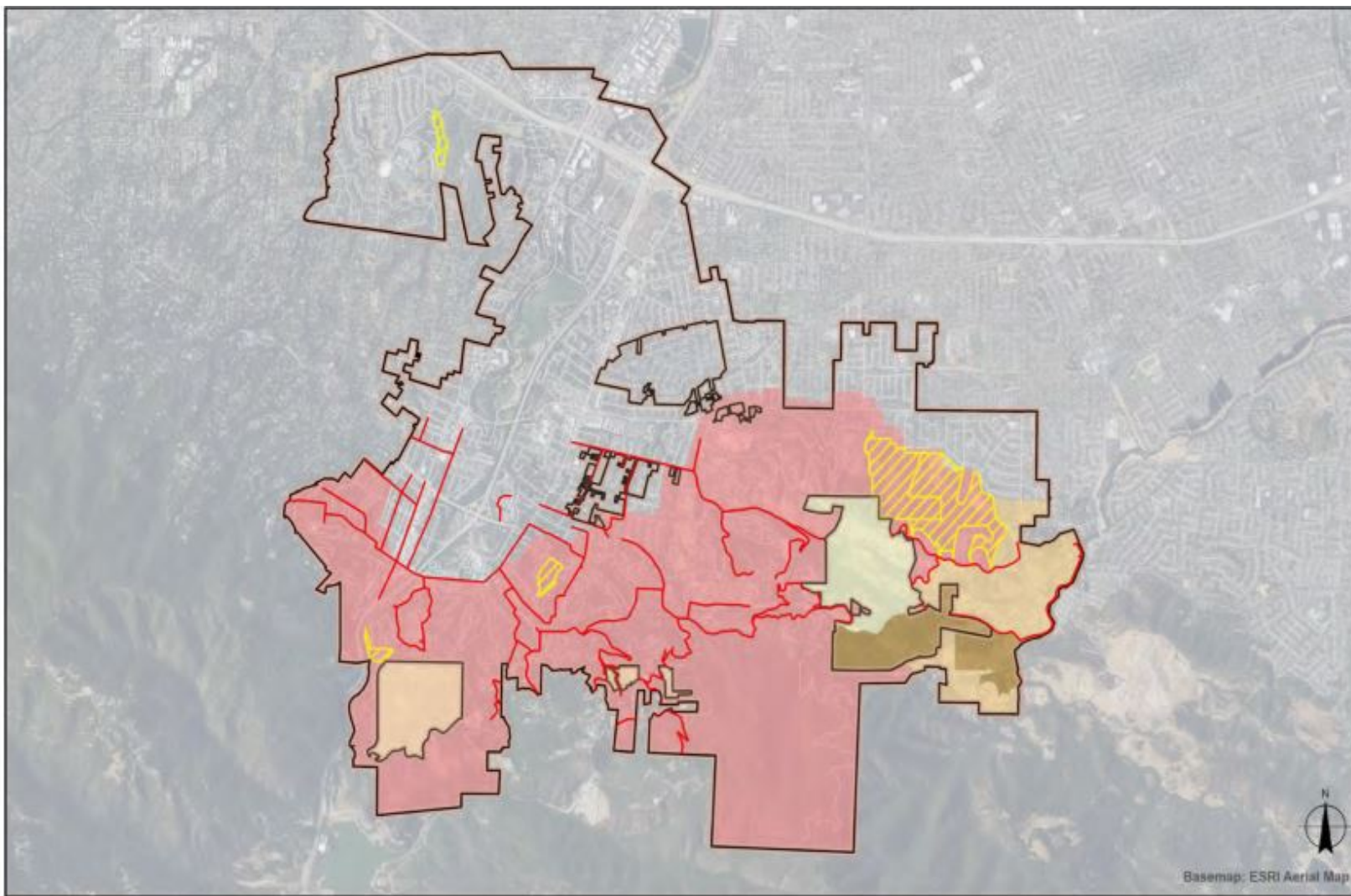
Assess and address evacuation feeder routes leading out of the WUI throughout Los Gatos.	Priority 1 – within 2 years
Examine elimination of on-street parking where appropriate	Priority 2 – within 3 to 5 years
Implement reflective home address signage throughout the WUI.	Priority 2 – within 3 to 5 years
Study/identify and develop alternate evacuation routes throughout the WUI.	Priority 2 – within 3 to 5 years
Identify potential road widening, turnout projects throughout the WUI. Develop a multi-year project to implement needed improvements.	Priority 2 – within 3 to 5 years
Develop plan to practice annually simulated evacuations in WUI neighborhoods.	Priority 2 – within 3 to 5 years
Leverage SCCFD Zone Haven GIS platform for the planning/implementation of evacuations.	Priority 2 – within 3 to 5 years

METRICS
<ul style="list-style-type: none"> • TRAs developed within each of the 7 CERT zones in the WUI • Percentage of WUI roadways with 20 ft of clear width • Percentage of identified WUI roadway improvement projects completed • Number of reflective home signs deployed per year • Number of residents participating in simulated evacuations per year

Roadside Fuel Reduction

Generally, roads are maintained to serve the transportation needs of the public; however, because roadsides are frequently the site of ignition for wildfires and evacuees may need to use the roadways to leave the area even if the vegetation on both sides of the road is on fire. Routes may also be blocked due to consequences associated with an incident including; fallen trees, spot fires, smoke, intense heat, long flame lengths, downed power lines, or vehicle accidents. The following map illustrates 31.09 miles of roadways of highest concern (colored red) for vegetation management.

Figure 2



- Town of Los Gatos Boundary
- Open Space Area
- Roadways of High Concern
- Other Roadways

- Very High Fire Hazard Area**
- State mandated LRA (VHFHA)
 - Town of Los Gatos Designated (WUIFA)
 - State Mandated Pre-Zone (VHFHA)
 - Pre-Zoned Town Designated (VHFHA)



Scale: 1:62,758



GOAL:

Vegetation along primary hillside roadways should be maintained to achieve a clearance of 20 feet horizontally and 13 feet six inches vertically above roadways, as well as clearance of non-fire-resistant vegetation within 10 feet of the roads.

ACTION ITEMS	PRIORITY TIMEFRAME
Complete current 11-mile Fuel Reduction project by February 28, 2021.	Priority 1 – within 2 years
Develop a plan to ensure that the 31.09 miles of highest roadway concern identified in Exhibit 2 achieve a 6-year management cycle (5 miles per year).	Priority 1 – within 2 years
Identify/map all private roadways in the WUI.	Priority 1 – within 2 years
Work with residents to educate and implement vegetation management practices for these private properties.	Priority 2 – within 3 to 5 years

METRICS
<ul style="list-style-type: none">• Number of miles of new vegetation management performed per year• Number of continuous miles of vegetation management maintenance per year• Percentage of private roadways mapped• Percentage of private roadway residents contacted per year• Percentage of private roadway residents implementing vegetation management

Open Space and Residential Land Management

California Public Resources Code (PRC) Section 4291 mandates 100 feet of defensible space around structures in high fire severity zones, within which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

The creation of reasonable and adequate Defensible Space focuses on measures to modify and break up hazards created by continuity of available fire fuels, both horizontal (across the ground) and vertical (from the ground up into the crowns of brush and trees). Fuels that exhibit a large degree of both vertical and horizontal continuity are the most hazardous; in particular, when they are on slopes. Thus, mitigation of these fuel sources through clearing and treatment, while simultaneously addressing environmental concerns such as protection of native habitats and the potential for erosion, is

particularly important. In addition to the Defensible Space requirements around structures in the WUI, the Town and other public/private agencies are stewards of large open spaces and undeveloped parkland.

GOAL:

Ensure that all public and private property owners are maintaining the mandated defensible spaces.

ACTION ITEMS	PRIORITY TIMEFRAME
<p>Conduct annual defensible space inspections and enforce compliance with state and local fire codes.</p> <ul style="list-style-type: none"> • Develop strong neighborhood relationships to educate all property owners of their defensible space obligation. • Partner on a pilot Wildland Fire Specialist program to develop relationships with VHFHZ homeowners and drive compliance through education and inspection. • Educate residents about Home Ignition Zone (HIZ) inspection program. • Explore region partnership with SCCFD fuels crews (once developed) and defensible space inspectors. 	<p>Priority 1 – within 2 years</p> <p>Priority 1 – within 2 years</p> <p>Priority 1 – within 2 years</p> <p>Priority 2 – within 3 to 5 years</p>
<p>Explore SCCFD performing defensible space citation function.</p>	<p>Priority 2 – within 3 to 5 years</p>
<p>Develop private driveway fuel reduction initiative</p>	<p>Priority 2 – within 3 to 5 years</p>
<p>Develop Eucalyptus eradication plan for Town property within the WUI.</p>	<p>Priority 1 – within 2 years</p>
<p>Develop incentive program (cost share) for residential Eucalyptus removal possibly utilizing tree replacement fund.</p>	<p>Priority 2 – within 3 to 5 years</p>
<p>Develop policy for prohibition of highly flammable plants for new construction within the WUI.</p>	<p>Priority 1 – within 2 years</p>
<p>Develop Community chipping program</p>	<p>Priority 2 – within 3 to 5 years</p>

METRICS

- Number of residential contacts performed by WFS per year
- Number of residential defensible space inspections coordinated by WFS per year
- Percentage of vegetation on Town owned Open Space maintained
- Percentage of WUI residents participating in HIZ trainings per year
- Number of SCCFD fuel crews (once developed) deployed in LG per year
- Number of SCCFD defensible space inspections conducted in LG per year
- Number of private driveways implementing vegetation management per year
- Number of Town Eucalyptus trees removed per year
- Number of residential eucalyptus trees removed per year
- Dollar amount of residential eucalyptus grants per year
- Number of tons community chipping removed per year

Emergency Partnerships

The nature of wildfire spread requires a regional approach to wildfire mitigation. A partial list of governmental and private entities with vegetation management responsibilities appears below. Additional regional partners which provide educational and other assistance in creating community resilience to wildfire are also listed.

Santa Clara County Fire District (SCCFD): Santa Clara County Fire Department is an all-risk fire department and provides fire suppression inclusive of structure and vegetation/wildland fire mitigation, technical rescue operations, emergency medical services (EMS), hazardous materials (HazMat) mitigation, fire prevention, community education and risk reduction services (CERRS), disaster preparedness, community emergency preparedness and service responses.

Pacific Gas & Electric (PG&E): PG&E provides electricity to the Town of Los Gatos, and controls rights-of-way necessary to maintain overhead transmission and distribution lines, many of which run through the WUI areas. The Town collaborates with PG&E to treat vegetation in the WUI along PG&E's electric transmission line right-of-way to increase power reliability and reduce ignition potential and resulting wildland fire hazard.

Santa Clara County Firesafe Council: The Town of Los Gatos supports and collaborates with the Santa Clara Firesafe Council. The Firesafe Council is a non-profit organization that provides resources to coordinate public and private landowners in Santa Clara County to reduce the threat of wildfire.

Santa Clara County Parks: Periodically, the Parks Department makes use of prescribed burns to manage non-native vegetation, reduce fuel loading, promote

biodiversity and native vegetation. The Department also provides training in conducting managed burns and in wildfire fighting techniques and principles.

West Valley Cities: The West Valley cities of Monte Sereno and Saratoga share with Los Gatos a large number of Very High Fire Severity Zones within their borders (see appendices). Because wildfire extends across community borders, an incident in one jurisdiction can be expected to spread to neighboring jurisdictions. Communication between West Valley cities and coordination of wildfire prevention strategies is therefore critical to the prevention of wildfire.

Mid-Peninsula Open Space District (Midpen): Midpen is an independent Special District that manages 26 Open Space Preserves, containing nearly 65,000 acres of public land. In Los Gatos, Midpen manages and maintains significant land holdings along the Town’s southern border (see Appendix). Wildland fire prevention, preparedness, and response are all critical components of Midpen’s ongoing land stewardship which is largely accomplished through the management of vegetation within its preserves in order to reduce the risk and severity of wildfire, with a focus on ecological health and wildland fire resilience.

