

New Housing Capacity Estimated Under 2040 General Plan

In 2019, as part of the General Plan Update, the Town completed the Land Use Alternatives Report. This Report looked at four land use alternative concepts for Los Gatos, each with a different mix of housing densities and commercial and industrial intensities. Following recommendations by the General Plan Update Advisory Committee and the Planning Commission, the Town Council selected Alternative C Medium High Growth as the Preferred Alternative that would be used to guide the development of the General Plan. Under this Alternative, the Downtown was also identified as an area for focused development.

During incorporation of this alternative into the General Plan and to assist in making the alternative easier to implement, the concept of Opportunity Areas was dropped. A single set of land use designations which are similar in name to the existing designations were established.

The Alternatives Report defined each alternative's effect on population, housing, employment, fiscal health, and transportation. As the analysis was focused on comparing change, housing capacity was only evaluated for the following five land use designations:

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Neighborhood Commercial
- Mixed-Use Commercial

As part of the General Plan, the Community Commercial and Central Business District designations also allow residential development and are included in the capacity numbers provided on the next page.

The table on the next page provides an estimate of residential growth that can happen under the 2040 General Plan. These estimates are based on the following parameters (as listed on the table):

- **Land Use Designation.** This column lists the designations that produce residential. As growth in the hillside areas is not promoted, no new units are estimated for the Hillside Residential designation.
- **Density Range (du/ac).** Each designation has a minimum and maximum density range, listed as dwelling units per acre (du/ac).
- **Typical Density Assumed (du/ac).** To estimate potential new housing, an assumption was made as to the typical density that would occur in each designation. This factor was used to calculate total units.
- **Assumed Redevelopment.** For properties that are currently developed, it was assumed that some percent of those properties would redevelop over the course of the next 20 years.
- **New Housing (Vacant).** Based on the vacant acreage under each land use designation, the potential number of housing units was calculated.
- **New Housing (Redevelop).** Based on the developed acreage under each land use designation and the assumed redevelopment percentage, the potential number of housing units was calculated.

Added to the total units produced from vacant land and redeveloped land are the following:

- **Housing Units, ADUs.** This figure provides the estimated number of accessory dwelling units (ADUs) that would be produced over the 20-year planning period (25 ADUs per year).
- **Housing Units, Existing Projects.** Town-approved and pending projects that include new housing units are also included with the preferred alternative.

The following table provides an estimate of housing unit capacity under the Preferred Alternative compared with the existing General Plan. It should be noted that while the redevelopment percent (the amount of land that will redevelop during the next 20 years) has been kept the same for both calculations (existing and proposed General Plan), it is expected that the percentage would be lower under the existing General Plan as there would not be as much of an incentive for change. Hillside Residential is not included because this designation is not intended to produce significant housing.

Land Use Designation	Density Range (du/ac)		Typical Density (du/ac)		Assumed Redevelopment	Current General Plan		Proposed General Plan	
	Existing General Plan	Proposed General Plan	Existing General Plan	Proposed General Plan		New Housing (Vacant)	New Housing (Redevelop)	New Housing (Vacant)	New Housing (Redevelop)
Low Density Residential	0 to 5	1 to 12	4	12	5%	75	13	283	84
Medium Density Residential	5 to 12	14 to 24	10	20	10%	107	133	224	343
High Density Residential	12 to 20	30 - 40	18	36	15%	53	111	110	268
Mixed Use	10 to 20	30 - 40	16	36	20%	55	242	126	605
Neighborhood Commercial	10 to 20	10 to 20	16	18	10%	11	39	26	91
Community Commercial	n/a	20 to 30	n/a	26	15%	-	-	-	156
Central Business District	10 to 20	20 to 30	16	26	15%	12	46	21	113
Subtotal						313	584	790	1,660
Housing Units, New and Redeveloped							897		2,450
Housing Units, ADUs							500		500
Housing Units, Existing Projects							475		475
TOTAL NEW							1,872		3,425