



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 01/11/2023

ITEM NO: 5

DATE: January 6, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider and Make a Recommendation to the Town Council on the Draft 2023-2031 Housing Element. Location: Town-Wide. General Plan Amendment Application GP-22-003.

RECOMMENDATION:

Consider and make a recommendation to the Town Council on the Draft 2023-2031 Housing Element.

EXECUTIVE SUMMARY:

The Town of Los Gatos has prepared a draft update to the Housing Element of the General Plan to affirmatively further fair housing and accommodate the 1,993-unit Regional Housing Needs Allocation (RHNA) for the 2023-2031 Housing Element cycle. The content of the draft 2023-2031 Housing Element is structured for consistency with the requirements set forth in State law. In addition to responding to requirements of State law, the Housing Element also demonstrates the Town of Los Gatos' strategy to meet the Town's locally determined housing needs, and that these needs are addressed through policies and programs outlined within the Housing Element. Public review and input have been a critical component of this 6th cycle Housing Element Update. A copy of the Draft 2023-2031 Housing Element is available on the Town's Housing Element website: <https://engagelosgatoshousing.com>.

BACKGROUND:

California Government Code Section 65580 and following regulates the use and requirements of housing elements in California. State law requires that the Town update its General Plan Housing Element every eight years. State law further requires adoption of an updated Housing Element that is substantially compliant with Government Code Sections 65580 and following by January 31, 2023.

PREPARED BY: Erin Walters and Jocelyn Shoopman
Associate Planners

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

BACKGROUND (continued):

Starting in early 2021, the Town has worked diligently through the required steps to comply with State law with the goal of adopting a Housing Element prior to the January 31, 2023, deadline. Exhibit 3 presents a timeline outlining the ongoing efforts that have been completed toward achieving this goal. Guidance was also provided by the California Housing and Community Development Department (HCD) throughout the process.

On October 14, 2022, the Town submitted the Draft Housing Element and a response to public comments received during the 30-day public comment period to HCD for preliminary review, which consists of a 90-day review.

On December 13, 2022, Town staff met with the HCD reviewer and received verbal, preliminary input on the Draft Housing Element.

On December 20, 2022, the Town Council recommended that the current version of the Draft 2023-2031 Housing Element, as submitted to HCD on October 14, 2022, be considered for adoption prior to the statutory deadline of January 31, 2023. In addition, the Town Council recommended that the Sites Inventory of the Housing Element utilize the minimum density, requiring additional sites to be added in order to comply with the Town's RHNA as determined by the Association of Bay Area Governments (ABAG) and required buffer. The sites added are detailed in the Discussion Section of this report.

The primary purpose of this agenda item is to provide a recommendation to Town Council on whether to adopt the Draft 2023-2031 Housing Element (Exhibit 1) with the revised Sites Inventory Analysis (Exhibit 4) and revised Sites Inventory Form (Exhibit 5).

DISCUSSION:

The following section summarizes the required components of housing element updates per State law, new requirements included since the 5th cycle Housing Element adoption (2015-2023), and penalties for non-compliance with Housing Element law. The section also includes a summary of public meetings related to the 6th cycle Housing Element Update prior to today's meeting.

Required Components of a Housing Element

Pursuant to Government Code Section 65583, local governments are required to include the items below within their Housing Elements, and subsequent updates thereto. Newly required components introduced as part of the 6th cycle are included in *italics* below and discussed in further detail within the "New Requirements for the 6th cycle Housing Element Update" Section on the following page.

DISCUSSION (continued):

1. Housing Needs Assessment: Examine demographic, employment, housing trends and conditions, and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities). This Section includes a community's RHNA as determined by a community's regional planning body in partnership with HCD.
2. Evaluation of Past Performance: Review the prior Housing Element to measure progress in implementing policies and programs.
3. Housing Sites Inventory: Identify locations of available sites for housing development or redevelopment to demonstrate there is enough land zoned for housing to meet future need at all income levels.
4. Community Engagement: Implement a robust community engagement program that includes reaching out to individuals and families at all economic levels of the community, plus historically underrepresented groups.
5. Constraints Analysis: Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. Policies and Programs: Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.
7. *Affirmatively Furthering Fair Housing (AFFH): Analyze and address significant disparities in housing needs and access to opportunity by proposing housing goals, objectives, and policies that aid in replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.*

New Requirements for the 6th Cycle Housing Element Update

Pursuant to recent State legislation, the following items are now required as part of the housing element update process:

- *Affirmatively Furthering Fair Housing (AFFH).* Assembly Bill (AB) 686, passed in 2018, created new requirements for jurisdictions to affirmatively further fair housing. According to AB 686, affirmatively furthering fair housing means to take “meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” and is Federally mandated by the 1968 Fair Housing Act. The four main goals are to:
 - Address significant disparities in housing needs and in access to opportunity;
 - Replace segregated living patterns with truly integrated and balanced living patterns;
 - Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and

DISCUSSION (continued):

- Foster and maintain compliance with civil rights and fair housing laws.
- *Public Comment on Draft Revisions.* AB 215 (2021), requires local governments to make the first draft revision of their housing element update available for public comment for at least 30 days. Further, if any comments are received, a local government must take at least ten additional business days to consider and incorporate public comments into the draft revision before submitting to HCD. HCD must review the draft and report its written findings to the planning agency within 90 days of receiving the first draft submittal for each housing element revision or within 60 days of its receipt for a subsequent draft amendment or adoption.

