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A P P E A R A N C E S:

Los Gatos Planning Commissioners:
Steve Raspe, Chair
Emily Thomas, Vice Chair
Jeffrey Barnett
Susan Burnett
Melanie Hanssen
Kathryn Janoff
Adam Mayer

Town Manager: Laurel Prevetti

Community Development Director: Joel Paulson

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P R O C E E D I N G S :

CHAIR RASPE: We now move to the public hearings portion of our agenda. Tonight Item 3 is the consideration and the recommendation to Town Council for the adoption of the Draft Revised 2023-2031 Housing Element. The environmental analysis based on the previously certified 2040 Certified General Plan Final Environmental Impact Report has been prepared for Los Gatos the 2023-2031 Housing Element. The Applicant is the Town of Los Gatos. This is General Plan Amendment Application GP-24-001.

I believe that Ms. Walters will be providing the Staff Report.

ERIN WALTERS: Good evening, Chair, Vice Chair and Commissioners.

On May 3rd the Town received a letter from HCD stating that the Town's Draft Revised Housing Element, which was submitted to HCD on March 18th per Council's direction, along with specific technical modifications directed by HCD, meets the statutory requirements of the State housing law.

1 The specific modifications directed by HCD can be
2 found in Exhibit 5 in grey highlight. The requested
3 modifications included adding language to Program AQ to
4 reflect additional steps related to development of the
5 Caltrans site, and modified language in the description of
6 the Caltrans site as described in Appendix D.

7 The Draft Revised Housing Element with specific
8 technical modifications directed by HCD was made available
9 to the public for a seven-day review period as required by
10 Assembly Bill 215. Written comments received during the
11 seven-day public review period are provided in Exhibit 7.

12 The primary purpose of this agenda is for the
13 Planning Commission to provide recommendation to Town
14 Council on whether to adopt the Draft Revised Housing
15 Element and adopt a resolution forwarding the
16 recommendation to Town Council.

17 Tentatively on June 4th Town Council will consider
18 Planning Commission's recommendation of adoption of the
19 Draft Revised Housing Element. Once adopted by the Town
20 Council the Housing Element will be submitted to HCD for
21 certification. Following the adoption and resubmittal HCD
22 does have 60-days to certify the Housing Element.

23 Tonight Staff recommends that the Planning
24 Commission recommend Town Council adopt the Draft Revised
25

1 Housing Element, you can find that in Exhibit 1; and the
2 environmental analysis in Exhibit 2; and adopt the
3 resolution forwarding the recommendation to Town Council to
4 adopt the Draft Revised Housing Element in Exhibit 8.

5 This concludes the Staff Report and we're
6 available for questions.

7 CHAIR RASPE: Thank you so much. Commissioners,
8 any questions for Staff? Commissioner Hanssen.

9 COMMISSIONER HANSSSEN: I just had one question
10 about the letter of May 3rd from HCD, and it is about the
11 non-vacant sites. I do know, having been on the Housing
12 Element Advisory Board, that we had to submit a substantial
13 amount of documentation to HCD justifying that the non-
14 vacant sites could become available for development. But
15 the way that it's posed in the letter, the way I read it,
16 is they're raising that as a question that might not really
17 have an answer yet.
18

19 But if I also interpret the paragraph at the top
20 of page 2, it says absent findings, including adoption
21 resolution, there could be an issue, but as long as it's
22 adopted by...

23 The question is, is there some standard that we
24 should be applying that's more than what we've already
25

1 done, or is this just to say that we feel like we are there
2 because we've submitted all the evidence?

3 ERIN WALTERS: Yes, if we submit all that. We
4 have submitted all the evidence, and when we resubmit to HCD
5 we do have to include a resolution, and that has been
6 included in tonight's packet and has been reviewed by Legal
7 to make sure it addresses all the points required by HCD.
8

9 JENNIFER ARMER: I will add that if you do look
10 at page 4 of 5 of the resolution, Item 5 at the bottom of
11 that page does specifically address this, specifically
12 talking about the reasons and the substantial evidence on
13 the record that these sites are likely be redevelopment in
14 the planning period.

