

Community Workshop #2: Land Use Alternatives

Thursday January 16, 2020
6:30 pm – 8:30 pm
Fisher Middle School Library
Los Gatos, CA

On Thursday, January 16, 2020, the Town hosted the second community workshop on the General Plan update to inform the community about the General Plan update process and solicit feedback related to the Land Use Alternatives Report. The Community Workshop included an introductory presentation by the consultant team on where we are in the General Plan update process, an overview of the Land Use Alternatives Report, and a discussion of the next steps.

Attendees were provided a similar presentation to that provided to the General Plan Advisory Committee (GPAC) on December 12, 2019. The presentation highlighted the importance of the land use alternatives process in the General Plan update and the steps the GPAC, Town staff, and Consultant team took to develop the set of alternatives and associated analysis presented in the Alternatives Report. At the conclusion of the presentation, attendees were able to ask questions on the process and results of the Land Use Alternatives Report. Attendees were then able to walk through a series of stations with informative boards and an interactive survey highlighting the process and results of the Land Use Alternatives Report.

This workshop format was set up as an open house which allowed for more one-on-one interaction and dialogue between attendees, Town staff, and the consultant team. Following the workshop, the PowerPoint presentation, informational posters, and the survey were uploaded to the General Plan website (logatos2040.com) to allow community members who were not able to attend in person the ability to participate and provide feedback. The online engagement exercises were active from January 17 – January 29, 2020.

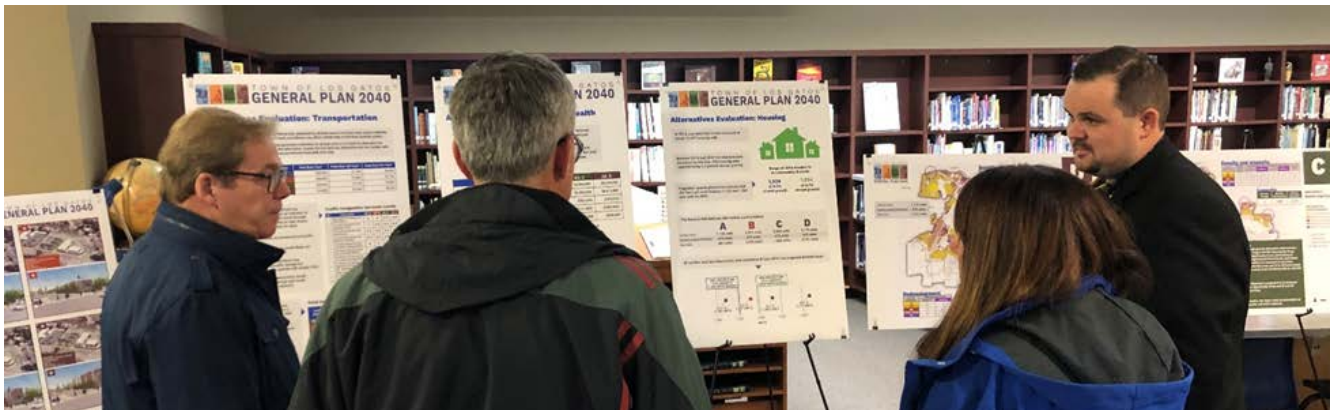
The following is an overview of the public comments and feedback from both the workshop and online engagement, as of January 29, 2020.

Community Workshop #2 Survey

The survey provided at the community workshop and on the General Plan website consisted of a series of 10 questions. These questions focused on the identification and selection of Opportunity Areas as well as input on the range of, allowable density, building height, and housing product types.