Penalties for Non-Compliance

In the current 6th cycle, jurisdictions face a number of new consequences for not adopting a Housing Element that is substantially compliant with state Housing Element law by the statutory deadline of January 31, 2023. Under legislation enacted in recent years, if a jurisdiction does not comply with State housing law, HCD may refer the jurisdiction to the Attorney General and significant fines may be imposed. A court finding a Housing Element inadequate may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance, or local governments may lose the right to deny certain projects.

Conversely, an HCD-certified Housing Element makes jurisdictions eligible for, or with higher priority for, numerous sources of funding.

Builder's Remedy

Under the Housing Accountability Act, jurisdictions who do not have an adopted Housing Element that is in substantial compliance with State law by the statutory deadline (January 31, 2023, for the Bay Area) could be required to approve a residential development even if it does not meet local General Plan and zoning regulations. The "builder's remedy" has been in the Housing Accountability Act since 1990 and pertains to residential developments that have at least 20 percent low-income units or 100 percent moderate income units. HCD has confirmed that no such 120-day grace period will apply this cycle and any jurisdiction that adopts a Housing Element later than January 31, 2023, will be subject to the "builder's remedy." This provision in the Housing Accountability Act has been available for quite some time and in Los Gatos no applications have come forward during previous Housing Element cycles when the Town missed the statutory deadline for adoption of a Housing Element.

Staff fully recognizes that the current Housing Element cycle is unlike any past cycle. It is possible that a developer could invoke the "builder's remedy" in connection with a planning

DISCUSSION (continued):

application submitted in February if the Town Council does not adopt a Housing Element that is in substantial compliance with Housing Element law by January 31, 2023.

Housing Element Requirements

The following section summarizes the major topics covered by the Town's Housing Element.

A. Housing Needs Assessment

As part of the housing element update process the Town is required to analyze the existing and projected housing needs of the Town, including its fair share of RHNA requirements. The Town's analysis of housing needs is required to include an assessment of detailed demographic data including: population age, size, and ethnicity; household characteristics; overpayment trends; housing stock conditions; units in need of replacement or rehabilitation; and needs of special needs populations including the elderly, persons with disabilities, unhoused persons, extremely low-income households, and farmworkers. Utilizing the Housing Needs Data Report provided by ABAG, the 6th cycle Housing Element Update outlines the Town's housing needs. See Appendix B of the Draft 2023-2031 Housing Element.

B. Regional Housing Needs Allocation (RHNA)

In January of 2022, HCD approved ABAG's adopted *Final RHNA Plan for the San Francisco Bay Area: 2023-2031 (Plan)* which establishes a total RHNA for the San Francisco Bay Area of 441,176 residential units for the 6th cycle housing element update 2023-2031 planning period. ABAG's *Plan* further distributes this RHNA across the Bay Area's nine counties, and 101 cities based on demographic and population data received from the California Department of Finance (DOF). Local jurisdictions must then utilize their ascribed RHNA to update the housing elements of their general plans for the 6th cycle planning period, inclusive of identifying eligible land resources to accommodate their RHNA.

RHNA requirements are organized into four affordability categories, established according to the Area Median Income (AMI) of a geography. These categories include very low-income residential units, which are affordable to households earning less than 50 percent of AMI; low-income residential units, which are affordable to households earning between 50 percent and 80 percent of AMI; moderate income residential units, which are affordable to households earning between 80 percent and 120 percent of AMI; and above moderate-income residential units which are affordable to households earning over 120 percent of AMI. The Town's RHNA is summarized on the following page:

DISCUSSION (continued):

Town of Los Gatos RHNA		
Income Category	5 th Cycle RHNA (2015-2023)	6 th Cycle RHNA (2023-2031)
Very Low (less than 50% of AMI)	201	537
Low (50-80% of AMI)	112	310
Moderate (80-120% of AMI)	132	320
Above Moderate (More than 120% of AMI)	174	826
Total	619	1,993

RHNA Buffer

New “no net loss” provisions of Government Code Section 65863 require the Town to ensure an adequate supply of land be made available for housing development throughout the duration of the 2023-2031 planning period. This means that if housing sites identified within the jurisdiction’s 6th cycle Housing Element are developed with non-residential uses, lower residential densities, or residential uses at affordability levels that are different than anticipated by the Housing Element, the Town’s Housing Element could be determined to be out of compliance. Accordingly, the Town’s Sites Inventory was compiled with a 16 percent buffer to address future compliance with “no net loss” provisions.

C. Constraints Analysis

In addition to analyzing the existing and projected housing needs of the Town, the Housing Element must also identify and analyze potential and actual governmental and nongovernmental constraints to the maintenance, improvement, or development of housing for all income levels in the community, regardless of protected class. A summary of constraints to the development and improvement of housing in the Town is included in Appendix C of the Draft 2023-2031 Housing Element.