County Roads, Valley Water, and CalTrans: These regional governmental partners each have properties and rights-of-way within and/or adjacent to the Town of Los Gatos. These agencies must meet a shared specification for roadside fuel reduction and support safety in general.

San Jose Water Company (SJW): San Jose Water is an investor-owned public utility, and is one of the largest urban water systems in the United States, serving over 1 million people in the greater San Jose metropolitan area. It maintains critical infrastructure in Town essential to fire suppression and manages watershed lands near Los Gatos.

GOAL:
Ensure all regional partners are implementing consistent land management practices to reduce wildfire risk on their properties and right-of ways.

ACTION ITEMS	PRIORITY TIMEFRAME
Work with neighboring cities of Monte Sereno and Saratoga to coordinate mitigation efforts and jointly advocate for the continuation and increased vegetation management among Town partners.	Priority 1 – within 2 years
Ensure timely communications between the Town and these entities regarding activities that may affect another partner’s land management.	Priority 1 – within 2 years

Explore regional projects outlined in CWPP for possible grant funding.	Priority 2 – within 3 to 5 years
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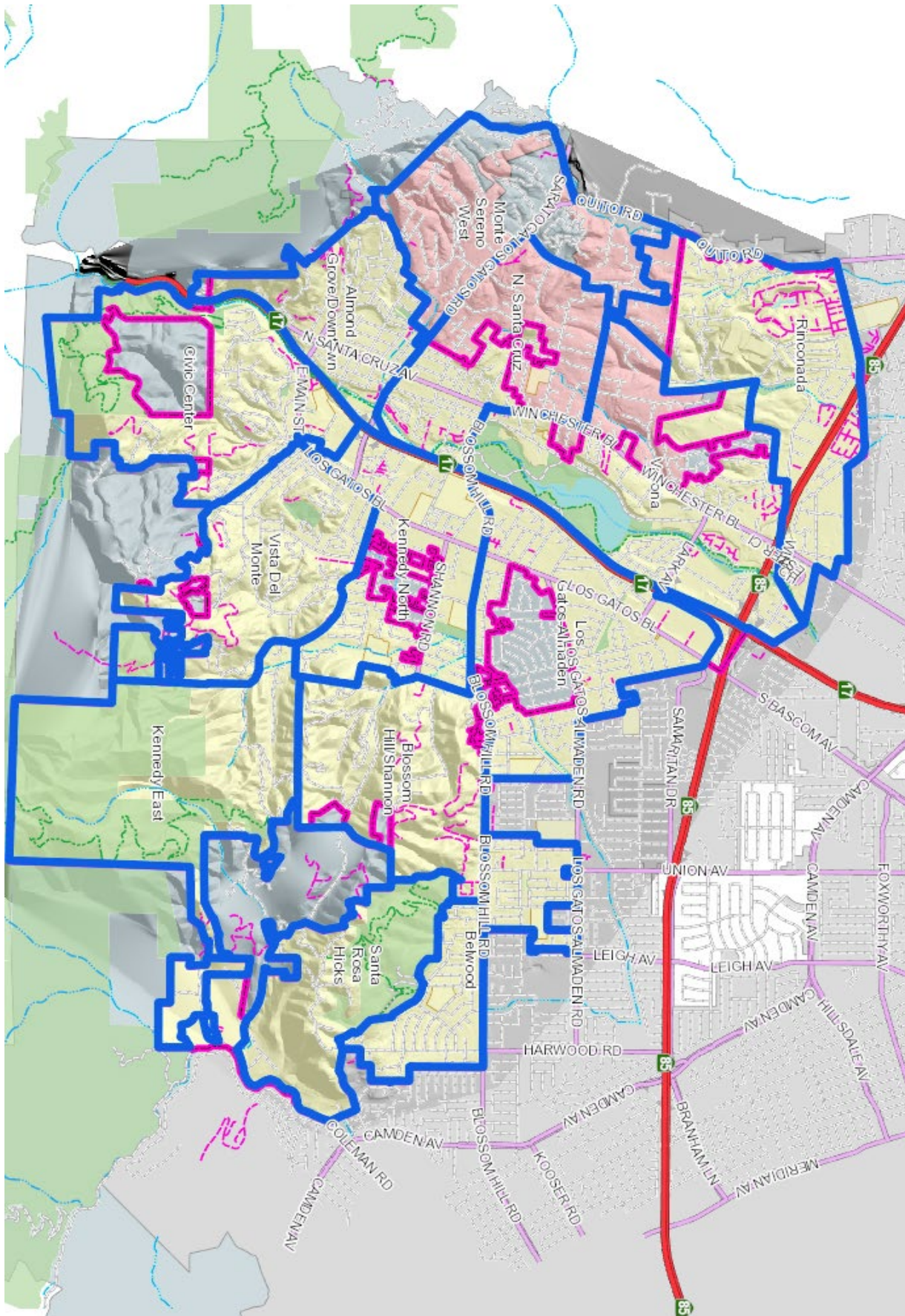
METRICS
<ul style="list-style-type: none"> • Number of coordination meetings per year • \$ amount of grants issued/received • Number of veg mgt miles performed by partner organizations per year

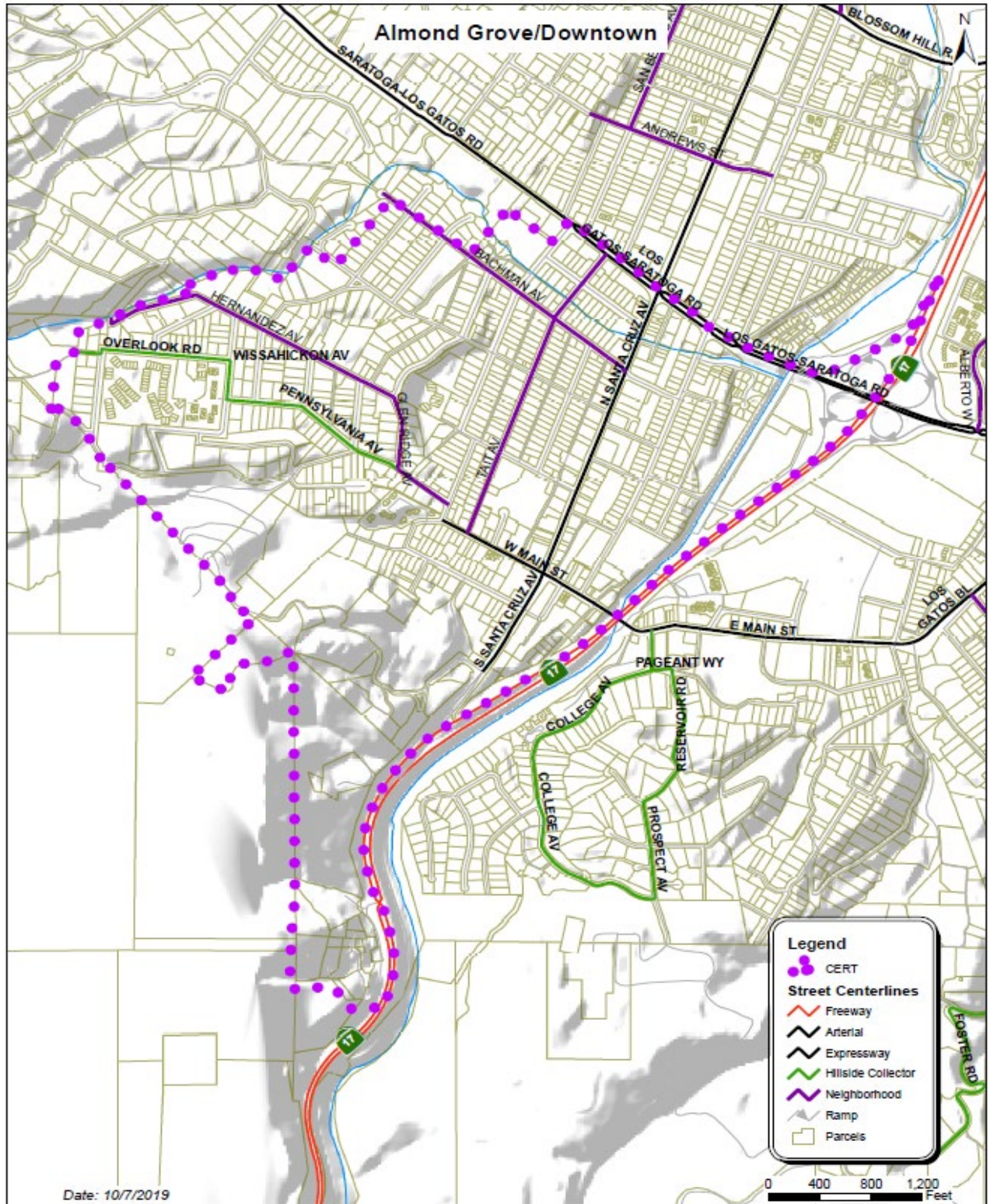
Additional Action Items

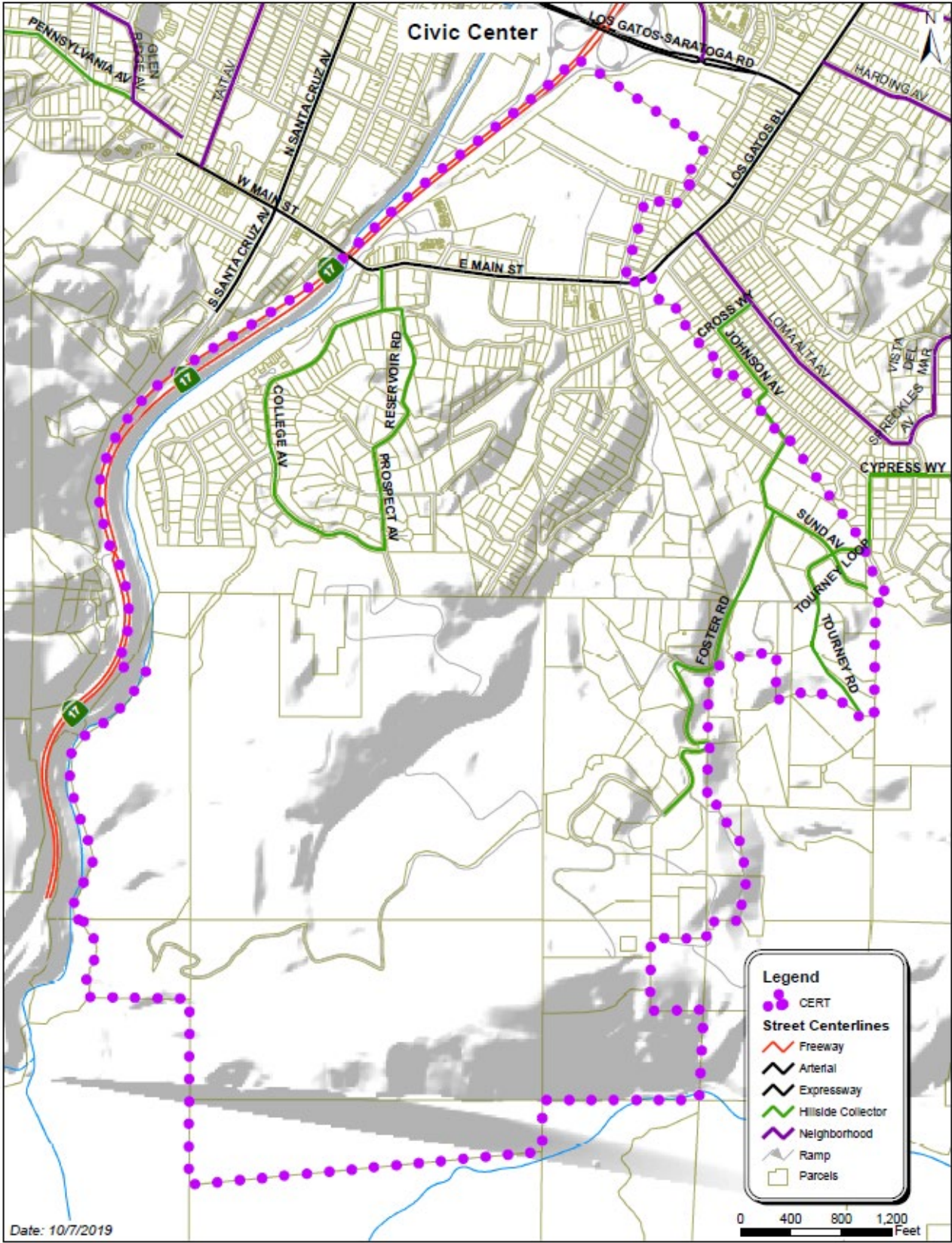
ACTION ITEMS	Priority Timeframe
Homeowners Insurance Availability <ul style="list-style-type: none"> • Advocate for legislative efforts toward the continuation of homeowner’s insurance in the WUI. • Pursue Firewise Community status for WUI hillside neighborhoods to satisfy homeowners Insurance requirements. 	Priority 1 – within 2 years Priority 1 – within 2 years
Address areas within the hillside that do not have public fire hydrant systems.	Priority 2 – within 3 to 5 years
Explore additional funding sources <ul style="list-style-type: none"> • Parcel Tax • Assessment Districts 	Priority 2 – within 3 to 5 years Priority 2 – within 3 to 5 years