Community Workshop #2 Summary

January 30, 2020

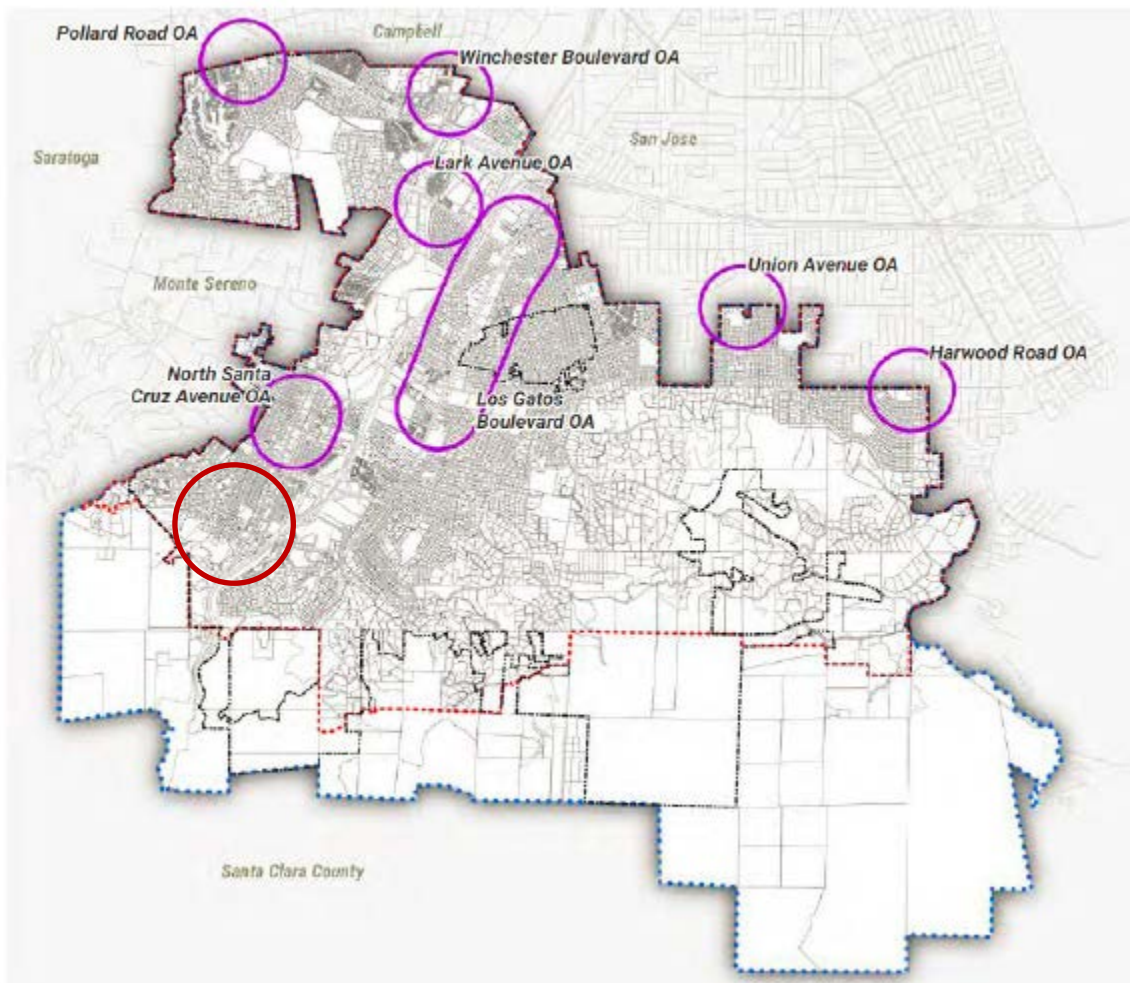


Community Workshop #2 Survey Results

The following includes all feedback collected at both the workshop and online related to the Land Use Alternatives Survey.