D. Housing Resources and Sites Inventory

As part of the 6th cycle housing element update, the Town is also required to identify resources available to the Town for the preservation, rehabilitation, and production of housing throughout the community. These resources also include land within the Town of Los Gatos that are identified as eligible for accommodation of the Town’s RHNA requirements. Pursuant to Government Code Section 65583.2(a), the following resources are eligible for accommodation of the Town’s RHNA: vacant sites zoned for residential use; vacant sites zoned for nonresidential use that allows residential development; residentially zoned sites that are capable of being developed at a higher density; or sites zoned for nonresidential use that can be redeveloped for residential use, and for which the Housing

DISCUSSION (continued):

Element includes a program to rezone the site. The Town's Housing Sites Inventory is summarized in Appendices D and H of the Draft 2023-2031 Housing Element.

In response to Town Council direction given on December 20, 2022, a revised Sites Inventory Analysis (Exhibit 4) and revised Sites Inventory Form (Exhibit 5) have been prepared with the calculations based on an assumption of housing development at the minimum density for sites that accommodate affordable units. As a result, two additional sites were added to maintain the RHNA plus buffer discussed above. Those sites include:

- Site C-7 – 15495 Los Gatos Boulevard (APN: 424-22-030); and
- Site C-8 – 15445 Los Gatos Boulevard (APN: 424-19-068).

As a result, the revised Sites Inventory Analysis (Exhibit 4) and revised Sites Inventory Form (Exhibit 5) include sufficient sites to meet the RHNA requirement in each income category, plus a buffer of 319 housing units (16 percent).

E. Goals, Policies, and Implementation Programs

The Housing Element includes a set of goals, policies, and implementation programs intended to promote the preservation, rehabilitation, and production of housing throughout the Town. Goals are long-range, broad, and comprehensive targets that describe future outcomes the Town desires. A policy is a specific instructional guideline that seeks to promote a goal. Together, goals and policies are implemented through a series of programs that identify specific, quantifiable actions the Town will undertake during the 6th cycle planning period. The Town's Draft Goals, Policies, and Implementation Programs are summarized in Section 10.6 of the Draft 2023-2031 Housing Element.

F. Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill (AB) 686, passed in 2018, created new requirements for jurisdictions to affirmatively further fair housing as part of the housing element update process. These requirements, found in Government Code Section 8899.50, are intended to address racial inequalities seen today throughout California which developed through historical policies and practices enacted at Federal, State, regional, and local levels and across the public and private sectors. Though many of these explicit forms of historical discrimination have been outlawed, the results of these systems have left a lasting imprint on both the Bay Area region and the Town. Racially explicit practices (e.g., racial covenants) which excluded persons of color from predominately white neighborhoods have been replaced with race-neutral land use policies that continue to exclude these same groups. Furthermore, rapidly increasing housing costs have deepened racial and economic disparity and segregation,

DISCUSSION (continued):

displacing many low income people and people of color to the peripheries of the region or out of the Bay Area all together.

Accordingly, the Town must incorporate fair housing considerations into its 6th Cycle Housing Element to increase housing opportunities in high resource neighborhoods. The following summarizes the components of the required AFFH component of the Town's Housing Element and can be found in Appendix A of the Draft 2023-2031 Housing Element:

- Targeted Community Outreach;
- Assessment of Fair Housing;
- Fair Housing Outreach Capacity and Enforcement;
- Segregation and Integration Patterns;
- Racially and/or Ethnically Concentrated Areas of Poverty (R/ECAPS) and Racially Concentrated Areas of Affluence (RCAA);
- Disparities In Access to Opportunity;
- Sites Inventory Relative to Affirmatively Further Fair Housing; and
- Goals, Policies, and Implementation Programs that Affirmatively Further Fair Housing.

G. Evaluation of Past Progress

Pursuant to State Law, the Draft Housing Element summarizes the implementation status of Goals, Policies, and Implementation Programs from the Town's 5th cycle Housing Element. See Appendix E of the Draft 2023-2031 Housing Element.

H. Community Engagement

Beginning the summer of 2021, the Town has conducted a comprehensive community engagement and outreach strategy, as required by Government Code, to inform the 6th cycle Housing Element Update process. This strategy has included a series of 13 Housing Element Advisory Board (HEAB) public meetings; two community meetings; a joint study session with the HEAB, Planning Commission, and Town Council; four Town Council meetings; and public engagement at staff hosted informational booths. The Town has a dedicated Housing Element Update website which has provided the public interactive engagement opportunities including the Balancing Act mapping tool, housing polls, and surveys. Community engagement opportunities have been publicized on the Town's website, through the Town's multiple social media platforms and through targeted email updates to the Town's Notify Me subscriber list for the 2040 General Plan Update and Housing Element Update. Postcards were also sent to all property owners and tenants in the Town for the Housing Element Community meeting. Announcements have been provided in the local newspaper for all HEAB meetings, community meetings, study

DISCUSSION (continued):

sessions, public hearings, and for the 30-day public review period of the Initial Public Review Draft Housing Element. Feedback received throughout the ongoing community engagement and outreach process has assisted staff and the consulting team in preparing the Draft Housing Element Update and related items.