15 COMMISSIONER HANSSEN: A quick follow up question
16 if I might, Chair. At no point in time during this most
17 recent process since the last submission have they raised
18 an issue saying I don't believe your non-vacant sites will
19 become vacant?

20 ERIN WALTERS: No, they found that satisfactory.

21 CHAIR RASPE: Thank you. Commissioners, any other
22 questions for Staff? All right, seeing none, we'll now
23 invite comments from the public. If you have not already
24 turned in a speaker card to the Staff, please do so at this
25 time, or raise your hand in Zoom. When you are called,

1 please state your name and address for the record and
2 adjust the microphone so that you may be heard. You'll have
3 three minutes to speak. I don't have any cards here before
4 me. Are there any members of the public who wish to be
5 heard on this item? Seeing none, Mr. Paulson, anybody on
6 Zoom?

7 JOEL PAULSON: There are not.

8 CHAIR RASPE: Thank you so much. Then I will
9 close the public portion of this agenda item and invite my
10 Commissioners to ask questions, invite discussion, and if
11 appropriate make a motion with respect to Item 3.
12

13 I'll begin just by stating I want to thank Staff,
14 members of the public, Town Council, and members of this
15 Commission. This has been a long and arduous process to get
16 this far. I know much effort, sweat, and tears have been
17 shed and I want to thank everybody involved in the process,
18 so thank you again.

19 Commissioner Hanssen.

20 COMMISSIONER HANSSEN: If no one has any comments
21 or questions, I would like to make a motion to forward a
22 recommendation of approval to adopt the Housing Element
23 draft that has been submitted for public review most
24 recently with no additional changes.
25

1 I do want to comment that I think that if we were
2 to try to make any additional changes, first of all, the
3 document has been through a lot of revisions; second of
4 all, anything that would cause any revision would have to
5 be going back to public review and potentially additional
6 review, so I think we should forward a recommendation of
7 the document that we have in front of us.

8 CHAIR RASPE: Thank you, and just by point of
9 clarification, is your motion then to approve the Draft
10 Revised Housing Element that is attached in Exhibit 1, the
11 environmental analysis that is attached in Exhibit 2,
12 together with the draft resolution in Exhibit 8?

14 COMMISSIONER HANSEN: Yes.

15 CHAIR RASPE: Very good. Commissioner Burnett.

16 COMMISSIONER BURNETT: I just want to make a
17 comment. I am totally in favor of forwarding this to the
18 Town Council with our recommendation.

19 I also would like to address that it is essential
20 that the environmental analysis prepared for the Housing
21 Element in Exhibit 2 be followed with any new developments
22 that come forward. On page 12 it specifically talks about,
23 "New developments would not substantially degrade the
24 visual character or quality of the Town," and as we know
25 there are new laws that are coming about, but I would hope

1 that we do our best to continue on maintaining the
2 character of Los Gatos and doing all we can, being
3 supported by our EIR and our new Housing Element. Thank
4 you.

5 CHAIR RASPE: Thank you for those comments. I
6 still have the motion on the floor. Commissioner Janoff, I
7 saw your hand next.

8 COMMISSIONER JANOFF: I'd like to second the
9 motion.
10

11 CHAIR RASPE: Very good. Thank you. Before I take
12 the vote, Commissioner Barnett, I saw your hand raised down
13 at the end?

14 COMMISSIONER BARNETT: I'd like to express my
15 appreciation to Staff, the public, the Commission, and the
16 Council for their hard work. Thank you.

17 CHAIR RASPE: Very good. Thank you. All right, we
18 have a motion and we have a second. Any further discussion,
19 Commissioners?

20 I'll call the motion. All those in favor please
21 indicate by raising your hand. The motion passes
22 unanimously.

23 Again, thank you to all for your efforts on this
24 matter.
25

1 Staff, this is a recommendation, so no appeal
2 rights, correct?

3 JENNIFER ARMER: Correct.

4 CHAIR RASPE: Thank you.

5 (END)

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