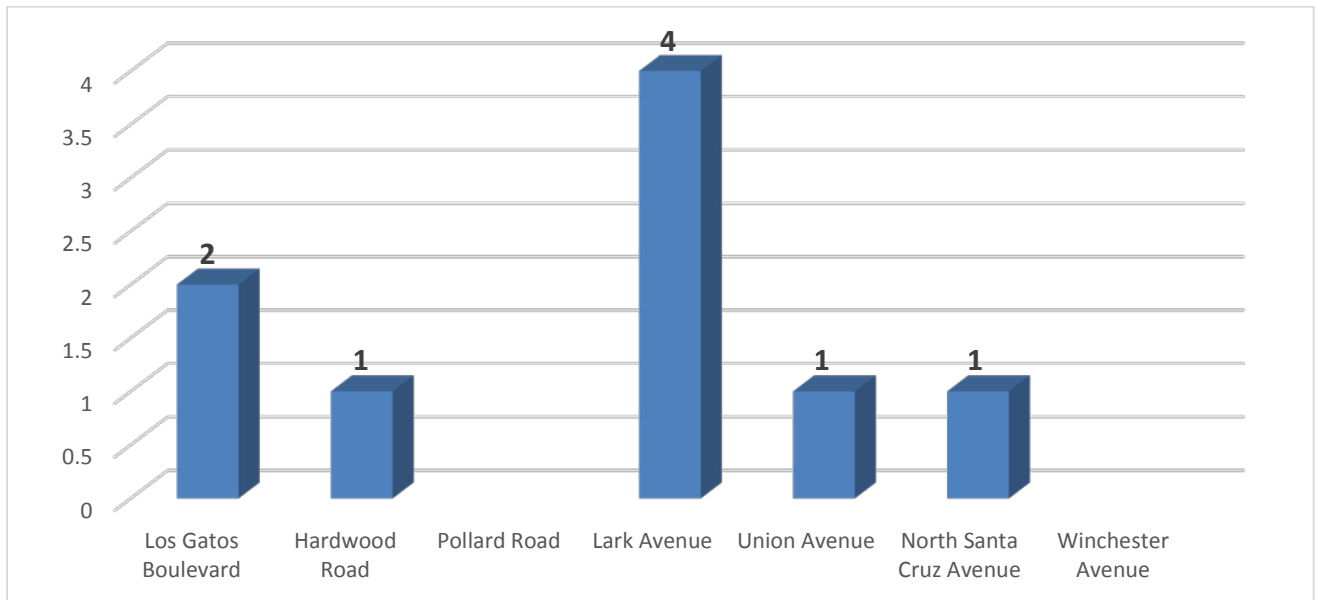
- 1. Are there any additional Opportunity Areas that you believe should be considered?
Outline the new Opportunity Areas you propose on the map below.**

The only additional area identified by attendees was inclusion of the Downtown area, highlighted in red below.



2. Of the seven Opportunity Areas identified above, mark the opportunity areas you **DO NOT** agree should be included in the alternatives considered (you can check more than one box).

- Los Gatos Boulevard
- Harwood Road
- Pollard Road
- Lark Avenue
- Union Avenue
- North Santa Cruz Avenue
- Winchester Boulevard



The graph above shows the number of persons that thought that Opportunity Area should be removed from the alternatives considered.

3. What types of multi-unit housing are appropriate in Los Gatos?
You can select more than one choice below.

Townhomes



SELECTED: **7** times

Apartments



SELECTED: **5** times

Condominiums



SELECTED: **4** times

Duplex/Triplex/Fourplex



SELECTED: **4** times

Multiple Detached
Single-Family Units



SELECTED: **7** times

4. Are you aware that under new State law, up to two Accessory Dwelling Units (a detached unit and an unit inside an existing residence) can be put on any residential lot in the Town?

