

3.3 Existing General Plan Land Use Designations

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

Major Findings

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

Existing Conditions

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

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

Hillside Residential District

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

Density/Intensity

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

Low-Density Residential

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

Density/Intensity

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

Medium-Density Residential

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

Density/Intensity

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

High-Density Residential

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

Density/Intensity

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

Mobile Home Park

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

Density/Intensity

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

Office Professional

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

Density/Intensity

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

Neighborhood Commercial

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

Density/Intensity

- 50 percent land coverage
- 35-foot height limit

Mixed-Use Commercial

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

Density/Intensity

- 50 percent land coverage
- 35-foot height limit

Service Commercial

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

Density/Intensity

- 50 percent land coverage
- 35-foot height limit

Central Business District

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

Density/Intensity

- 0.6 FAR
- 45-foot height limit

Light Industrial

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

Density/Intensity

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

Public

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

Agriculture

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

Open Space

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

Albright Specific Plan

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

North 40 Specific Plan

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

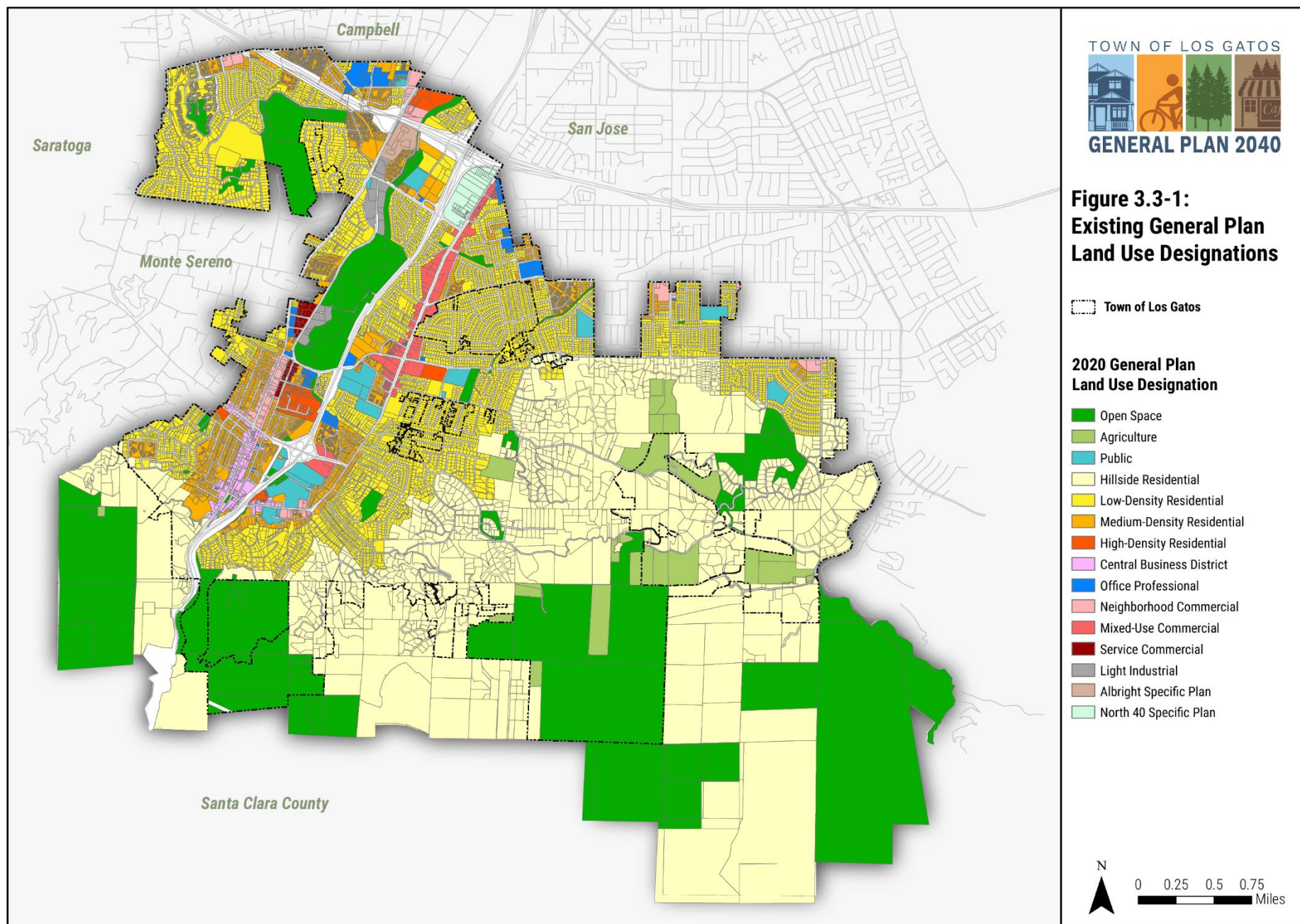


Table 3.3-1 General Plan Land Use Designation Summary

Land Use Designation		Density/Intensity	Acres	Percent of Total
HR	Hillside Residential	0-1 du/ac	4257.07	39.91%
LDR	Low-Density Residential	0-5 du/ac	1890.35	17.72%
MDR	Medium-Density Residential	5-12 du/ac	514.45	4.82%
HDR	High-Density Residential	12-20 du/ac	60.29	0.57%
MHP¹	Mobile Home Park	5-12 du/ac	0.00	0.00%
O	Office Professional	Up to 50 percent land coverage 35-foot height limit	65.05	0.61%
NC	Neighborhood Commercial	Up to 50 percent land coverage 35-foot height limit	68.32	0.64%
MUC	Mixed-Use Commercial	Up to 50 percent land coverage 35-foot height limit	100.11	0.94%
SC	Service Commercial	Up to 50 percent land coverage 35-foot height limit	17.93	0.17%
CBD	Central Business District	0.6 FAR 45-foot height limit	48.50	0.45%
LI	Light Industrial	Up to 50 percent land coverage 35-foot height limit	39.91	0.37%
P	Public	N/A	135.40	1.27%
A	Agriculture	N/A	311.88	2.92%
OS	Open Space	N/A	3088.56	28.96%
A SP	Albright Specific Plan		24.99	0.23%
NF SP	North 40 Specific Plan	0-20	43.70	0.41%
Total			10666.51	100.00%

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

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

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