Exhibit 3 presents a chronological timeline detailing the ongoing efforts that have been completed.

Next Steps

To complete the goal of adopting a Housing Element that is in substantial compliance with State law by the statutory deadline (January 31, 2023), the Town Council is scheduled to consider Planning Commission's recommendation on the adoption of the Draft Housing Element at a Special Town Council Meeting on January 30, 2023.

In parallel with the process under consideration tonight, Town staff and the consultants will continue to work with HCD to consider and respond to any comments from their review of the Draft Housing Element. The Town expects to receive its comment letter from HCD on the Draft Housing Element by January 12, 2023. Once the HCD comment letter has been received, a draft memorandum in response to the HCD comment letter, illustrating how each comment has been responded to and how it is in substantial compliance with State law will be prepared for review by the HEAB.

Based on review and recommendation from the HEAB, a revised draft will be submitted to HCD in response to the initial comment letter. Subsequent reviews by HCD will take up to 60 days.

The Town must post the revision on its website and email a link to all individuals and organizations that have previously requested notices relating to the Town's Housing Element for at least seven days prior to submitting a revised draft Housing Element to HCD.

Based on HCD's second review, it is possible that additional revisions may be needed before HCD would certify the Housing Element. This means that Planning Commission and Town Council hearings for adoption of a revised Housing Element would need to be conducted.

ENVIRONMENTAL ASSESSMENT:

An Environmental Analysis was prepared for the Housing Element Update. Although the Housing Element Update could have a significant effect on the environment, it was found that all potentially significant effects have been analyzed adequately in Town of Los Gatos 2040 General Plan Environmental Impact Report (EIR), pursuant to applicable standards including

ENVIRONMENTAL ASSESSMENT (continued):

CEQA Guidelines Section 15168(c)2, and the Housing Element Update is consistent with the growth projections evaluated in the General Plan EIR.

PUBLIC COMMENTS:

At the time of this report's preparation, the Town has not received any public comment.

CONCLUSION:

A. Recommendation

Staff recommends that the Planning Commission:

1. Receive and consider public comments;
2. Consider the Draft 2023-2031 Housing Element (Exhibit 1), the Environmental Analysis (Exhibit 2), and the Revised Sites Inventory (Exhibit 4); and
3. Forward a recommendation to the Town Council to adopt the Draft 2023-2031 Housing Element (Exhibit 1) with the revised Sites Inventory Analysis (Exhibit 4) and revised Sites Inventory Form (Exhibit 5);

B. Alternatives

Alternatively, the Commission can:

1. Recommend the Town Council not adopt the Draft 2023-2031 Housing Element; or
2. Recommend adoptions with modifications.

EXHIBITS:

Previously received (available online here: <https://engagelosgatoshousing.com>):

1. Draft 2023-2031 Housing Element
2. Environmental Analysis

Received with this Staff Report:

3. Housing Element Update Process Timeline
4. Revised Appendix D, Sites Inventory Analysis
5. Revised Appendix H, Sites Inventory Form

HOUSING ELEMENT PROCESS TIMELINE

On April 21, 2021, the Town issued a Request for Proposals (RFP) for consultant services for preparation of the 2023-2031 Housing Element. The Town received a proposal from one firm, EMC Planning Group, Inc.

On June 15, 2021, the Town Council authorized the Town Manager to execute an agreement for Consultant Services with EMC Planning Group, Inc. to prepare the 2023-2031 Housing Element and associated public engagement and environmental review documents.

On August 3, 2021, the Town Council adopted Resolution 2021-032 to establish the Housing Element Advisory Board (HEAB) to serve as an advisory board that provides input on specific tasks associated with the Housing Element Update and established the role of the HEAB as follows:

- Provide guidance on the development of the Housing Element Update;
- Provide an additional forum for public involvement;
- Forward milestone products to the Planning Commission and Town Council;
- Review the Draft Housing Element; and
- Make recommendations to the Planning Commission and Town Council.

On August 9, 2021, the Town participated in a Let's Talk Housing Community Meeting for Santa Clara County jurisdictions hosted by the Santa Clara County Planning Collaborative.

On September 21, 2021, the Town Council appointed four at-large members to the HEAB, in addition to the existing nine members of the General Plan Committee (GPC).

On October 15, 2021, the HEAB held their first meeting to elect the Chair and Vice Chair and adopt a meeting schedule.

On December 16, 2021, the HEAB discussed the Housing Element process, milestones, and reviewed the Draft Housing Needs Assessment and Review of Previous Housing Element appendices as contextual background information for future work by the HEAB.

On February 17, 2022, the HEAB reviewed and discussed the Housing Element Site Inventory analysis process.

On March 31, 2022, a Community Meeting was held for the public to review and provide input on potential sites for inclusion in the Site Inventory. At the meeting, the Balancing Act tool and Housing Element Update website site surveys were introduced to the public.

