

From: quintana <[REDACTED]>
Sent: Tuesday, January 16, 2024 10:56 AM
To: Clerk <Clerk@losgatosca.gov>
Subject: Agenda Item 11 1/16/24 Council Meeting

Mayor Badame and Council Members,

Please refer to the following figures:

- Figure A-44. All Transit Performance Score and Connectivity Map, Los Gatos 2019 (Page A-92 of Appendix A and page 340 of tonight's Agenda Item #11) and
- Figure A-44. High Quality Transit Stops, Los Gatos, 2022 (Page A-94 of Appendix A and page 342 of tonight's Agenda Item #11).

These differ from the Asset Maps for each Site Inventory Area in Appendix D Site Inventory, which show local transit stops.

The overall transit score of Figure A-44-page A-92 considers connectivity, access to jobs and frequency of service. While Los Gatos as a whole as a relatively low score (3.7) the areas in the east part of town (near Harwood and Blossom Hill, and Leigh and Union near Los Gatos Almaden Road have scores similar to those along the 17 corridor.

These areas may be good candidates to provide more medium density housing providing a better distribution of housing throughout Los Gatos.

There is a C-1 and Office area located on the corner of Union and Los Gatos Almaden. The C-1 area is a shopping center with a Safeway with an office building. The area immediately surrounding this center is zoned Medium Density Residential and RD, with R-1 beyond.

The wording of Program J Small Unit Housing is too general to provide an understanding of what changes are being proposed.

Lee Quintana

From: Kathryn Janoff <[REDACTED]>
Sent: Monday, January 15, 2024 6:32 PM
To: Jennifer Armer <JArmer@losgatosca.gov>
Subject: Draft HE comments

Hi, Jennifer:

Thank you for the hard work Staff has put into preparing the January HE draft.

This email will provide my comments on the latest draft HE. Please note that while I serve on the Planning Commission and on the Housing Element Advisory Board, I am providing these comments as a concerned resident of our Town.

Los Altos' Certified Housing Element is a particularly good example for Los Gatos as its population, demographics, and affluence are very similar to our Town. There are areas of their work to consider to bolster our response to HCD's December 1, 2023 comments.

Related to our HCD Comment #1:

RCAA: See page F-44 of Los Altos HE, Section F.2.8 Summary of Fair Housing Issues. Here Los Altos provides a summary of analysis concluding with these four primary issues and the housing needs they drive. A similar summary for Los Gatos would demonstrate to HCD a deeper analysis and understanding of why specific programs are prioritized in Los Gatos' HE.

Also, see Los Altos Program 6.G, Housing Mobility, pp 48-50. This is a much clearer discussion and consolidation of the strategies related to Housing Mobility. While LG may have similar strategies, they are found throughout the draft HE and as such do not appear to reflect the same level of commitment as Los Altos.

Related to our HCD Comment #3:

I see a few additions on page C-8 and C-9 around the topic of land use controls, specifically height. This appears to fall short of what HCD is outlined (pg. 4, Land Use Controls). If it is the case these height limits don't impede development, this would be a good place to insert the words: "based on discussions with developers . . ." Also, where does the Town "encourage maximum densities without exceptions"? We say developers' preference is to not maximize (comment matrix #3a), so we don't offer it. But this seems to be circular reasoning unless analysis of developers' intentions is more clear.

Related to our HCD Comment #5 (incorporating public comment):

Throughout their HE, Los Altos inserts the following: "based on comments received during the planning period of this Housing Element . . ." or similar language to indicate how public participation has impacted the Housing Element. (Try searching for the word "during.")

December 1st response matrix: Staff should explain why comments from HCD are not applicable.