Yes, I was aware of that option

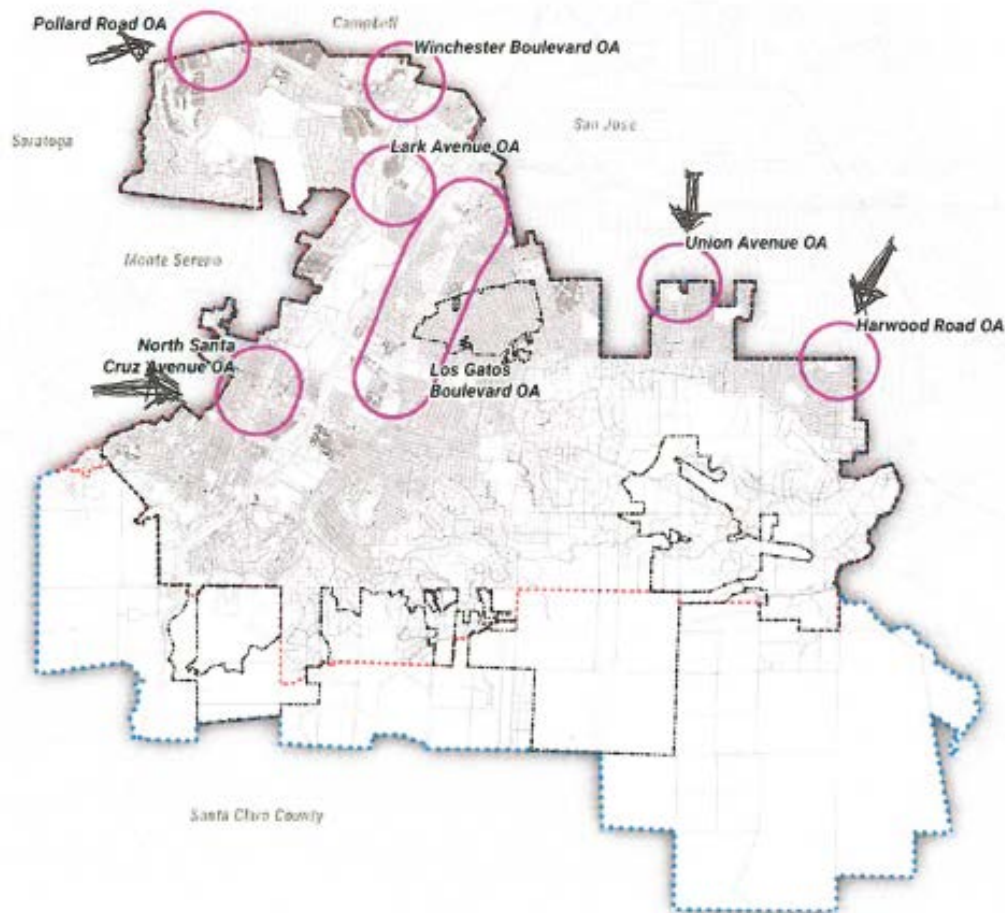
No, I was not aware that was possible

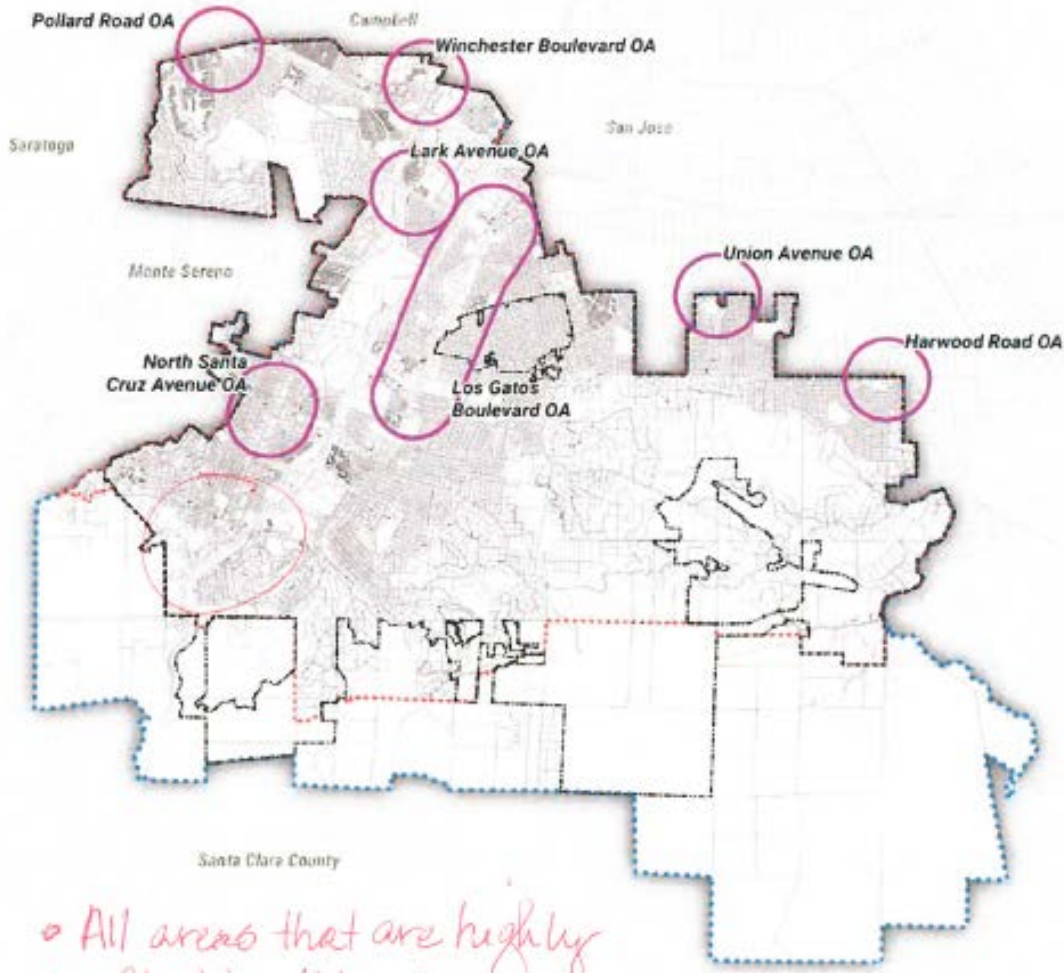
SELECTED: 5 times

SELECTED: 3 times

5. State law is requiring all California communities to plan for more housing by right. This includes a range of housing, including multi-unit housing (condominiums, apartments, etc.). Where are the best locations for multi-unit housing in Los Gatos (outside of the Opportunity Areas)?

The following are the maps that attendees completed at the workshop. At the time of the completion of the Staff Report for the GPAC Meeting, no maps were completed as part of the online engagement.