On April 6, 2022, a Joint Study Session of the Town Council, Planning Commission, and HEAB was held to discuss the production of affordable housing.

On April 21, 2022, the HEAB provided feedback on additional sites to include in the Site Inventory, in addition to the sites already identified by staff and the Housing Element Consultant. Results from the Balancing Act tool and Housing Element Update website site surveys were also shared with the HEAB.

On April 21, 2022, Property Owner Interest forms were mailed out to the property owners of the sites selected in the Draft Site Inventory to garner their interest in providing housing on their property. An electronic copy of the Property Owner Interest form was also made available on the Housing Element Update website.

On April 24, 2022, Town staff hosted a booth at the Spring Into Green event at the Town Plaza to provide the public an opportunity to discuss the Housing Element Update.

On May 5, 2022, the HEAB continued the discussion of the Site Inventory and provided feedback on additional sites that should be included.

On May 19, 2022, HEAB recommended the acceptance of the Site Inventory as proposed within Tier 1, with modifications to reduce the number of housing units within the North Forty, to add the site located at 206 Knowles Drive, and to add the site located within the California Department of Transportation right-of-way off of Oka Road. The sites identified by the HEAB at their meetings of April 21, 2022, and May 5, 2022, were divided by staff into three tiers based on the HCD checklist, property size, Zoning, General Plan land use designation, recently developed, environmental constraints, public feedback, and Property Owner Interest forms that were submitted to the Town.

On June 7, 2022, the Town Council considered the Site Inventory as recommended by the HEAB and recommended approval of the Tier 1 sites as presented in the staff report with an amendment to provide a unit projection for Senate Bill 9 projects. Since the recommendation of the HEAB at their May 19, 2022, meeting, an additional Property Owner Interest form was received for 15795 Los Gatos Boulevard and was added to the Tier 1 list. In addition, a letter from the property owner for 15827 Los Gatos Boulevard was received requesting to be removed from the Draft Site Inventory. In response, the Tier 2 site list was modified to remove the site.

On June 16, 2022, the HEAB reviewed and provided initial direction and modifications to the Draft Housing Element Goals, Policies, and Implementation Programs.

On July 7, 2022, the HEAB continued to review and provide additional direction and modifications to the Draft Housing Element Goals, Policies, and Implementation Programs.

On August 4, 2022, the HEAB completed review of the Draft Housing Element Goals, Policies, and Implementation Programs and provided feedback for additional modifications.

On August 16, 2022, signatures were submitted to the Town in support of a referendum on the Land Use and Community Design Elements of the approved 2040 General Plan.

On August 18, 2022, the HEAB reviewed and provided feedback for modifications to the Initial Public Review Draft Housing Element prior to the release of the document for the required 30-day public comment period.

On August 29, 2022, the Town released the Initial Public Review Draft Housing Element for a 30-day public comment period which ran from August 29, 2022, to September 27, 2022.

On September 4, 2022, Town staff hosted a booth at the Los Gatos Farmers' Market to provide the public an opportunity to discuss the Initial Public Review Draft Housing Element during the 30-day public comment period.

On September 15, 2022, the HEAB received public comments on the Initial Public Review Draft Housing Element during the 30-day public review period.

On September 27, 2022, the referendum signatures on the Land Use and Community Design Elements of the approved 2040 General Plan were verified by the Santa Clara County Registrar.

On October 9, 2022, Town staff hosted a booth at the Los Gatos Farmers' Market to provide opportunity for the public to discuss the Draft Housing Element.

On October 14, 2022, the Town submitted the Draft Housing Element and a response to public comments received during the 30-day public comment period to HCD for preliminary review. By law, HCD has up to 90 days to complete its first review. The full document can be viewed at EngageLosGatosHousing.com.

On October 20, 2022, the HEAB reviewed the Draft Housing Element that was submitted to HCD for preliminary review, including a summary of all modifications that were made to the Draft Housing Element. Modifications to the Site Inventory as reviewed by the Town Council on June 7, 2022, include:

- The addition of 401-409 Alberto Way as the property owner submitted a Property Owner Interest form to the Town;
- The removal of 404 North Santa Cruz Avenue, 420 North Santa Cruz Avenue, and 430 North Santa Cruz Avenue (Los Gatos Shopping Center) from the Site Inventory per the property owner's request and therefore deleted the North Santa Cruz Avenue Area;
- The removal of 16535 Camellia Terrace and parcel number 523-02-005 (El Gato Village) as no Property Owner Interest form was submitted;
- Increased the housing density within the North Forty Specific Plan from 20 dwelling units per acre to a minimum of 30 dwelling units per acre to align with Implementation Program D and a public comment received from a member representing the interests of the property owner during the 30-day public comment period;
- Revised the housing density used for the calculation of projected housing units in the Site Inventory from the maximum density to the typical density, to be consistent with the 2040 General Plan Residential Buildout;

- Increased the maximum housing density within the Affordable Housing Overlay Zone (AHOZ) from 20 dwelling units per acre to 40 dwelling units per acre to align with Implementation Program BF;
- Modified the distribution for each income category to be consistent with the HCD Housing Element Site Inventory Guidebook, which allows jurisdictions to use a higher density (default density of 30 dwelling units per acre) as a proxy for lower income affordability;
- Created a Senate Bill 9 (SB 9) unit projection;
- Modified the number of housing units generated in the Pipeline Projects based on the creation of a new SB 9 projection, Planning applications that have been withdrawn, and projects that have received their Certificate of Use and Occupancy;
- Decreased the overall total number of housing units in the Site Inventory from 2,448 units to 2,371 units, as a result of the changes listed above; and
- Created a separate Appendix H, Site Inventory Form per HCD formatting requirements.

