

Summary of GPAC Preferred Alternative

On Thursday, January 30, 2020, the GPAC met to discuss the results of the community feedback received on the Land Use Alternatives Report. This meeting was a follow-up to the December 12, 2019, GPAC Meeting when the members discussed the findings of the Land Use Alternative Report. The Consultant team described the input received from those attending Community Workshop #2 on January 16, 2020 (7 members of public attended), as well as additional feedback collected through online engagement (input from 5 persons).

Following the discussion on community feedback, the Consultant team provided the GPAC with an expanded look at the land use alternative projections contained in the Alternatives Report (based on discussions with the GPAC from its December 2019 meeting). This new information addressed:

- The inclusion of projected accessory dwelling units (ADUs) into the projected dwelling units under each of the land use alternatives. This increase, which was assumed to be the same for each alternative, increased the unit production projected under each alternative; and
- Additional breakouts of each alternative by Opportunity Area for comparative purposes are provide in Table 2 (Land Use Alternatives Comparison). This was provided to allow the GPAC to develop hybrid alternatives by adding or removing components from a base alternative.

GPAC Direction

The GPAC deliberated on developing a recommendation of a preferred land use alternative to transmit to the Planning Commission and Town Council for their respective consideration. A majority of GPAC members agreed that both Alternative A and D did not adequately meet the direction from the GPAC. The consensus amongst members was to focus on both Alternatives B and C which resulted in close to or above 2,000 net new housing units. Nearing and/or exceeding the 2,000 net new dwelling units would provide the Town enough flexibility to plan for projected housing requirements from future Regional Housing Needs Allocation (RHNA) cycles.

The GPAC narrowed down the selection to Alternative C as the preferred land use alternative framework because it provided opportunities for a wider range of housing types to meet the needs of a diversifying community, while exceeding the 2,000 net new dwelling unit target. Alternative C included a variety of development assumptions pertaining to redevelopment percentage, allowable density range, typical density, and FAR (Table 1: GPAC Preferred Alternative Development Assumptions). These assumptions fluctuated depending on whether a parcel is located within one of the seven designated Opportunity Areas or not. Alternative C also allowed for the ability of development within specific areas in Town to have a potential maximum height of up to 50 feet or 4 stories. Increasing the allowable height would

potentially encourage the development of smaller multi-family units, which are needed to meet the housing target in the Alternative .

In addition to selecting Alternative C as the Preferred Land Use Alternative Framework, the GPAC directed Town staff and the Consultant team to retain the existing seven Opportunity Areas and include an eighth Opportunity Area for Downtown Los Gatos (Figure 1: Opportunity Areas and General Plan Land Use Designations). This new Opportunity Area would be restricted to only those parcels designated with the Central Business District Land Use Designation or C-2 Zoning Designation. The rationale behind including Downtown as a new Opportunity Area stems from community feedback as well as GPAC consensus that there is the potential to increase the number of dwelling units in Downtown to create an even more vibrant, walkable environment.

As the GPAC works on the Land Use Element and other content of the General Plan update, the GPAC may refine the specific application of height and density increases within and outside the identified Opportunity Areas.

GPAC Preferred Land Use Alternative

The following is the GPAC Preferred Land Use Alternative Framework depicted through a series of tables and maps. The GPAC Preferred Alternative reflects Alternative C as the base with the addition of the Downtown as an Opportunity Area. The assumptions used to calculate potential new dwelling units Downtown were based on the same assumptions used to calculate the potential new dwelling units for Neighborhood Commercial, shown in Table 1 (GPAC Preferred Alternative Development Assumptions).

Table 1: GPAC Preferred Alternative Development Assumptions

Land Use Designation	GPAC Preferred Alternative									
	Existing Density Range (DU/AC)	Redevelopment		Density Range (DU/AC)		Typical Density (DU/AC)		FAR	Dwelling Units	
		Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA		Outside OA	Inside OA
LDR	0 to 5	5%	10%	5 to 12	8 to 16	10	14	0.5	164	180
MDR	5 to 12	10%	10%	12 to 20	14 to 24	16	20	0.75	315	166
HDR	12 to 20	15%	15%	20 to 30	30 to 40	26	36	1.25	98	236
NC	0 to 20	10%	15%	0 to 20	20 to 30	18	26	0.75	7	192
MU	0 to 20	10%	20%	0 to 20	30 to 40	18	26	1	21	449
CBD	0 to 20	N/A	15%	N/A	20 to 30	N/A	26	0.75	0	136



Table 2: Land Use Alternatives Comparison

	Alternative A	Alternative B	Alternative C	Alternative D	GPAC Preferred Alternative
Population					
Total Net New Population	2,834	4,598	5,587	7,682	5,914
Total Population	3,974	5,738	6,727	8,822	7,054
Total Projected 2040 Population	34,969	36,733	37,722	39,817	38,049
Housing					
Net New Dwellings	681	1,416	1,828	2,701	1,964
Potential Net New Accessory Dwelling Units	500	500	500	500	500
Total Net New Dwelling Units	1,181	1,916	2,328	3,201	2,464
Pending/Approved Dwelling Units	475	475	475	475	475
Total Future Dwelling Units	1,656	2,391	2,803	3,676	2,939
Dwelling Units Per Land Use Designation					
Low Density Residential (LDR) - in OA	95	141	180	283	180
Low Density Residential (LDR) - outside OA	43	160	164	264	164
Low Density Residential (LDR) - Total Dwelling Units	138	301	344	547	344
Medium Density Residential (MDR) - in OA	129	166	166	258	166
Medium Density Residential (MDR) - outside OA	120	315	315	561	315
Medium Density Residential (MDR) - Total Dwelling Units	249	481	481	819	481
High Density Residential (HDR) - in OA	104	104	236	322	236
High Density Residential (HDR) - outside OA	54	81	98	98	98
High Density Residential (HDR) - Total Dwelling Units	158	185	334	420	334
Neighborhood Commercial (NC) - in OA	30	76	192	194	192
Neighborhood Commercial (NC) - outside OA	2	7	7	25	7
Neighborhood Commercial (NC) - Total Dwelling Units	32	83	199	219	199
Mixed Use Commercial (MUC) - in OA	91	345	21	630	21
Mixed Use Commercial (MUC) - outside OA	13	21	449	66	449
Mixed Use Commercial (MUC) - Total Dwelling Units	104	366	470	696	470
Central Business District (CBD) - Total Dwelling Units	-	-	-	-	136
Employment					
Employment	1,280	1,280	1,280	1,280	1,280

Figure 1: Opportunity Areas and General Land Use Designations