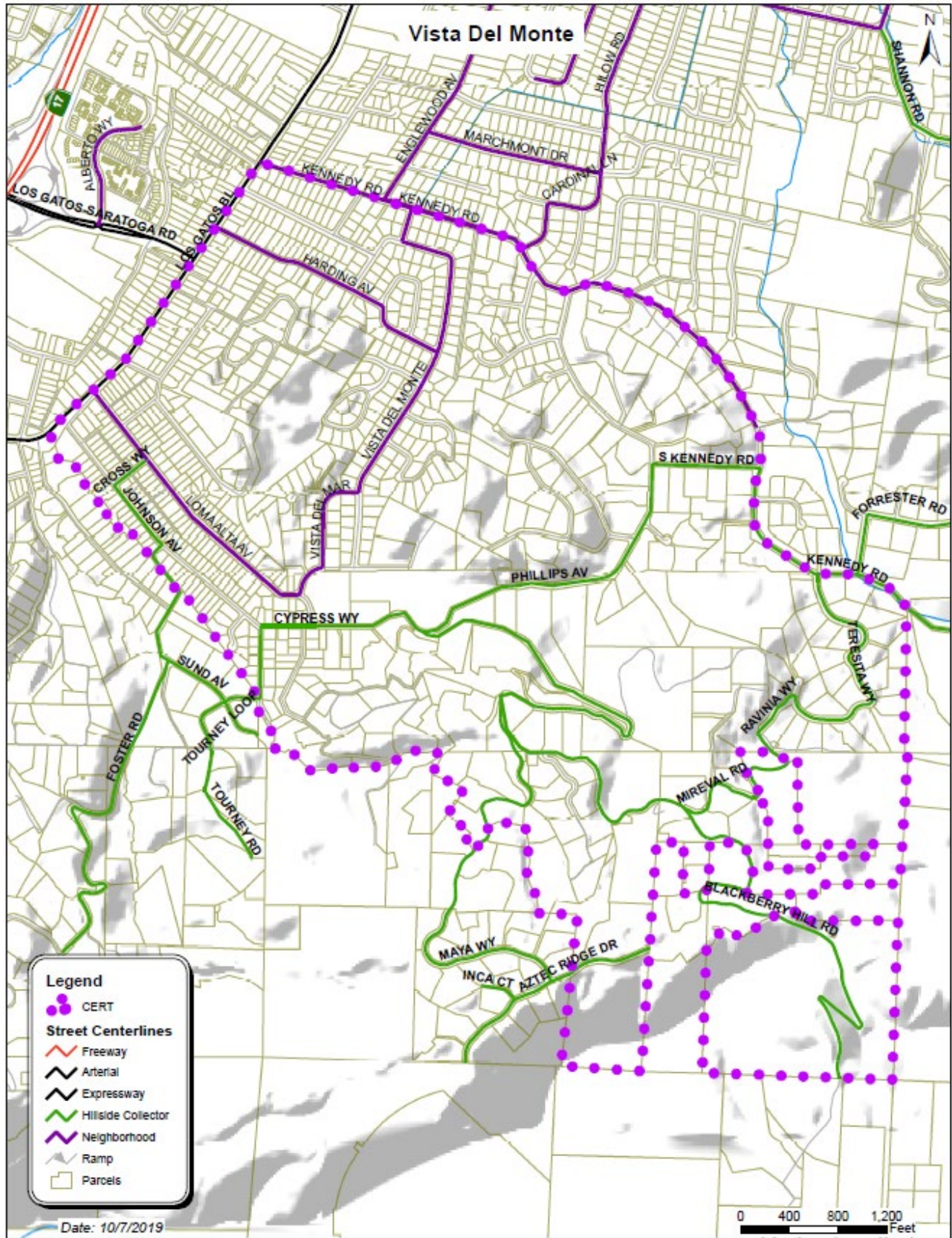
APPENDICES

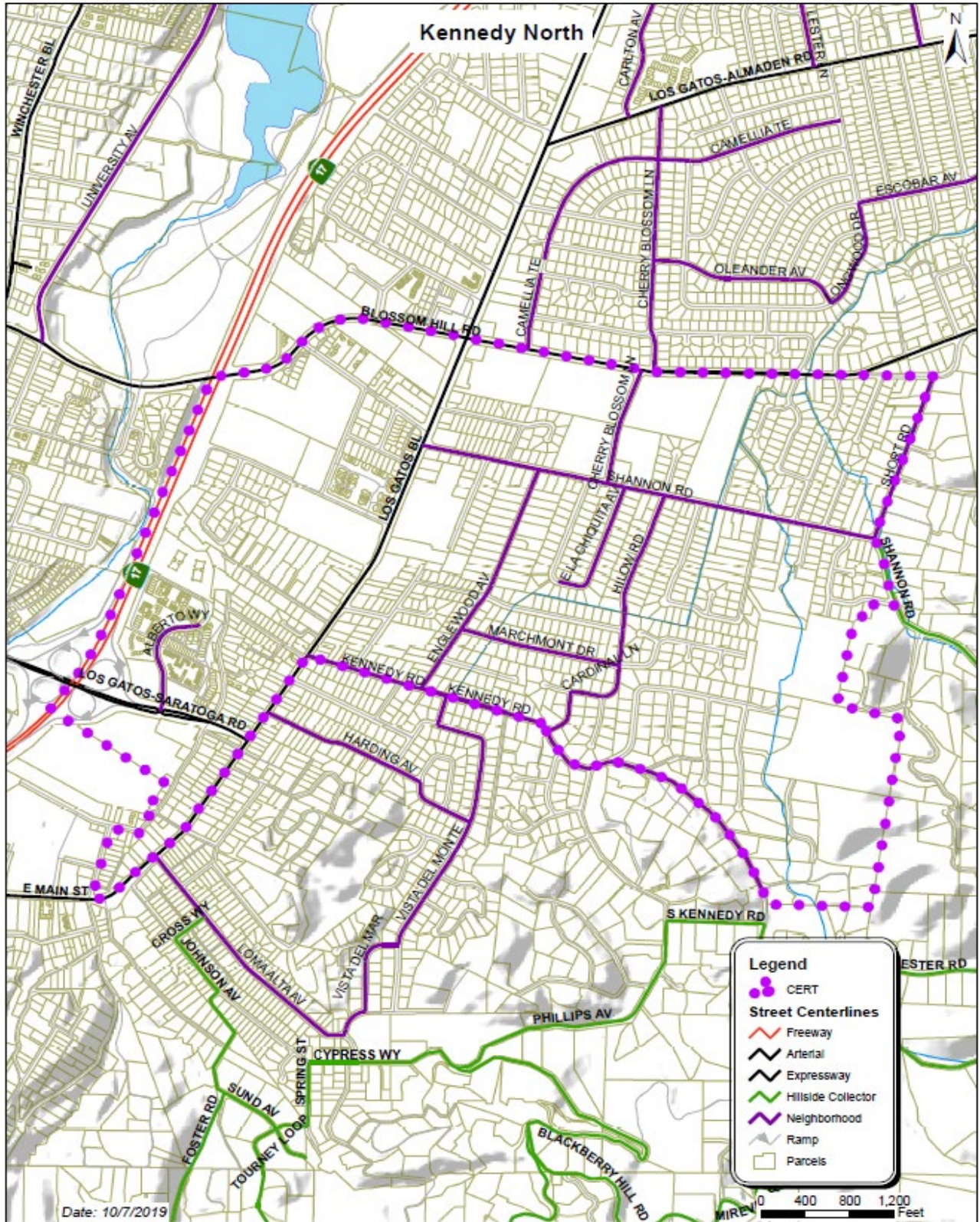
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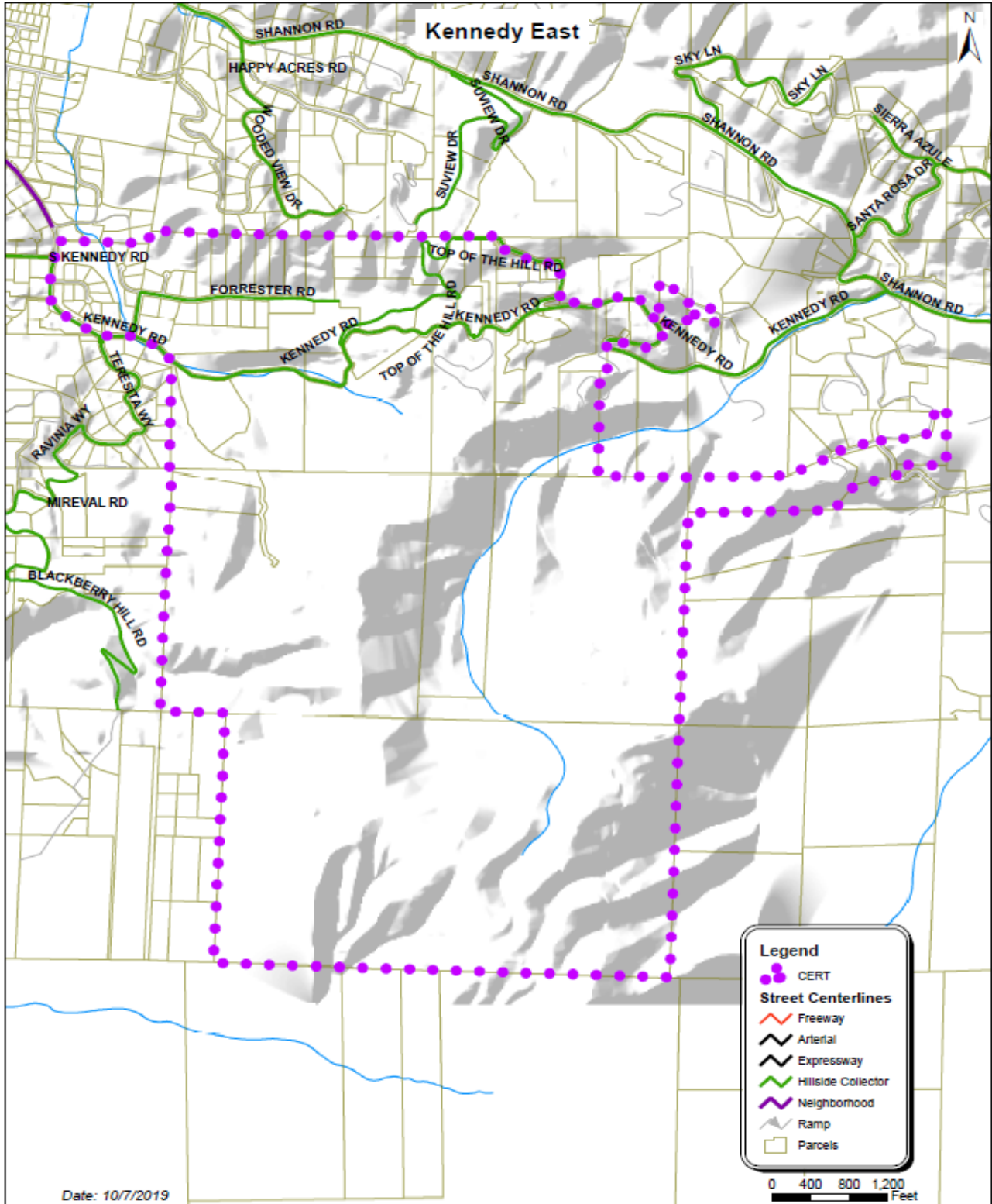


