



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 04/04/2023

ITEM NO: 8

DATE: March 30, 2023
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Review and Discuss the Draft Revised 2023-2031 Housing Element as Submitted to the California Housing and Community Development Department on March 31, 2023.

RECOMMENDATION:

Review and discuss the draft Revised 2023-2031 Housing Element as submitted to the California Housing and Community Development Department (HCD) on March 31, 2023.

BACKGROUND:

On January 12, 2023, the Town received HCD's findings/comment letter on the Draft Housing Element (Attachment 1). The findings/comment letter from HCD provides a list of recommended revisions.

On January 30, 2023, the Town Council adopted the 2023-2031 Housing Element with modifications to the Sites Inventory, finding that it was in substantial compliance with State law with the revised Sites Inventory Analysis and revised Sites Inventory Form. The adopted 2023-2031 Housing Element is available online at:

<https://www.losgatosca.gov/1735/General-Plan---Housing-Element>.

The 2023-2031 Housing Element as adopted by the Town Council on January 30, 2023, was required to be available to the public for a seven-day review period prior to HCD resubmittal. The seven-day public review period was from February 3, 2023, to February 10, 2023. In addition, an email was sent to all individuals and organizations that previously requested notices relating to the Town's Housing Element update.

PREPARED BY: Erin Walters and Jocelyn Shoopman
Associate Planner and Associate Planner

Reviewed by: Town Manager, Town Attorney, and the Community Development Director

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BACKGROUND (continued):

On February 13, 2023, the Town submitted the adopted 2023-2031 Housing Element to HCD. A cover letter was included in the submittal describing that the Town is in the process of addressing all the remaining comments found in the HCD findings/comment letter and would be resubmitting a revised Housing Element after all the revisions have been completed. The cover letter and submittal documents are available online at:

<https://www.losgatosca.gov/1735/General-Plan---Housing-Element>.

On February 16, 2023, the Housing Element Advisory Board (HEAB) held a meeting to review and discuss the HCD findings/comment letter, and how the comments and findings would be addressed (Attachment 2). The HEAB provided direction to staff to consider incorporating modifications into the revised Housing Element.

On March 16, 2023, the HEAB reviewed the revised 2023-2031 Housing Element which included modifications to the Town Council adopted 2023-2031 Draft Housing Element in response to the more detailed HCD comments. The staff report and the addendum can be found in Attachments 3 and 4. The HEAB recommended that staff resubmit the revised Housing Element to HCD with modifications. A summary of the recommended modifications can be found in Attachment 5. An audio recording of the March 16, 2023, HEAB meeting is available on the Town's website at: <https://www.losgatosca.gov/AgendaCenter>.

Of particular note was the HEAB's discussion of the updated Sites Inventory. As described in the staff report (Attachment 3), changes to the Sites Inventory were needed due to the Town's receipt of Property Owner Interest Forms and updated the pipeline projects. These changes resulted in an overall housing capacity increase from 2,312 to 2,494 units and a buffer of 25%. The report to the HEAB offered an option to reduce the sites inventory to retain the 15% buffer. Attachment 4 contains the Addendum that describes the buffers of other certified Housing Elements, which include 15% (San Francisco), 20% (Alameda), 33% (Oakland), and 103% (Emeryville). HEAB members voted 6-2 (Hudes and Mannina opposed) to retain all of the sites in the inventory.

The revised 2023-2031 Housing Element as recommended by the HEAB is required to be available to the public for a seven-day review period prior to HCD resubmittal. The seven-day public review period was from March 23, 2023, to March 30, 2023. In addition, an email was sent to all individuals and organizations that previously requested notices relating to the Town's Housing Element update.

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DISCUSSION:

The purpose of this meeting is to review and discuss the revised Housing Element that was submitted to HCD on March 31, 2023.

Next Steps

On March 31, 2023, the Town will submit the revised 2023-2031 Draft Housing Element to HCD. The cover letter and submittal documents will be available online at:
<https://www.losgatosca.gov/1735/General-Plan---Housing-Element>.

Subsequent review by HCD will take up to 60 days. Based on the experience of neighboring jurisdictions, HCD could issue a second comment letter. Once HCD determines and communicates that the Town's Draft Housing Element is ready for certification, the public hearing process for adoption will occur again with the Planning Commission making a recommendation and the Town Council making the final decision on adoption of the Housing Element.

PUBLIC COMMENT:

At the time of this report's preparation, the Town has not received any public comments.

Notice was posted under "What's New" on the Town's website and posted on the Town's social media platforms.

Public comments are encouraged throughout the Housing Element update process and can be emailed to HEUpdate@losgatosca.gov.

CONCLUSION:

Staff looks forward to the Town Council's discussion.

COORDINATION:

The Community Development Department coordinated with the offices of the Town Attorney and Town Manager in the preparation of this report.

ENVIRONMENTAL ASSESSMENT:

An Environmental Analysis was prepared for the Housing Element update. Although the Housing Element update could have a significant effect on the environment, it was found

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ENVIRONMENTAL ASSESSMENT (continued):

that all potentially significant effects have been analyzed adequately in the Town of Los Gatos 2040 General Plan Environmental Impact Report (EIR), pursuant to applicable standards including CEQA Guidelines Section 15168(c)2, and the Housing Element update is consistent with the growth projections evaluated in the General Plan EIR. A copy of the Environmental Analysis is available online at: <https://www.losgatosca.gov/1735/General-Plan---Housing-Element>.

ATTACHMENTS:

1. January 12, 2023, HCD's Findings Comment Letter
2. February 16, 2023, HEAB Meeting Minutes
3. March 16, 2023, HEAB Staff Report with Attachments 1-2
4. March 15, 2023, HEAB Addendum with Attachments 4-5
5. Modifications to the Revised Draft 2023-2031 Housing Element per the March 16, 2023, HEAB Meeting