On November 9, 2022, Town staff hosted a booth at the Los Gatos Farmers' Market to provide the public an opportunity to discuss the Draft Housing Element that was submitted to HCD for preliminary review.

On November 15, 2022, a Renter's Survey was published on the Housing Element Update website and made available in hard copies at the Community Development Department and Town Library. The survey is available in English, Spanish, and Russian in both the electronic and hard copy versions.

On November 17, 2022, the HEAB meeting was rescheduled by staff to December 1, 2022, due to the meeting being cancelled as a result of the Town's website being down and the agenda being unavailable to members of the public.

On November 18, 2022, Town staff hosted an informational table at the Town Library to provide the public an opportunity to discuss the Draft Housing Element and publicize the availability of the Renter's Survey.

On December 1, 2022, the HEAB discussed anticipated comments on the Draft Housing Element based on comments other jurisdictions have received from HCD on their Draft Housing Element.

On December 11, 2022, Town staff hosted a booth at the Los Gatos Farmers' Market to provide the public an opportunity to discuss the Draft Housing Element.

On December 13, 2022, Town staff met with our HCD reviewer and received verbal, preliminary input on the Draft Housing Element.

On December 20, 2022, the Town Council recommended that the current version of the Draft 2023-2031 Housing Element as submitted to HCD on October 14, 2022, be adopted prior to the statutory deadline of January 31, 2023. In addition, the Town Council recommended that the Sites Inventory of the Housing Element utilize the minimum density, requiring additional sites to be added in order to comply with the Town's RHNA and buffer.

Sites Inventory Analysis



Appendix D. Sites Inventory Analysis

D.1 Vacant and Available Sites

The *Plan Bay Area 2050 Final Blueprint*¹ forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. The adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households and seek to bring the region more in line with comparable areas. The new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

D.2 Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final Regional Housing Needs Allocation (RHNA) Methodology. For Los Gatos, the RHNA required to be planned for the 6th cycle Housing Element Update is 1,993 units, an increase of 322 percent from the last cycle.

RHNA Summary

Los Gatos' share of the regional housing need for the eight-year period from 2023 to 2031 is 1,993 units, which is a 322 percent increase over the 619 units required by the 2015 to 2023 RHNA. The housing need is divided into the four income categories of housing affordability. Table D-1 shows Los Gatos' RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Santa Clara County and the Bay Area region. With an update required every eight years by the State of California, this Housing Element covers a planning period from January 31, 2023, to January 31, 2031 (also referred to as the "6th cycle").

Table D-1 Los Gatos' Regional Housing Needs Allocation: 2023–2031

Income Group	Los Gatos Units	Percent	Santa Clara County Units	Percent	Bay Area Units	Percent
Very Low Income (<50% of AMI)	537	26.9%	32,316	24.9%	114,442	25.9%
Low Income (50%-80% of AMI)	310	15.6%	18,607	14.4%	65,892	14.9%
Moderate Income (80%-120% of AMI)	320	16.1%	21,926	16.9%	72,712	16.5%
Above Moderate Income (>120% of AMI)	826	41.4%	56,728	43.8%	188,130	42.6%
Total	1,993	100.0%	129,577	100.0%	441,176	100.0%

Source: ABAG 2021

¹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

D.3 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development during the planning period between 2023-2031 in order to accommodate Los Gatos' assigned 1,993 housing units. The Town does not build the housing but rather creates the implementation programs and policies to plan for where the housing can be located and how many units could be built on potential sites.