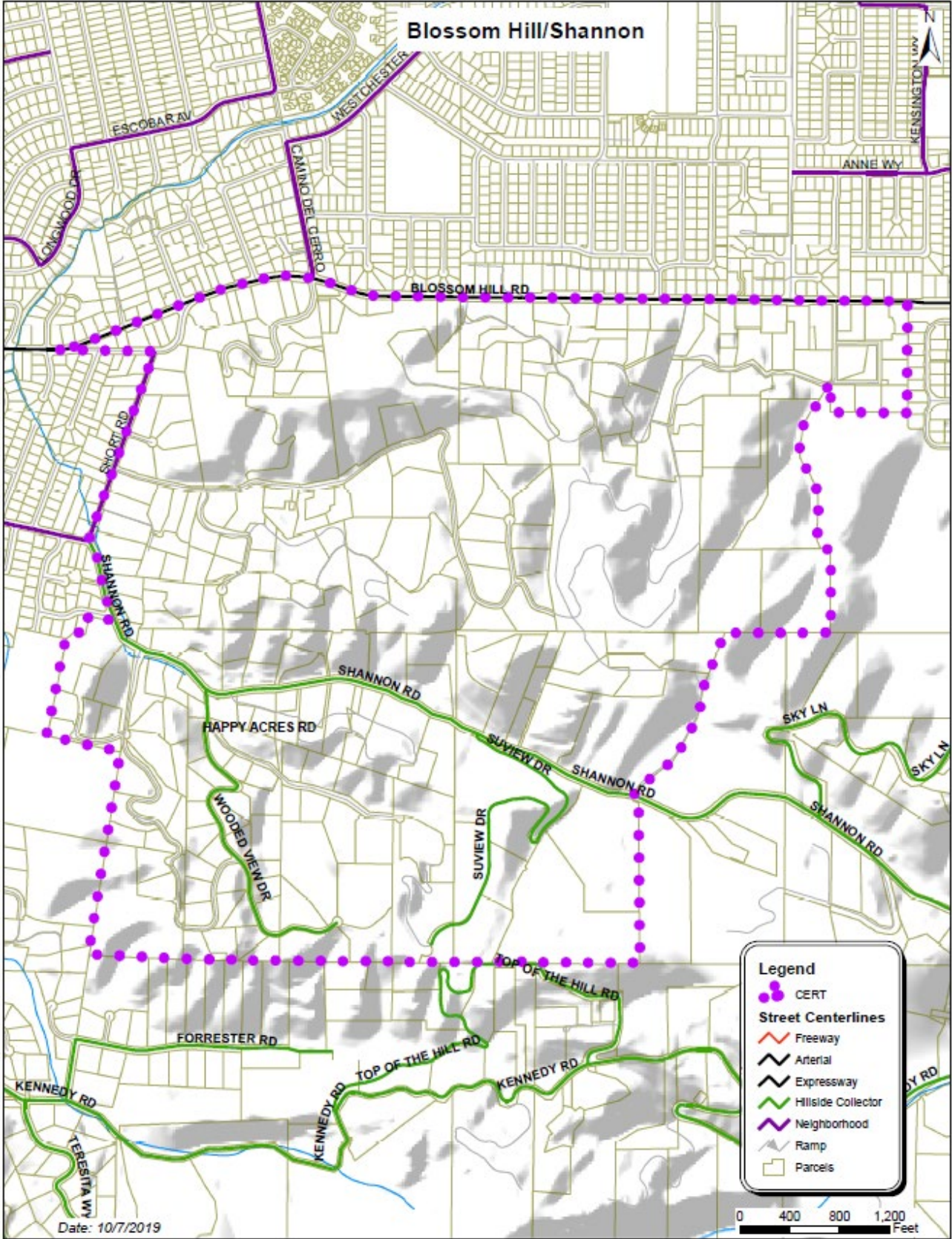


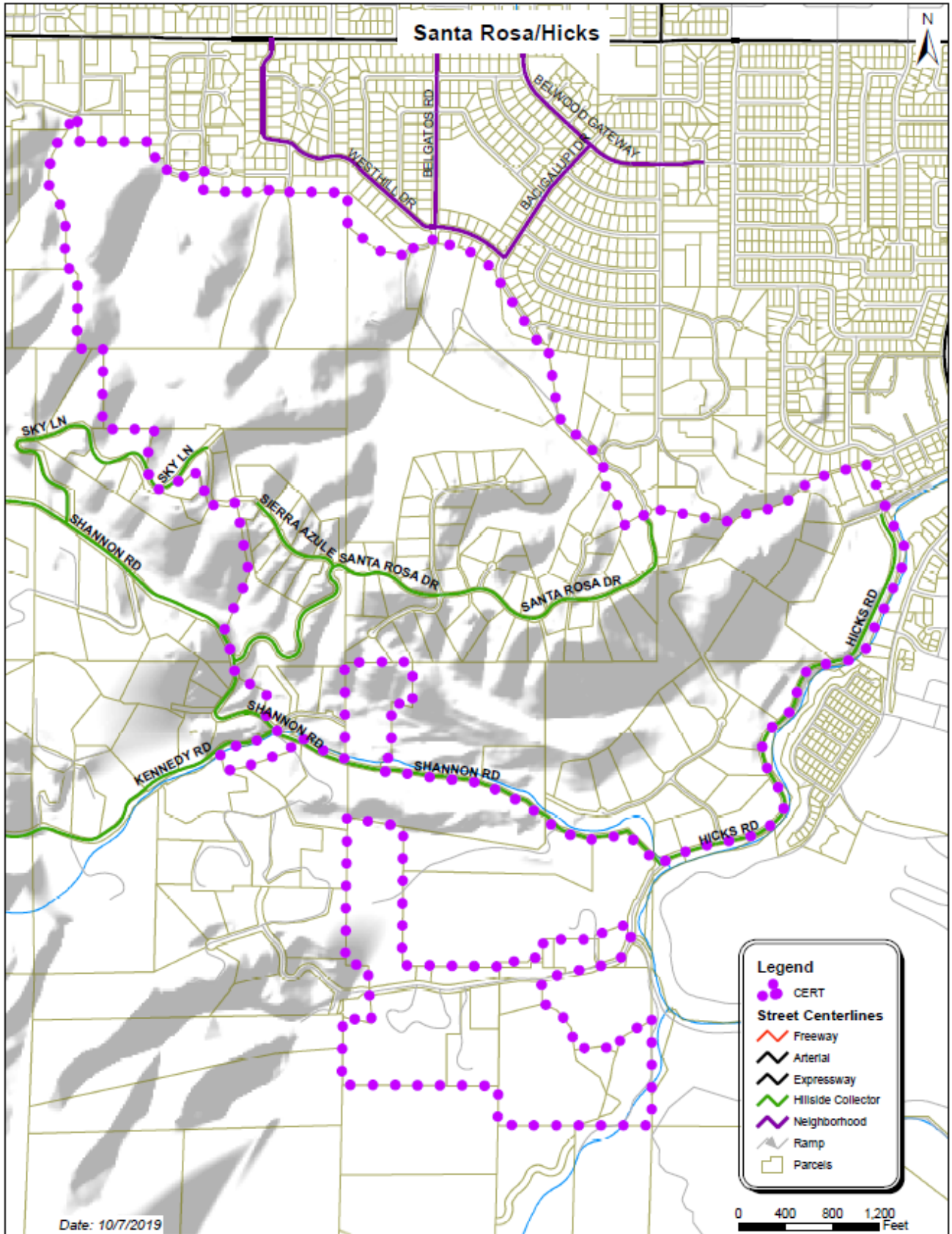






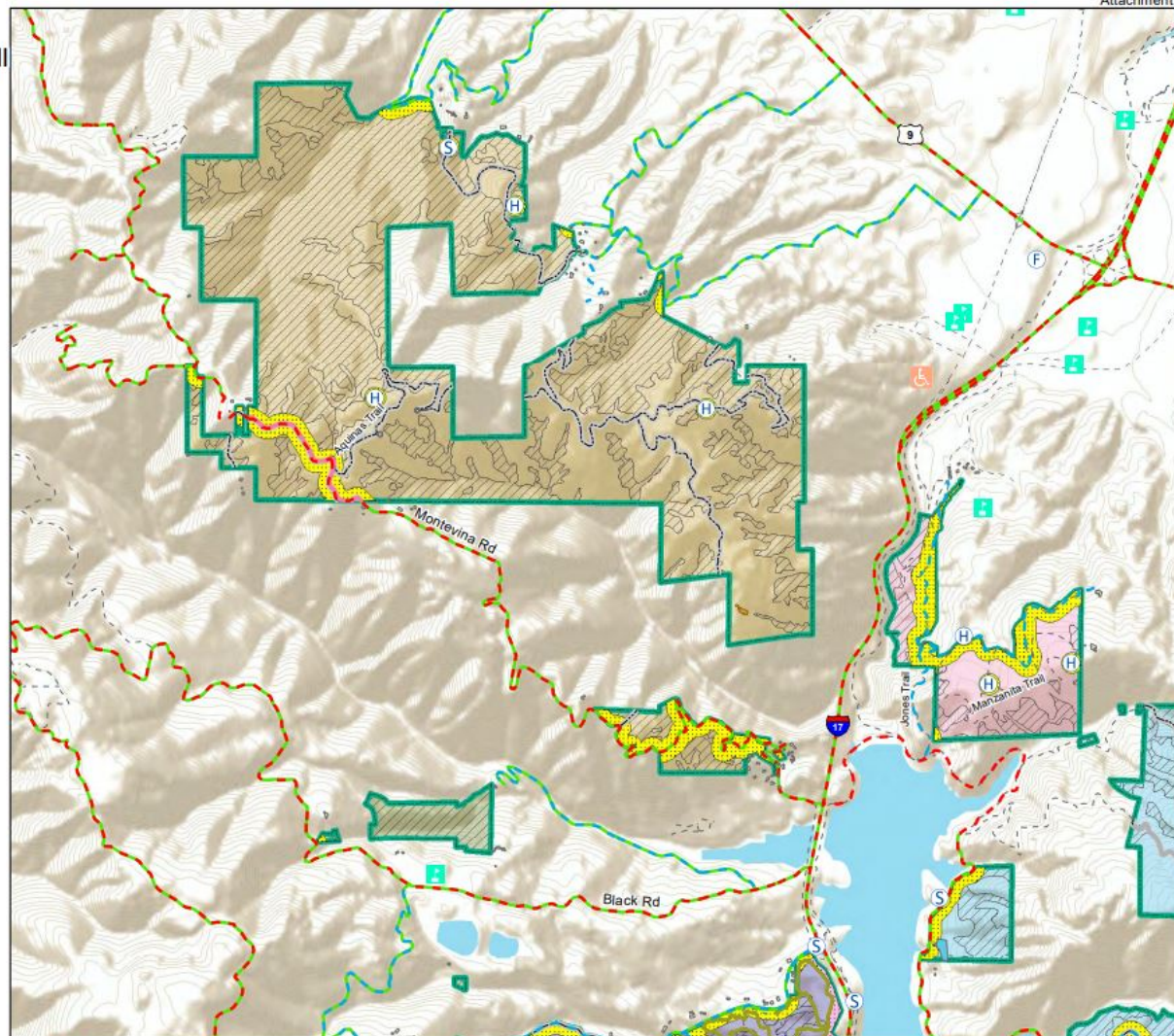






Existing and Potential Treatments El Sereno/Felton Station/St. Joseph's Hill

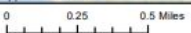
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|---|----------------------------------|-------------------------------------|
| Existing Treatments | Critical Infrastructure | OSP & Managed Properties |
| Fuelbreak 200-foot | Primary Evacuation Route | Boundary |
| Non-Shaded Fuelbreak | Secondary Evacuation Route | Bear Creek Redwoods |
| Shaded Fuelbreak | Structure Type 1 (Tender) | El Sereno |
| Discline | Road or Trail | Felton Station |
| Wildland Type 3 Ingress/Egress | Fire Station | Sierra Azul |
| Potential Fuels Treatments | Target Hazards | |
| Fuelbreak 200-foot | Assisted Living Facility | |
| Eucalyptus and Acacia Removal | School/Day Care | |
| Shaded Fuelbreak | Fire Management Logistics | |
| Potential FRAs for Ecosystem Resiliency | Helispot | |
| Wildland Type 3 Ingress/Egress | Staging Area | |



* See Table of Contents page for additional symbology.
 ** Fuel break widths are maximums. Fuelbreaks may be constructed at any width up to the maximum width.

