

Programs	
	Quantified Objective
	Increase affordable housing on religious sites
	Performance Metric(s)
	Number of units entitled per AB 2244
BE — Community Education on Housing Needs Provide education on the problems and needs of affordable housing as a means of changing negative attitudes towards the provision of affordable housing.	Implementation
	HE-6.4 Affordable Housing Awareness
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Ongoing and annual effort
	Funding Source
	None required
	Quantified Objective
	Provide education annually
	Performance Metric(s)
	Number of education opportunities provided annually
BFAQ Zoning Code Amendments Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory. These Code revisions include: <ul style="list-style-type: none"> Amend the Zoning Code to include a Housing Element Overlay Zone (HEOZ) to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites. <u>The Town will commit to monitoring and evaluating the HEOZ development standards and complete first evaluation of said standards by December 2026 and then annually thereafter, including outreach with the development community, and making adjustments as necessary. If it is determined that adjustments are needed, they will be completed within six months of the annual evaluation. The amended HEOZ Ordinance is projected to be adopted by the Town Council in March of 2024.</u> Amend the Affordable Housing Overlay Zone to increase the 	Implementation
	HE-1.1 Adequate Sites HE-1.2 Multi-family Housing Densities HE-2.11 Smart Growth
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Complete rezonings by January 31, 2024, and monitoring and evaluation of the HEOZ developments standards by December 2026.
	Funding Source
	General Plan Update Fund
	Quantified Objective
	Amend the Zoning Code consistent with the Housing Element timing
	Performance Metric(s)
	Number of affordable homeownership units entitled and numbers of units entitled for moderate, low, and very-low households and adopt the Zoning Code amendments

10. Housing Element

Programs

- ~~maximum allowable density from 20 dwelling units per acre to 40 dwelling units per acre.~~
- Clarify the text of the non-residential zones regarding housing.
- Rezone the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M:5-12. Take additional steps to make the site available for residential development, including decertification, by the end of 2026. If by 2027 the site has not progressed to be available for residential development in the planning period, identify and add additional sites, if necessary, by 2028.
- Amend the Accessory Dwelling Unit Ordinance.
- Amend the Density Bonus Ordinance.
- Amend the Architecture and Site considerations for a multi-family and mixed-use project to make them objective and provide certainty in outcomes.
- Amend the Architecture and Site findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically address Finding (4) relating to site layout and Finding (6) relating to the exterior architectural design of buildings and structures. These findings can be considered subjective and open to interpretation.
- Amend the Conditional Use Permit findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically address Finding (1) relating to use of the property as desirable to the public convenience and Finding (2) relating to the integrity and character of the zone. These findings can be considered subjective and open to interpretation.
- Amend the Zoning Code to clarify that the Town will comply with Section 65852.3 of the Government Code to allow the installation of manufactured homes.

Programs		
	<ul style="list-style-type: none"> Amend the Zoning Code to align the private open space and the community recreation space requirements for a multi-family and condominium project with the Objective Design Standards. Amend the Zoning Code to align parking requirements for a multi-family and condominium project with the preparation of the Objective Design Standards. 	
BGAR	<p>General Plan Amendment</p> <p>Amend the General Plan to modify the designation of 16492 Los Gatos Boulevard and Parcel 532-07-086 from Low Density Residential to Neighborhood Commercial, modify the designation of the Cal Trans Right-of-Way from Low Density Residential to Medium Density Residential, and establish new maximum densities for the High Residential, Medium Density Residential, Low Density Residential, Mixed-Use, Neighborhood Commercial, and Central Business District land use designations to provide for the development of housing for the sites in the Site Inventory. See Program BFAQ.</p> <p><u>As individual elements of the General Plan are amended, the Town will review and revise related elements impacted to ensure internal consistency.</u></p> <p><u>By-right approval without discretionary review: Pursuant to State law, the following types of sites used to fulfill the Town's lower income RHNA will be subjected to by-right approval without discretionary review pursuant to Government Code section 65583.2(H) and (I) when 20 percent or more of the units are affordable to lower income households:</u></p> <ul style="list-style-type: none"> <u>Rezone Sites: All sites that are to be rezoned with the Housing Element Overlay Zone (HEOZ) as identified in Appendix D, given that the rezoning occurs after the statutory deadline of the Housing Element (January 31, 2023).</u> 	<p>Implementation</p> <p>HE-1.1 Adequate Sites HE-1.2 Multi-family Housing Densities HE-2.11 Smart Growth</p> <p>Responsible Department/Review Authority</p> <p>Community Development Department</p> <p>Timeframe</p> <p>Complete General Plan amendments by January 31, 2024</p> <p>Funding Source</p> <p>General Plan Update Fund</p> <p>Quantified Objective</p> <p>Adopt General Plan amendments consistent with the Housing Element timing.</p> <p>Performance Metric(s)</p> <p>Adopt General Plan amendments.</p>

Site E-3

Caltrans Right of Way

Address: Caltrans Right of Way

APN: N/A

Number of Housing Units: 69

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Caltrans Right of Way Site (E-3) is located in the Lark Avenue Area south and west of the Highway 17/Highway 85 interchange. The site is currently vacant. Major arterial highways are located north and east of the site. Commercial uses are located west of the site across Oka Road, and the Bonnie View mobile home park is located immediately south of the site. ~~Should the site be annexed by the Town, it~~ is designated as Medium-Density Residential and zoned as R-M-~~5-42~~, which would accommodate 69 housing units developed at a minimum density of 14 du/ac.

Amenities: The closest public school is Raymond J. Fisher Middle School and is approximately 2.1 miles away. The closest public transit line is a Valley Transportation Authority bus stop located at Los Gatos Boulevard and Lark Avenue and is approximately 0.8 miles away.

Property Owner Interest Form Submitted: No, the Town has yet to reach out to Caltrans regarding future development of the site.

Constraints: Consultation with Caltrans for future development.

Figure D-34 Caltrans Right of Way (Site E-3)