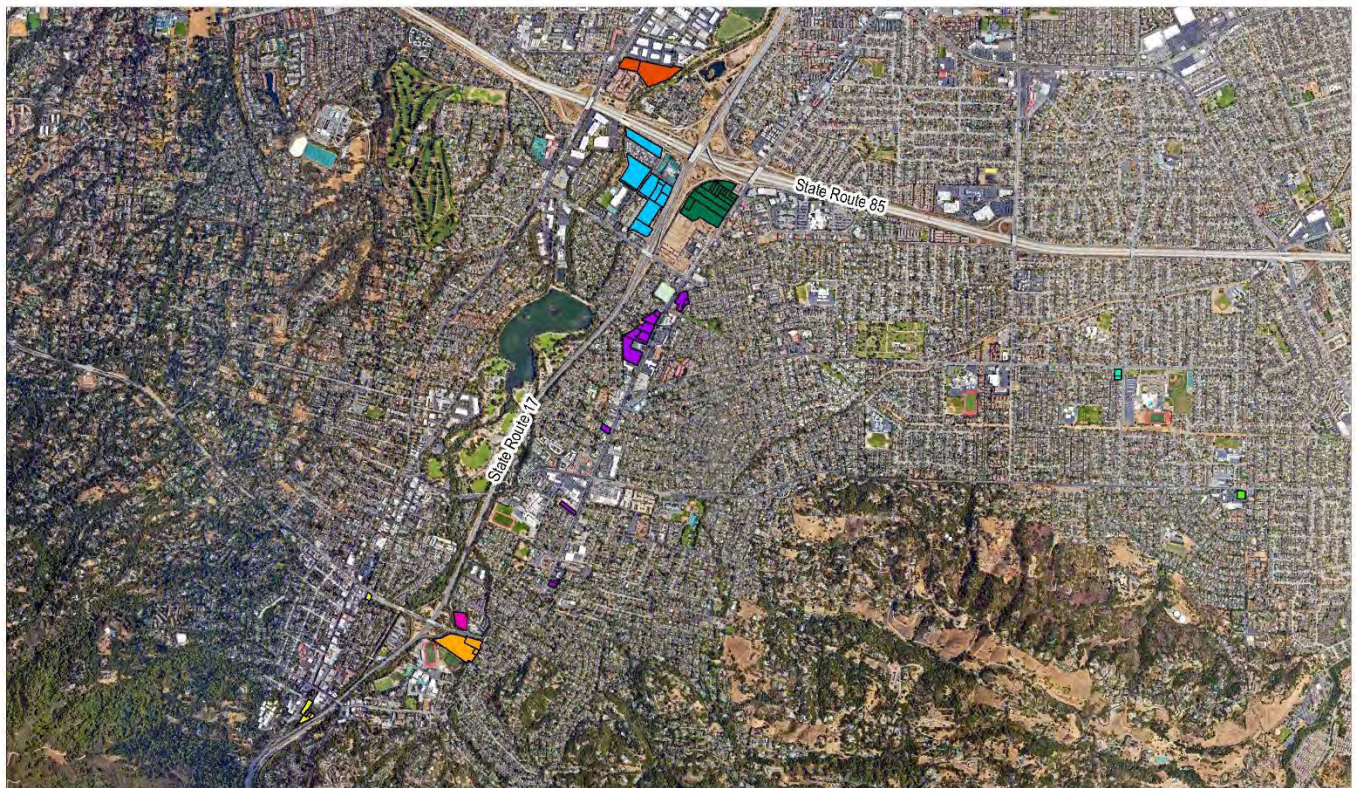
In 2017, Senate Bill (SB) 166 was signed into law and included new "no net loss" provisions that require communities to provide an ongoing, adequate supply of land resources for housing development during the entirety of the housing element update planning period. These provisions mean communities face risks of non-compliance should a housing site be developed with non-residential uses, lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element. To avoid noncompliance, HCD advises communities to "buffer" their assigned RHNA numbers. The Site Inventory includes 48 sites in order to have enough capacity for the RHNA and recommended buffer of at least 15 percent. These sites, in addition to Accessory Dwelling Unit (ADU) Projections, Senate Bill (SB) 9 Projections, and Pipeline Projects have a total capacity of 2,312 units (1,993 units plus a 16 percent buffer).

Overview of Selected Sites

This section provides information on the current list of potential sites that show how the Town will accommodate the State's required minimum of 1,993 housing units. Please note that the site numbers listed here are added only as a way to reference the site and label it on a map. The site number is not an indication of preference or priority. Figure D-1 shows an overview of the potential sites inventory map developed for Los Gatos' 6th cycle Housing Element Update. The following sites make up the Site Inventory, which is available as Appendix H.