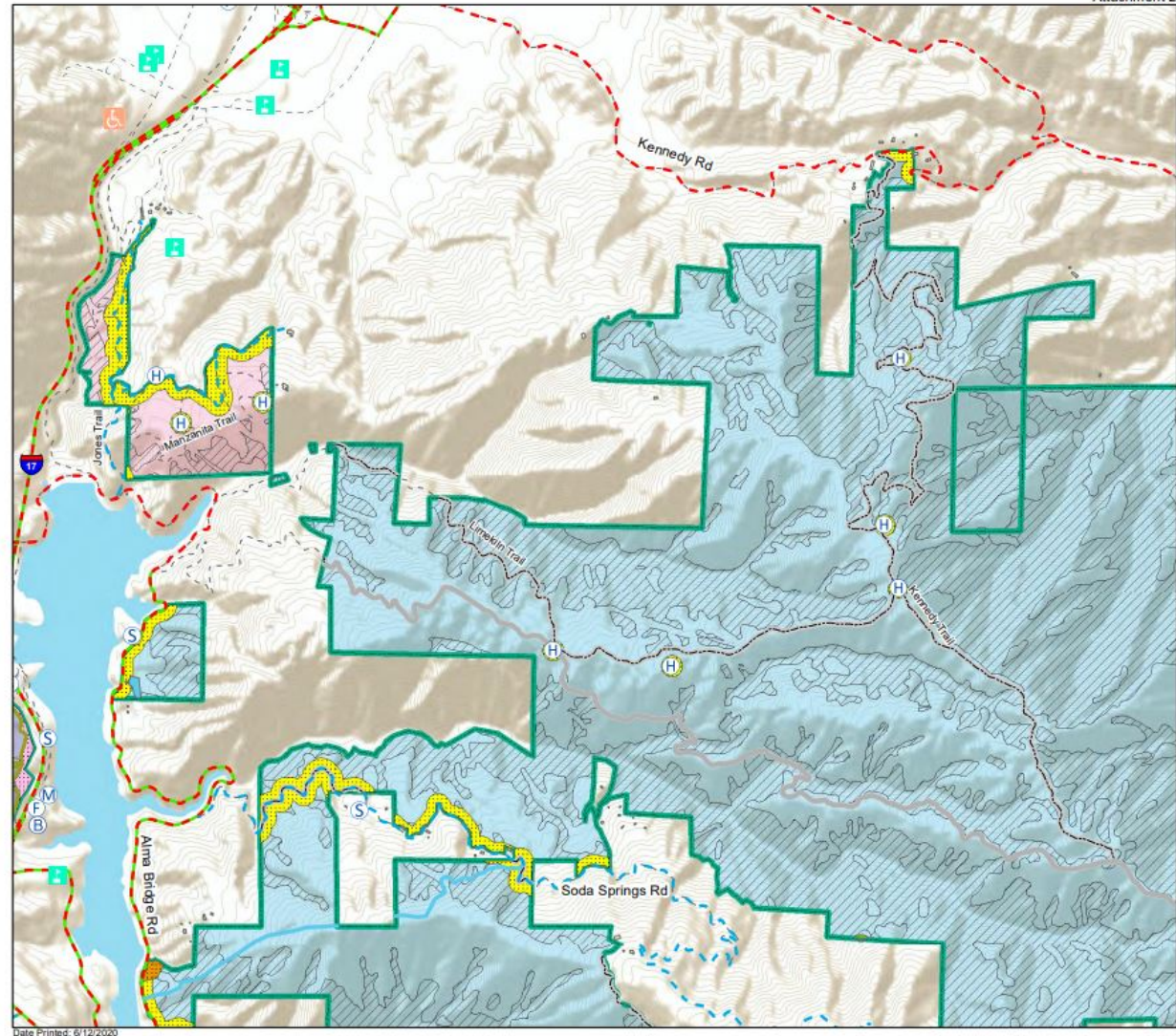


Note: Sensitive resources such as Cultural Sites and T&E Species may be present, but are not mapped at this scale.



Existing and Potential Treatments Sierra Azul (1 of 5)

- | | | |
|---|----------------------------------|-------------------------------------|
| Existing Treatments | Critical Infrastructure | OSP & Managed Properties |
| Defensible Space 100-foot | Primary Evacuation Route | Boundary |
| Fuelbreak 200-foot | Secondary Evacuation Route | Bear Creek Redwoods |
| Non-Shaded Fuelbreak | Structure Type 1 (Tender) | Sierra Azul |
| Shaded Fuelbreak | Road or Trail | St. Joseph's Hill |
| Discline | Fire Station | |
| Wildland Type 3 Ingress/Egress | Incident Command Post | |
| Potential Fuels Treatments | Medivac Site | |
| Fuelbreak 200-foot | Target Hazards | |
| Eucalyptus and Acacia Removal | Assisted Living Facility | |
| Shaded Fuelbreak | School/Day Care | |
| Potential FRAs for Ecosystem Resiliency | Fire Management Logistics | |
| Wildland Type 3 Ingress/Egress | Helispot | |
| | Staging Area | |

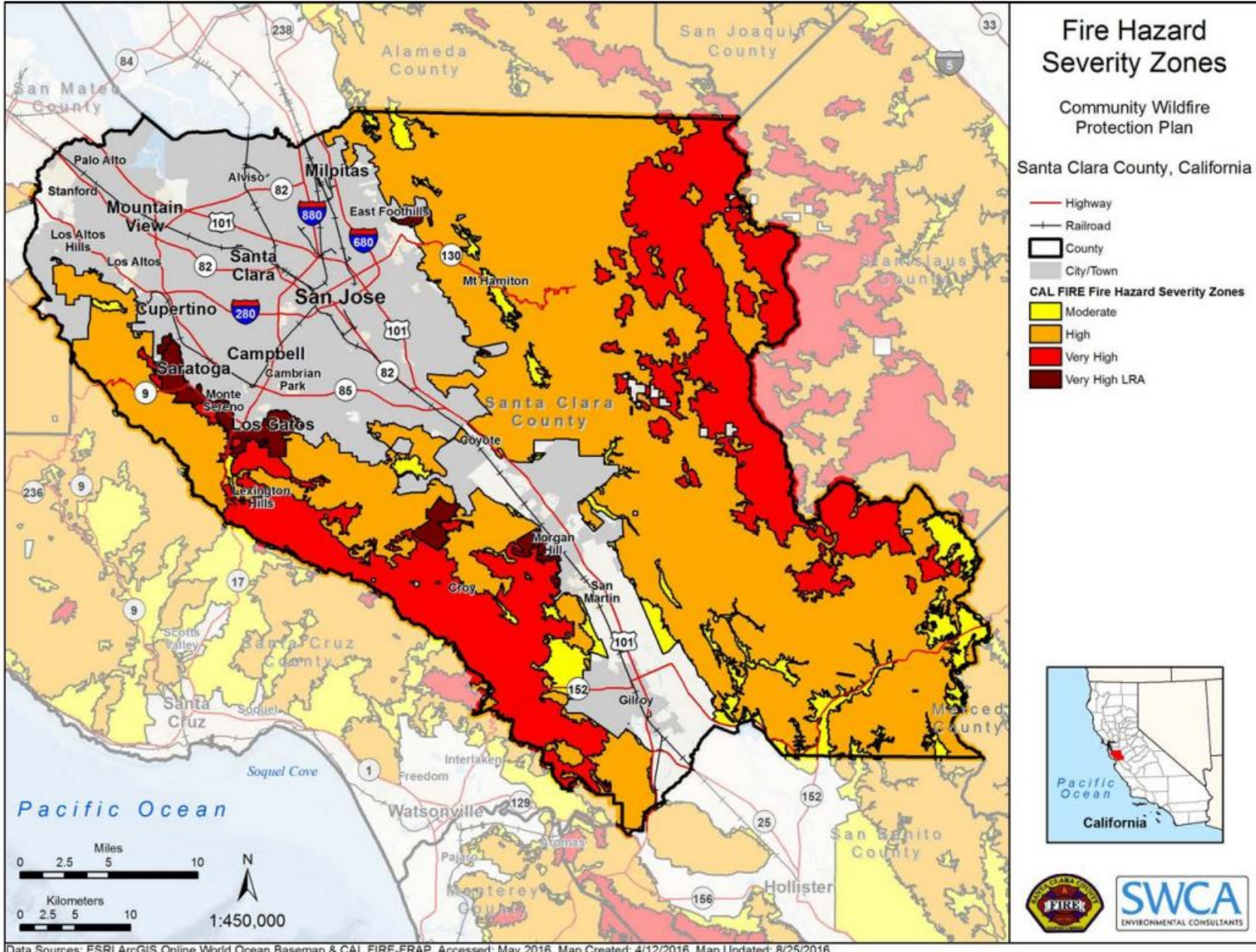


* See Table of Contents page for additional symbology.
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Note:
Sensitive resources such as Cultural Sites and T&E Species may be present, but are not mapped at this scale.





DRAFT



AHEAD OF THE FIRE

Where will the West's next deadly wildfire strike? The risks are everywhere

Of small communities across 11 states, more than 500 have a higher wildfire hazard potential than Paradise, Calif.

Pamela Ren Larson, and Dennis Wagner, Arizona Republic

Updated 8:11 p.m. PDT July 28, 2019

<https://www.azcentral.com/in-depth/news/local/arizona-wildfires/2019/07/22/wildfire-risks-more-than-500-spots-have-greater-hazard-than-paradise/1434502001/>

From: Michelle Waters Art
Sent: Wednesday, March 16, 2022 5:27 PM
To: Jennifer Armer
Cc: Council
Subject: Plant-based education program

Dear Ms. Armer,

I'm a resident of Los Gatos, and am writing to ask the town to add a plant-based education program to Section 8 Environmental and Sustainability section of the town's General Plan.

I think it's quite important for the public to understand the great environmental benefits of foregoing meat, dairy and eggs in favor of a plant-based diet, as much as possible. Animal agriculture is one of the largest contributors of greenhouse gas emissions, as well as the number one user of freshwater in California, with 47% of freshwater in the state used by the meat, dairy and egg industries. With our state in a climate-induced drought, one crucial step we can all take to help our water situation is to eat a plant-based diet, but most people are unaware of this as there hasn't been much education on these issues.

Thank you for your time, and for considering my request.

Best regards,

Michelle Waters

Animal and Environmental Artist

From: Debbie Parsons
Sent: Wednesday, March 16, 2022 11:52 PM
To: Jennifer Armer
Subject: Plant - based education

Dear Town Council,

Thank you for your service to our beautiful town. I have lived in Los Gatos for 24 years.