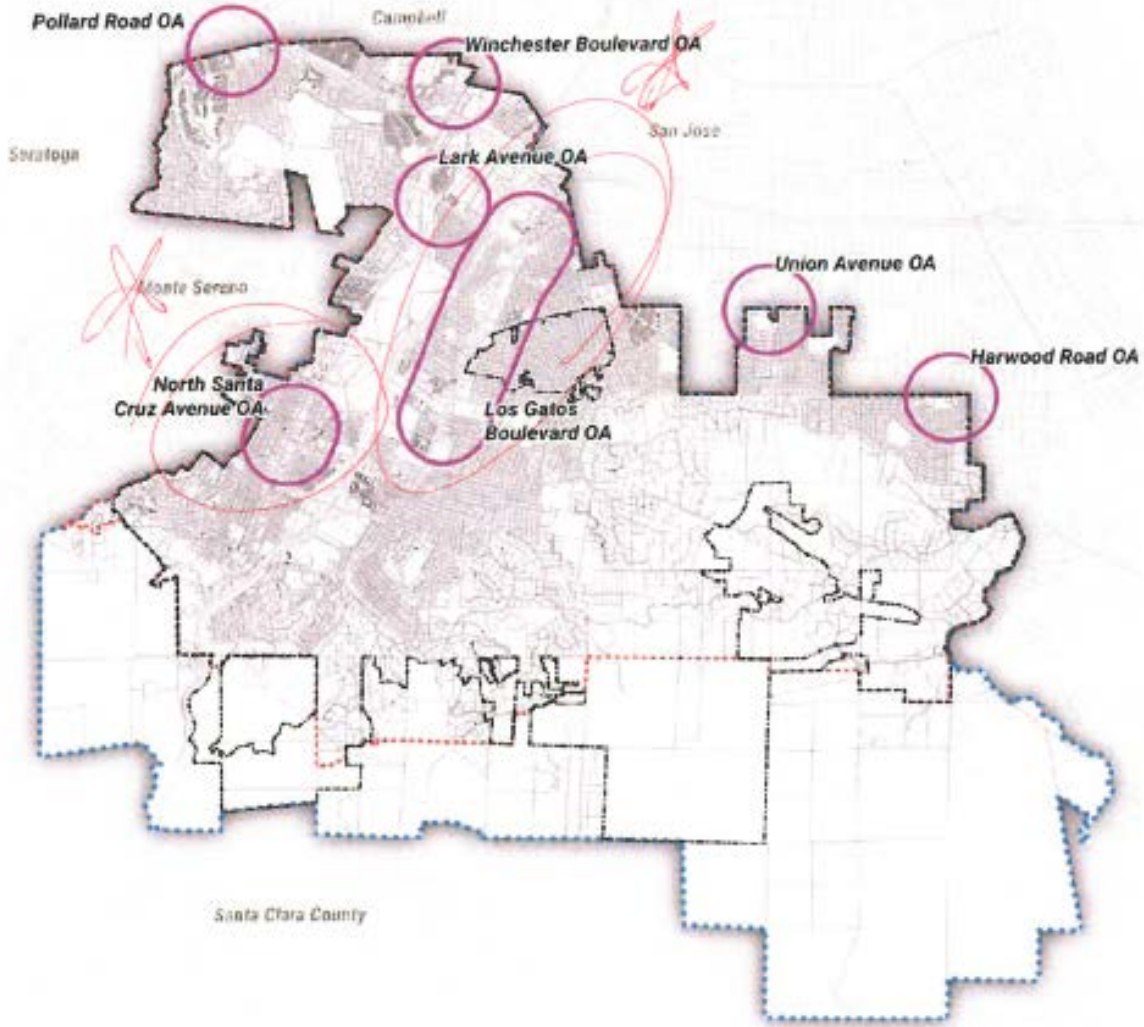


o All areas that are highly walkable, like downtown + near shopping centers, + along bus lines



Community Workshop #2 Summary

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6. Do you support the inclusion of duplex/triplex/fourplex units in existing neighborhoods if designed for compatibility with existing homes?

- | | | | |
|----------|------------------------------|-----------------------------|--|
| Duplex | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |
| Triplex | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |
| Fourplex | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not sure/no opinion |

The following numbers in the table show how many times the option was selected.

	Yes	No	Not sure/no opinion
Duplex	5	3	0
Triplex	4	4	0
Fourplex	2	6	0

7. On the scale below, what is the highest density you feel could work in Los Gatos (mark one box)?

- | | | | | |
|--|--|--|--|--|
| <input type="checkbox"/> 18 dwelling
units per acre | <input type="checkbox"/> 24 dwelling
units per acre | <input type="checkbox"/> 30 dwelling
units per acre | <input type="checkbox"/> 36 dwelling
units per acre | <input type="checkbox"/> 40 dwelling
units per acre |
| SELECTED:
2 times | SELECTED:
2 times | SELECTED:
1 time | SELECTED:
1 time | SELECTED:
1 time |

8. On the scale below, what is the maximum building height you feel could work in Los Gatos (mark one box)?

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 2 stories maximum
(35 feet) | <input type="checkbox"/> 3-4 stories
maximum
(35-40 feet) | <input type="checkbox"/> 4 stories maximum
(40-50 feet) | <input type="checkbox"/> 5 stories maximum
(50-60 feet) |
| SELECTED:
1 time | SELECTED:
4 times | SELECTED:
2 times | SELECTED:
1 time |

- 9.** Do you prefer any of the presented land use alternatives as is (mark all that apply)?
- Alternative A Alternative B Alternative C Alternative D
- None of the above

The following numbers in the table show how many times the option was selected.

Alternative A	3
Alternative B	2
Alternative C	1
Alternative D	2
None of the Above	0

10. Any other thoughts, suggestions, or recommendations relating to the land use alternatives?

- Please identify the Elks Lodge properly as High Density Residential (HDR). Currently the map shows it as Low Density Residential (LDR). What a coincidence it is located directly across from the “The Bay Club”.
- Make the former lot high density residential at the corner of Los Gatos-Almaden at Los Gatos Blvd.
- There are current issues with traffic congestion, and I anticipate more upon the completion of the project at LG Boulevard and Lark. Parking is constrained at all stores. We do not have the infrastructure to accommodate large increases to the population. Los Gatos is a town, not a city with multi-storied buildings.