I would like to see a Plant-Based Education program included in the Environmental section of the Town's 2040 General Plan in the Environmental section.

I grew up eating a meat-heavy diet like most Americans. However, when I learned about the health and environmental benefits of a plant-based diet I drastically shifted my eating patterns and I am now mostly plant-based. I know that a lot of people are not yet aware of the advantages such a diet can provide. A town-sponsored program to educate residents about the powerful health and environmental benefits of a plant-based diet would be a very valuable and cost-effective step for the Town.

Sincerely,

James Parsons

From: Mendoza, Clarissa

Sent: Tuesday, March 22, 2022 3:19 PM

To: Planning Comment

Cc: Francois, Matthew; Rob Rennie; Maria Ristow; Mary Badame; Matthew Hudes; Marico Sayoc; Laurel Prevetti; Joel Paulson; Robert Schultz

Subject: Comments Regarding Proposed 2040 General Plan

Dear Chair Hanssen and Members of the Planning Commission:

Attached please find written correspondence from Mr. Francois on behalf of Los Gatos Community Alliance, in regards to the above-referenced matter.

Best,

Clarissa Mendoza

Legal Secretary

455 Market Street, Suite 1870 | San Francisco, CA 94105

O. (650) 263-7900 | D. (650) 320-1500 x7725

CMendoza@rutan.com | www.rutan.com



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March 22, 2022

VIA E-MAIL [PlanningComment@losgatosca.gov]

Honorable Melanie Hanssen, Chair
and Members of the Planning Commission
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: Comments Regarding Proposed 2040 General Plan

Dear Chair Hanssen and Members of the Planning Commission:

We write on behalf of the Los Gatos Community Alliance (“LGCA”), a group of concerned citizens, in regard to the Proposed 2040 General Plan (the “Proposed Plan”).¹ In previous correspondence to the Town of Los Gatos (the “Town”), LGCA expressed its significant concerns with the Proposed Plan’s major upzoning of every residential and commercial land use district in the Town, potentially resulting in up to 75,000 new housing units and 45 million square feet of new commercial development.² We pointed out how such intensification violated the California Environmental Quality Act (“CEQA”) as it was not studied in the environmental impact report (“EIR”) prepared by the Town for the Proposed Plan. We also explained that such intensification was entirely unnecessary to accommodate the 1,993 additional housing units needed per the Town’s Regional Housing Needs Allocation (“RHNA”).

By January 2023, the Town Council must adopt a Housing Element which includes an inventory of sites suitable and available for residential development to meet the Town’s RHNA. Given the pending statutory deadline and in light of LGCA’s substantial concerns with the Proposed Plan, the Town should focus first on updating its Housing Element. The housing sites inventory will provide critical information to determine what area(s) of the Town, if any, need to be re-designated in the General Plan to meet the RHNA. Updating the General Plan prior to and apart from updating the Housing Element is tantamount to putting the cart before the horse.

¹ Members and/or supporters of LGCA include: former Mayor Joanne Benjamin, former Mayor Sandy Decker, former Mayor Tom Ferrito, former Mayor Steve Rice, former Mayor Barbara Spector, former County Superintendent of Schools Colleen Wilcox, Tim Lundell, Phil Koen, Don Livinghouse, Sandra Livinghouse, Lee Fagot, Ann Ravel, Rob Stump, Rick Van Hoesen, and Jak Vannada.

² See September 13, 2021 and January 5, 2022 letters from Matthew Francois to Jennifer Armer.

Honorable Melanie Hanssen, Chair and
Members of the Planning Commission
March 22, 2022
Page 2

1. Background.

In terms of background, the current 2020 General Plan planned for 1,600 additional units to be constructed between 2009 and 2020. The majority of these units—some 1,423 units—were projected to be developed on the Housing Element opportunity sites and the North Forty Specific Plan area. We understand that of the 1,600 additional units projected, only approximately 500 have been built thus far. This leaves capacity for approximately 1,100 additional units with no changes whatsoever to existing residential densities.

When the Town began the process of updating the 2020 General Plan, Staff acknowledged that “the existing General Plan is serving the community well,” and that the Proposed Plan “provides the opportunity to refine the General Plan, address emerging trends and recent State laws, and consider new issues.” (Staff Report to the Town Council, November 17, 2020, p. 5; *see also* General Plan Update, September 2019 [further noting that the General Plan update effort was “intended to be a fine-tuning of the existing General Plan, rather than a comprehensive overhaul of the document.”].)

A December 2019 Land Use Alternatives Report prepared by Town Staff presented four growth alternatives (labeled A-D) with net new housing ranging from 1,156 to 3,176 units.³ At its April 7, 2020 meeting, the Town Council approved Land Use Alternative C. That alternative called for 2,303 additional housing units. At the November 17, 2020 Town Council meeting, Councilmembers indicated that new housing should be focused in Community Place Districts without increasing the allowed densities in Low Density Residential areas or changing the Downtown/Central Business District.

The Draft EIR (“DEIR”) for the Proposed Plan states that one of the Proposed Plan’s “central objectives” is to achieve the RHNA figure assigned to the Town. (DEIR, pp. 2-7, 6-1.) The RHNA figure assigned to the Town is 1,993 units. Yet, the DEIR then proceeds to analyze 3,738 dwelling units—nearly double the assumed RHNA figure. In reality, the Proposed Plan, with its increased densities across almost all land use designations, could enable development of tens of thousands of new housing units. This growth was not acknowledged let alone factored into the DEIR, as legally required.

In its December 2, 2021 report to the Town Council on the Proposed Plan, Staff noted that the Planning Commission had the authority to recommend a lower housing number than that studied and assumed in the DEIR, with commensurate changes to the Proposed Plan. Staff also indicated that the report to the Planning Commission would include an option for approximately 2,000 units with associated modifications needed to the Proposed Plan to achieve this lower housing capacity.

³ The Land Use Alternatives report also identified the range of likely market demand for new housing between 2020 and 2040 to be approximately 1,500-2,000 dwelling units.

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In December 2021, the Association of Bay Area Governments (“ABAG”) approved its final RHNA Plan for Bay Area cities. Under that Plan, the Town will need to identify housing sites for 1,993 units. As is typical, the Town’s allocation is separated into four income categories: Very Low: 537 units, Low: 310 units, Moderate: 320 units, and Above Moderate: 826 units. ABAG’s RHNA Plan was approved by the State Department of Housing & Community Development (“HCD”) on January 12, 2022.

2. The Town Should Focus First On Updating Its Housing Element, Which Will Guide And Shape Any Other Updates To The General Plan.

Unlike the General Plan update, the Town is under a statutory deadline to submit the updated Housing Element to HCD by January 2023. On June 15, 2021, the Town Council retained EMC Planning Group to prepare the Housing Element update. In its Scope of Services, EMC states that it will rely on the Town Council’s Preferred Land Use Alternative C, which proposes residential development of 2,303 additional units to be located primarily in Community Place Districts.

By law, the Housing Element update must include an inventory of land suitable and available for residential development to meet the Town’s regional housing need by income level. (Gov. Code §§ 65583, 65583.2.) “Suitable” means the parcel is zoned appropriately for residential development and has available infrastructure and is not environmentally constrained. (*Id.*) “Available” means that the site has a likelihood for development during the Housing Element planning period. (*Id.*) If the housing sites inventory demonstrates that there are insufficient sites to accommodate the housing allocation for each income category, the inventory must identify potential sites for rezoning and a program to effectuate such rezoning early in the 2023-2031 planning period. Per the schedule included in its Scope of Services, EMC stated that the housing sites inventory would be completed by Winter 2021-2022.

The Town must update the Housing Element by January 31, 2023 and submit it to HCD for certification. If the Town does not secure HCD certification of its Housing Element within that required timeframe, it could become ineligible for state and regional funding programs, be placed on an accelerated Housing Element cycle, and/or face legal challenges. (Gov. Code §§ 65585, 65588, and 65889.11.)

The Town’s website devoted to the Housing Element update refers simply to the formation of the Housing Element Advisory Board, with no documents, information on meetings, or updates concerning a critical statutory deadline that is less than 12 months away.⁴ Other Bay Area cities have been laser-focused on updating their Housing Elements. For instance, since May 2021, the City of Palo Alto held over a dozen meetings on its Housing Element update, and the Palo Alto City Council recently provided feedback on the housing sites inventory.

⁴ <https://www.losgatosca.gov/2711/Housing-Element-Advisory-Board>

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The Town should follow both common sense and the lead of other cities and focus now on updating its Housing Element. Doing so will guide and provide critical information for the Proposed Plan. Updating the General Plan prior to and apart from updating the Housing Element is tantamount to putting the cart before the horse.

3. When Resumed, the Proposed Plan Should Be Modified to Reflect the Housing Element Update and Other Changes.

Once the Housing Element update has been adopted by the Town Council and certified by the State, the Proposed Plan should be updated to reflect it. Other recommended changes to the Proposed Plan are detailed below.

A. Restore Existing Low Density Residential Development Standards.

For lands designated Low Density Residential, the current General Plan allows for single-family development at densities of up to 5 units per acre. The Proposed Plan would more than double the permitted densities, allowing for development of up to 12 units per acre. No change in land use designation or densities should be made to the Low Density Residential land use category.

First, no such changes are needed to meet the Town's RHNA figure. Higher density development is already provided for in other areas, such as Community Place Districts. Further, the densities proposed in Low Density Residential areas (up to 12 units per acre) would not count toward the Town's fair share of affordable housing. (Gov. Code § 65583.2(c)(3)(B) [requiring densities of at least 20 units per acre to be deemed appropriate to accommodate housing for lower income households].)

Second, state law has already added density to low density residential areas. Senate Bill 9, which took effect on January 1, 2022, allows for up to four units per single family residential lot. The Town has enacted an urgency ordinance to implement Senate Bill 9. Adding further density to single-family neighborhoods would not be appropriate as such areas are generally not in close proximity to public transit, employment, or commercial services. Local upzoning on top of state upzoning would also be contrary to policies in the Proposed Plan that emphasize maintaining and enhancing a sense of place in residential neighborhoods and requiring new construction to be compatible with existing neighborhoods. (*See, e.g.*, Proposed Plan, Goals LU-5 and LU-17 and Policies LU-2.1, LU-4.1, and LU-5.8.)

Third, given the relatively high land costs, much higher development densities are required to achieve the unit development economics to incentivize the production of duplexes and triplexes. The desired development would not likely ever materialize given the high land cost. The resulting housing would instead likely consist of denser, single-family detached housing that is market rate and not affordable.

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B. Add Low-Medium Density Residential in Appropriate Locations.

The Proposed Plan contains policies that encourage development of “missing middle” housing. (*Cf.* Proposed Plan, Policies LU-1.2, LU-3.5, and LU-5.1; *see also* Proposed Plan, pp. 3-5 to 3-6.) The Proposed Plan describes missing middle housing as “multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes.” (Proposed Plan, p. 3-3.) The plan goes on to state that common missing middle housing types include, among others, duplexes, triplexes, and townhomes. (*Id.*)

To encourage the development of this type of housing, the Town should establish a new Low-Medium Density Residential land use category that allows for the development of duplexes and triplexes at a density range of between 6 and 13 dwelling units per acre. The City of Campbell has a similar land use designation in its General Plan, which it describes as consisting generally of duplexes, small apartment buildings, and small lot, single-family detached homes. This new land use designation would be between Low Density Residential, designed for single-family residential development, and Medium Density Residential, designed for multiple-family residential development. Staff could identify appropriate sites in Community Place Districts for this new land use designation.

C. Amend Permitted Intensities Allowed in Central Business District.

As currently written, the Proposed Plan would change the permitted floor area ratio (“FAR”) in the Central Business District (“CBD”) from 0.6 to 2.0 and allow for residential densities of 20-30 units per acre. This change would increase allowed intensities in Los Gatos’s unique and charming Downtown by over 200 percent. Such a change would conflict with policies emphasizing the small-scale retail development envisioned in the CBD district that is consistent with the Town’s identity, character, and style. (*Cf.* Proposed Plan, Policies LU-8.2, LU-8.3, LU-9.1, and LU-9.4.) Such high density development could threaten the commercial viability of the Downtown area.

The City of Campbell limits FAR in its Central Commercial (“CC”) district to 1.25. Similar to Los Gatos’s CBD district, Campbell’s CC district is intended to promote retail commercial uses on the ground floor with office or other uses on upper floors. The Town should likewise limit FAR in the CBD to 1.25.

D. Make Other Changes As Needed to Accommodate The Town’s Assigned RHNA.

In addition to the above changes, the Town should modify land use designations and densities so that build-out under the Proposed Plan would accommodate no more than approximately 2,300 units. This figure reflects the Town’s RHNA of 1,993 units, plus a 15 percent buffer. It also reflects the economic demand and the City Council’s preferred land use alternative. By proceeding with

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this reasonable growth figure, the Town could ensure that development is phased and does not outpace necessary infrastructure and service improvements.

The current Proposed Plan allows for the development potential of nearly 75,000 housing units at maximum allowable densities. There is no need to maximize densities in each and every residential and commercial land use category to achieve the Town's RHNA and doing so would fundamentally change the nature and character of the entire Town. This underscores why the Housing Element update and its critical housing sites inventory should precede any further work on the Proposed Plan.

We respectfully ask the Town to focus first on the Housing Element update prior to considering the Proposed Plan or any other General Plan update. The Housing Element update will provide critical information on what area(s), if any, need to be re-designated in the General Plan to accommodate the Town's projected housing growth. Once the Housing Element update has been finalized, the Proposed Plan should be revised to reflect it as well as the other recommended changes detailed above.

Thank you for your consideration of LGCA's views on these important matters. Please do not hesitate to contact the undersigned with any questions concerning this correspondence.

Very truly yours,

RUTAN & TUCKER, LLP



Matthew D. Francois

cc (via e-mail):

Honorable Rob Rennie, Mayor, and Members of the Town Council
Laurel Prevetti, Town Manager
Joel Paulson, Community Development Director
Robert Schultz, Town Attorney

From: Sonny Stearns
Sent: Tuesday, March 22, 2022 4:58 PM
To: GP2040
Subject: Housing!

Sent from my iPad. This whole WOKE, PC nonsense is sickening. Build the least amount of houses. People moved to Los Gatos to be in housing that IS NOT DENSE. Look at the mess you allowed on the Yuki property across from Lark Ave Carwash. It looks like a giant scoop of Daily City was plopped into Los Gatos—— what an eyesore, non- Los Gatos abomination! Town Council discussed this issue for years ,and, left us with this !!?!?! Also , Town Council, thanks for destroying traffic flow on Blossom Hill Road, Winchester , Los Gatos Blvd. if you are going to jam in houses we don't want, can't you see they will be ,for the most part in cars, not bikes! The town should fight for Los Gatos residents, and fight against the state mandates, but, you won't! Fellow Stearns, DDS

From: Mike Verga
Sent: Tuesday, March 22, 2022 7:36 PM
To: GP2040
Subject: Housing

I absolutely do not believe in "low income housing". You can buy a house in Akron Ohio for less than 100K

What right does anybody have to living in one of the most desirable places on the planet if you can't afford it??? Move!

We are ruining the make up of Los Gatos with absolutely no infrastructure to support (new roads, public transport etc...)the increase in population. Just more housing, more housing.

Traffic thru town on a warm day, even during the week now is an absolute nightmare, yet we are going to pack in more people. It is absolute insanity!

I am being taxed to death in California with ZERO improvement to my standard of living. The roads here are embarrassing, homeless (they are actually drug addicts and mentally ill, read San Fransicko if you want to know the truth) everywhere, and now we are going to pack even more into the area? Insane!!

Air quality, traffic, water and safety will obviously be negatively affected by more housing, yet here we are trying to push thru more housing while I can only water my lawn twice a week. Insanity is winning.

Mike Verga
LG

From: Joseph Gemignani
Sent: Wednesday, March 23, 2022 4:56 PM
To: GP2040
Subject: Housing

Hi, I prefer the least amount of housing as possible. I guess that means 1993 units.
I would like to see traditional architecture such as Mediterranean or Craftsman. Anyway s pitched roof.
Not modern, boxy buildings.

Maybe areas of Los Gatos boulevard and/ or Winchester area.

Thanks,

Joseph (amateur weatherman)

From: Varily Isaacs

Sent: Monday, March 28, 2022 4:51 PM

To: Jennifer Armer

Cc: Council

Subject: Please add Plant-based Education Program to General Plan

My name is Varily Isaacs and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

The world's leading climate scientists agree that we have very few years to mitigate greenhouse gas emissions before we experience catastrophic consequences, and animal agriculture is responsible for much of those climate-warming emissions. Shifting to a more plant-based food system is our best chance to curb global warming and address the other impacts of factory farming: pollution of our air, land and water, species extinction, deforestation, ocean depletion and dead zones, and more.

Varily Isaacs

Los Gatos, CA 95032

From: John Parsons
Sent: Monday, March 28, 2022 8:51 PM
To: Jennifer Armer
Subject: Plant Based Education

Dear Jennifer,

My name is John Parsons. I am a Junior at San Jose State and a Los Gatos resident. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Thank you for your time and consideration.

Regards,

John Parsons

From: Cynthia K
Sent: Tuesday, March 29, 2022 8:59 AM
To: Jennifer Armer
Cc: Council
Subject: General Plan request

Hello,

My name is Cyndi and I live in Los Gatos. I am writing to ask that we include a plant-based education program in Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Appreciate your time.

Best,

Cyndi

From: Kristine Goldberg
Sent: Tuesday, March 29, 2022 2:17 PM
To: Jennifer Armer
Cc: Council
Subject: Plant Based Education

Hi Jennifer,

My name is Kristine Goldberg and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Thank you,

Kristine

From: Bhanik Shah
Sent: Tuesday, March 29, 2022 6:35 PM
To: Jennifer Armer
Cc: Council
Subject: Vegan food options in Los Gatos restaurants

Hello Jennifer / Council of Los Gatos

My name is Bhanik Shah and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Thanks
Bhanik

From: Karen Aidi
Sent: Wednesday, March 30, 2022 12:48 PM
To: Jennifer Armer
Cc: Council
Subject: Plant-based Education component

Hi Jennifer,

My name is Karen Aidi and I've talked to you before at the Los Gatos Farmer's Market about the Los Gatos 2040 General Plan. I have lived in Los Gatos since 1992.

I am writing to ask that we include a plant-based education program to the Section 8 Environmental and Sustainability in the 2040 General Plan. I think that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

In the past five years I've gone completely plant-based (no meat, dairy, or fish). As a result, I lost 40 pounds and have been able to keep the weight off as well as getting off of blood pressure medication.

Along the way, I've also learned that a plant-based diet is the best thing I can do as an individual to mitigate the effects of climate change, deforestation, habitat loss, animal extinction, and so on. But, I can't do this all on my own. And, I despair of the way we are leaving our planet for the next generations.

As you know, in our area, we are in a terrible drought, and suffering from constant wildfires. It's not enough to just refuse a glass of water at a local restaurant. It's not enough to drive an electrical car, either. We have to reduce our greenhouse gas emissions at the local level. We can do this by reducing meat consumption or going meatless.

We need to do more as a town to educate our residents on what a shift to plant-based diet can do for our environment.

Thank you for your time and consideration.

Best Regards,

Karen Aidi

From: Suzanne Meinhardt
Sent: Wednesday, March 30, 2022 3:33 PM
To: Jennifer Armer
Cc: Council
Subject: Plant Based Diet Awareness

My name is Suzanne Meinhardt and I live in the Almond Grove of Los Gatos. I am writing to ask that a plant-based education program be added to the Section 8 Environmental and Sustainability section of the General Plan.

It is important that residents of Los Gatos are aware of the huge environmental/personal benefits of a plant-based diet. Town funding of education on this topic is key to success.

Respectfully,
Suzanne Meinhardt
Los Gatos, 95030

Sent from my iPhone

From: Kevin Arroyo
Sent: Wednesday, March 30, 2022 8:20 PM
To: Jennifer Armer
Cc: Council
Subject: Plant Based Education - Draft Plan

Hello Jennifer,

My name is Kevin and I live in Los Gatos, on Anne Way. Please include a plant-based education program in Section 8 Environmental and Sustainability section of the General Plan. It's important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Thank you,

Kevin Arroyo

From: Cindy Walker
Sent: Thursday, March 31, 2022 7:39 AM
To: Jennifer Armer; Council
Cc: Kevin Arroyo; Maria Ristow
Subject: Plant Based Education Program for Los Gatos

Hello:

I am working w/ Kevin Arroyo on the Los Gatos Alandén Pollinator Garden. This is such an amazing project and I have had such a great experience working w/ Kevin.

Please consider adding a Plant Based Education Program for Los Gatos – Section 8 - Environmental and Sustainability section to the Town General Plan – April 13th Meeting.

The world's leading climate scientists agree that we have very few years to mitigate greenhouse emissions before we experience catastrophic consequences, and animal agriculture is responsible for much of those climate-warming emissions. Shifting to a more plant-based food system is our best chance to curb global warming and address the other impacts of factory farming: pollution of our air, land and water, species extinction, deforestation, ocean depletion and dead zones, and more.

Thank you for all that you do to make our town the great place it is to live!

Namaste,

Cindy Walker B.A. eRYT CLC

Mindful Movement Yoga & Life Coaching
(408) 234-6430

www.mindfulmovementylc.com

From: Kathleen Willey
Sent: Thursday, March 31, 2022 7:48 AM
To: Jennifer Armer
Cc: Council
Subject: Support for Plant Based education in General Plan

Hello my name is Kathleen Willey and I have lived in Los Gatos with my family for 10 years. Around 5 1/2 years ago our family became vegan for many reasons but mainly because of the devastating impact animal agriculture has on our environment. It saddens me how few people know this and how little effort our local schools make to educate the kids on this topic. We often dine outside of Los Gatos because there are very few options here.

I am asking the Town to please include a plant based education program along with funding to section 8 Environmental and Sustainability section in the General Plan.

Climate change is here, we need to face it and do something about it. Cutting back on fossil fuels is important but even if everyone drove an electric car, if we do not address our food system we will not avoid catastrophic rising temperatures on this planet. Shifting towards a plant based diet is one of the most impactful thing an individual can do to help.

<https://www.nytimes.com/interactive/2019/04/30/dining/climate-change-food-eating-habits.html>

Please make the Town of Los Gatos a leader in the fight against climate change.

Thank you!

Kathleen Willey

From: Tara Moseley

Sent: Thursday, March 31, 2022 12:28 PM

To: Jennifer Armer

Cc: Council

Subject: Section 8 Environmental and Sustainability section of the General Plan

Hello Ms. Armer and Council Members;

I'm writing to request that you consider including a plant-based education program in Section 8 Environmental and Sustainability section of the General Plan. The world's leading climate scientists agree that we have very few years to mitigate greenhouse emissions before we experience catastrophic consequences, and animal agriculture is responsible for much of those climate-warming emissions. Shifting to a more plant-based food system is our best chance to curb global warming and address the other impacts of factory farming: pollution of our air, land and water, species extinction, deforestation, ocean depletion and dead zones, and more.

It would be wonderful if Los Gatos restaurants were required to include some plant based options on their menus, including deserts. We should be encouraging a plant based diet in our restaurant options in downtown Los Gatos. It is better for us and our planet.

Thank you for your consideration.

Best,

Tara Moseley

Los Gatos Resident 95032

From: Karla Albright

Sent: Thursday, March 31, 2022 1:12 PM

To: Council; Jennifer Armer

Subject: plant based education

To whom it may concern,

I am a proud long term resident of LG for the past 27 years. I am writing to express my support for plant based education. I understand there is the option for town support in the general plan.

I am not a vegetarian or a vegan but I admire such people and aspire to embrace their values. A plant based diet is hugely beneficial for ones personal health and the health of our planet. Education is the key to making changes. We need to make support education for the general public to help make the cultural shift that is needed to help curb global warming and its negative repercussions.

Thank you for your consideration.

Karla Albright

From:

Sent: Thursday, March 31, 2022 9:16 PM

To: Jennifer Armer; Council

Subject: To: Jennifer Armer and Town Council re General Plan

To: Jennifer Armer and Town Council

Please include a plant based education program in the Town's general plan. Anything you and the residents of Los Gatos can do to help mitigate greenhouse gases is important. The photosynthetic activity of plants sequesters CO₂. Locally grown produce in our yards and community areas helps sequester carbon dioxide and reduces the need to transport food from long distances in trucks that produce greenhouse gas.

Respectfully

Les an Susan Kishler

50 year residents and taxpayers Los Gatos

From: Ilene

Sent: Friday, April 1, 2022 10:02 AM

To: Council; Jennifer Armer

Subject: Re: support plant based education program

My name is Ilene Dickinson and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic."

I wish I was educated on Plant base diets when I was younger!

Thank you,

Ilene Dickinson

From: Smita Jain

Sent: Saturday, April 2, 2022 1:38 PM

To: Jennifer Armer; Council

Subject: Plant Based food system education program

Hi Jennifer,

I live in Los Gatos and fully support efforts to combat climate change and a more eco friendly society. Please include a plant-based education program in Section 8 Environmental and Sustainability section of the General Plan. The world's leading climate scientists agree that we have very few years to mitigate greenhouse emissions before we experience catastrophic consequences, and animal agriculture is responsible for much of those climate-warming emissions. Shifting to a more plant-based food system is our best chance to curb global warming and address the other impacts of factory farming: pollution of our air, land and water, species extinction, deforestation, ocean depletion and dead zones, and more.

Thanks,

Smita Kanungo

Los Gatos resident

From: Mythri Ramesh

Sent: Sunday, April 3, 2022 9:21 AM

To: Jennifer Armer

Subject: My support for Plant Based advocates

Hi Jennifer,

I am Mythri Ramesh and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic

Thanks,
Mythri

From: Gretchen Sand
Sent: Sunday, April 3, 2022 9:38 PM
To: Jennifer Armer
Cc: Council
Subject: Plant-Based Education on Los Gatos

Greetings Jennifer,

My name is Gretchen Sand, I live in Los Gatos. I am writing to ask that our Los Gatos town leaders include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. It is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

There are benefits to our health as well as to the environment in plant-based eating. Our long term well-being and that of our planet depends on awareness of our diet's impact on not only ourselves but our planet. Just as I would not advocate use of pesticides to eliminate unwanted pests in my garden, I need to be aware of what I purchase for feeding myself and my family and of the impact of animal products and by-products has on the atmosphere, the waterways, the soil, and my personal health.

I appreciate your support on this critical need. The well-being of generations to come depends on the actions we take today.

Thank you,

Gretchen

Gretchen Sand

From: Anna Lonyai Harbison
Sent: Monday, April 4, 2022 3:08 PM
To: Jennifer Armer; Council
Subject: Plant based education to Section 8

My name is Dr. Anna Harbison and I live in Monte Sereno. I am a pediatrician and pediatric cardiologist. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic. In addition there are enormous health benefits of incorporating more plants into our diets.

Thank you for your support,

Dr. Harbison

From: Peter Harbison
Sent: Monday, April 4, 2022 4:12 PM
To: Jennifer Armer; Council
Subject: Plant based education to Section 8

My name is Peter Harbison and I live in Monte Sereno. I work at Google & have seen the huge impact of going plant based over the past 3 years personally.

I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic. In addition there are enormous health benefits of incorporating more plants into our diets.

Thank you for your support,
Peter Harbison

From: Tony White

Sent: Monday, April 4, 2022 4:16 PM

To: Jennifer Armer; Council

Subject: Plant based foods

Dear Jennifer and planning commission members,

This is to let you know how appreciative I and many of our fellow citizens are for the steps that the town has taken to encourage the adoption of plant-based foods. I understand that the town is considering including a plant-based education program in the 2040 General plan to support the promotion of meat and dairy reduction. I would like to add my support to this proposal as an important step forward in promoting this important goal.

I have personally been involved in a program that will use technology to protect rhinos from poaching and certain extinction if the situation is not addressed. A major issue in achieving our goal as well as protecting multiple other threatened species is the encroachment of land on wilderness areas by cattle and other ranching activities. The only solution is to reduce or eliminate meat consumption and every small step helps.

We have been residents of Los Gatos for 35 years and our address is:

Sincerely,

Antony G White

From: H White

Sent: Monday, April 4, 2022 4:19 PM

To: Jennifer Armer; Council

Subject: Reduction of meat and dairy products

Dear Jennifer,

I understand that the town is considering including a plant-based education program in the 2040 General plan to support the promotion of meat and dairy reduction. I would like to add my support to this proposal as an important step forward in promoting this worthy goal.

We have been residents of Los Gatos for 35 years and our address is:

Sincerely,

Hilary B White

From: Laura Sneddon
Sent: Monday, April 4, 2022 9:53 PM
To: Jennifer Armer
Cc: Council
Subject: Adding a plant-based education program to Section 8

Dear Planning Commission,

My name is Laura Sneddon and I'm a resident of Los Gatos.

I am writing to ask that Los Gatos include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

As a vegan, I would frequent restaurants in LG more often if I knew they had vegan options on their menus. Serving vegan food is a win/win- it helps the environment and animals AND creates a business opportunity for local restaurants.

Thanks for your consideration.

best,
Laura

From: Karen Rubio
Sent: Tuesday, April 5, 2022 3:26 PM
To: Jennifer Armer; Council
Cc: Lisa Wade; Karen Rubio
Subject: Please support plant-based education in Los Gatos

Hello Jennifer, Los Gatos Town Council:

My name is Karen Rubio and I live in Los Gatos. I am a co-founder of Plant-Based Advocates.

I am writing to ask for your support to include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. We feel that it is crucial for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

The world's leading climate scientists agree that we have very few years to mitigate greenhouse has emissions before we experience catastrophic consequences, and animal agriculture is responsible for much of those climate-warming emissions. Shifting to a more plant-based food system is our best chance to curb global warming and address the other impacts of factory farming: pollution of our air, land and water, species extinction, deforestation, ocean depletion and dead zones, and more.

The number one cause of biodiversity loss is [our food system](#) that is heavily dependent on animal agriculture. Shifting to a plant-based diet [reduces food's associated greenhouse gas emissions](#) by as much as 73 percent and [cuts in half the water needed](#) to produce our food.

These are critical facts that need to be shared with our residents so they can contribute toward ensuring our planet remains livable for us and future generations!

I recently had an op-ed published in the Mercury News and East Bay Times that addresses the need for a shift to plant-based eating. In case the link doesn't work, I've also attached it.

<https://www.mercurynews.com/2022/03/31/opinion-its-time-for-californians-to-talk-about-the-cow-in-the-room/>

Finally, many thanks to you all for your hard work in guiding the planning process for our Town's future. Los Gatos is an amazing place to live, and I appreciate your work in preserving the beauty and viability of our precious Town.

Sincerely,
Karen Rubio
Plant-Based Advocates



OPINION > COMMENTARY • News

Opinion: It's time for Californians to talk about the cow in the room

Few realize that meat and dairy production devour a full 47% of the state's water



A rancher's cattle relax at the new La Honda Creek Open Space Preserve in La Honda, California, Tuesday, Nov. 28, 2017. On Friday, the MidPeninsula Regional Open Space District, which purchased the land in 2006, will open six miles of trails for hikers and horse riders through the former Driscoll Ranch, which it now calls the La Honda Creek Open Space Preserve. (Patrick Tehan/Bay Area News Group)



No one can deny that we're in the mother of all megadroughts.

The seven hottest years on record have happened in the last seven years. The U.S. Drought Monitor just reported that 93% of California, including the Bay Area, is in severe drought and 35% is in extreme drought. Last year, dangerous heat killed hundreds of people in Oregon and Washington and nearly buckled California's power grid. Federal forecasters say that this year conditions will worsen in California and the West with hotter-than-normal temperatures and little chance of rain.

Gov. Gavin Newsom is urging Californians to cut water consumption, but is reducing residential usage — taking shorter showers, pulling out lawns — really an effective solution? As it turns out, not so much. According to Pacific Institute, a leading nonprofit research and policy group based in Oakland, only 4% of California's water footprint goes to direct household water consumption.

So, where is our water going? In the midst of the turmoil over our diminishing water supply, an often-overlooked industry operates without scrutiny — consuming the lion's share of California's diminishing water, churning out massive amounts of greenhouse gas emissions and polluting our environment with impunity.

Few realize that meat and dairy production devour a full 47% of California's water, their huge water footprints due to the amount of water-intensive feed required to raise the animals. In fact, the largest water-consuming crop in California is the alfalfa grown to feed animals. The third largest? Irrigated pasture — again, for animals.

"Almonds are made out to be the villain in our drought story, but blaming excessive water use on this crop is simply not true," says Mohan Gurunathan, a local environmental activist. "In fact, the water used to grow just animal feed — not including water to grow and slaughter them — uses more than double the water used to grow almonds and pistachios."

As California grapples with drought and a year-round fire season sparked by a rapidly-warming climate, the hefty costs of water usage, environmental harm



A new bill, AB-2764, sponsored by Assembly members Adrin Nazarian, D-Van Nuys, and Alex Lee, D-Milpitas, would halt construction and expansion of factory farms and slaughterhouses in California.

Why so long to take action? The meat and dairy industries typically fly under the radar, and regulations are often lax, says filmmaker Raven Deerbrook. Her recent investigation of “One World Beef” (a major Costco supplier) in Brawley and resulting short documentary, “Imperial Dust,” found numerous violations of the Humane Methods of Slaughter Act, including routine misuse of electric prods on “downed” (non-ambulatory) cows.

Meat and dairy producers habitually disregard regulations in their quest for profits. In fact, 96% of slaughterhouses in the United States are in violation of waste water regulations; the EPA has been sued for failing to enforce effluent standards.

The livestock industry produces 35-40% of all human-caused methane emissions. Because this key greenhouse gas accounts for 25% of global emissions and is 86 times more powerful than carbon dioxide at trapping heat over a 20-year period, reduction is essential. NASA has identified a large methane “hot spot” over California’s Central Valley, the second largest one in the United States.

Shifting to a plant-based diet reduces food’s associated greenhouse gas emissions by as much as 73% and cuts in half the water needed to produce our food.

We urgently need to make smart choices to ensure the habitability of our planet. So, by all means, tear out your lawn and take shorter showers. But if we really want to make an impact, we need to put plants on our plates.

Karen Rubio is a co-founder of Plant-Based Advocates, a Los Gatos group that is working to address climate change, increase human health and alleviate animal suffering by accelerating the shift to plant-based diets.

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Karen Rubio



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By KPMG



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From: Rosilene Martins
Sent: Wednesday, April 6, 2022 9:09 AM
To: Jennifer Armer; Council
Subject: Request for a Plant-Based Education Program

Dear Los Gatos Town Council Representatives:

My name is Rosilene Martins and I have been a Los Gatos resident since 1994.

I very much appreciate the health and environmental benefits of a plant-based diet, and I would like a Plant-Based Education Program added to Section 8 of the Environmental section of the General Plan.

I thank you in advance for your attention to this matter,

Rosilene Martins

Los Gatos, CA 95032

From: Georgia Hamilton
Sent: Wednesday, April 6, 2022 5:05 PM
To: Jennifer Armer
Cc: Council
Subject: Plant Based Solutions

Dear Town Council members,

I live in the Town of Los Gatos and I'm writing to ask you to please include a dedicated Plant-Based education program in the Environmental section of the 2040 General Plan.

It would be great to have programs such as cooking classes, talks, and events to teach people how to incorporate more plants into their diets. This would be healthy for people and the planet.

Thank you for your consideration!

Sincerely,
Georgia Hamilton