Appendix D. Sites Inventory Analysis

Figure D-1 Overall Area Parcel Locations



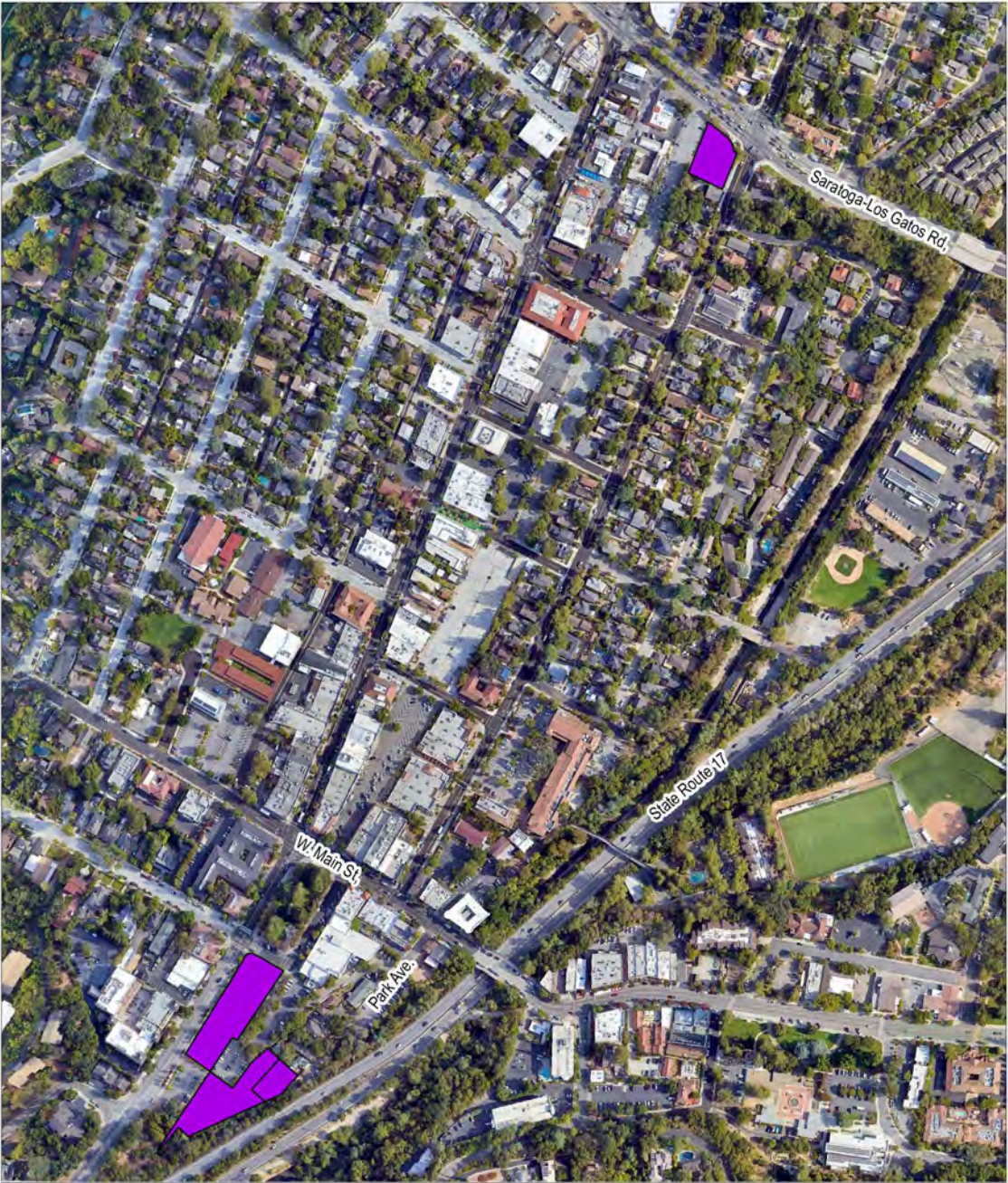
Overall Area Parcel Locations

Tier 1 - Los Gatos Housing Element Update - Site Selection

Sites Details

This section provides information on each of the sites selected for inclusion in the site inventory of vacant and available sites.

Figure D-2 Downtown Area



0 400 feet



Downtown Area
Parcel Locations

Source: Santa Clara County GIS 2022, Google Earth 2022



Downtown Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site A-1

Park Avenue

Addresses: 50 Park Avenue and 61 Montebello Way

Number of Housing Units: 5

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Park Avenue Site (A-1) is located in the Downtown Area on the southwest end of Town on a wooded parcel that is currently identified as Very High Fire Risk. The site is triangular in shape with parking lots and South Santa Cruz Avenue on one side, Highway 17 on a second side, and Downtown Los Gatos forming the third side. Proximity to Downtown Los Gatos ensures that this site provides pedestrian access to urban services. This site currently is developed with residential units and is designated Medium Density Residential. The site is zoned R-1D and would allow five housing units developed at a minimum density of five du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Very high fire hazard; existing residential dwelling units would require demolition.

Figure D-3 Park Avenue (Site A-1)



Site A-2

South Santa Cruz Avenue

Address: 101 South Santa Cruz Avenue

Number of Housing Units: 16

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The South Santa Cruz Avenue Site (A-2) is located in the Downtown Area on the southwest end of Town along South Santa Cruz Avenue on an occupied commercial parcel in Downtown Los Gatos. The site is currently identified as Medium Density Residential. Proximity to Downtown Los Gatos ensures that this site provides pedestrian access to urban services. This site is designated as Central Business District and zoned C-2, which would allow 16 housing units developed at a minimum density of 20 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Very high fire hazard; the existing commercial use would require demolition.

Figure D-4 South Santa Cruz Avenue (Site A-2)



Appendix D. Sites Inventory Analysis

Site A-3

University Avenue

Address: 165 Los Gatos-Saratoga Road

Number of Housing Units: 7

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The University Avenue Site (A-3) is located in the Downtown Area at the corner of Los Gatos-Saratoga Road and University Avenue on an occupied commercial site. Proximity to Downtown Los Gatos ensures that this site would provide pedestrian access to urban services. This site is designated as Central Business District and zoned C-2, which would allow seven housing units developed at a minimum density of 20 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial building would require demolition.

Figure D-5 University Avenue (Site A-3)

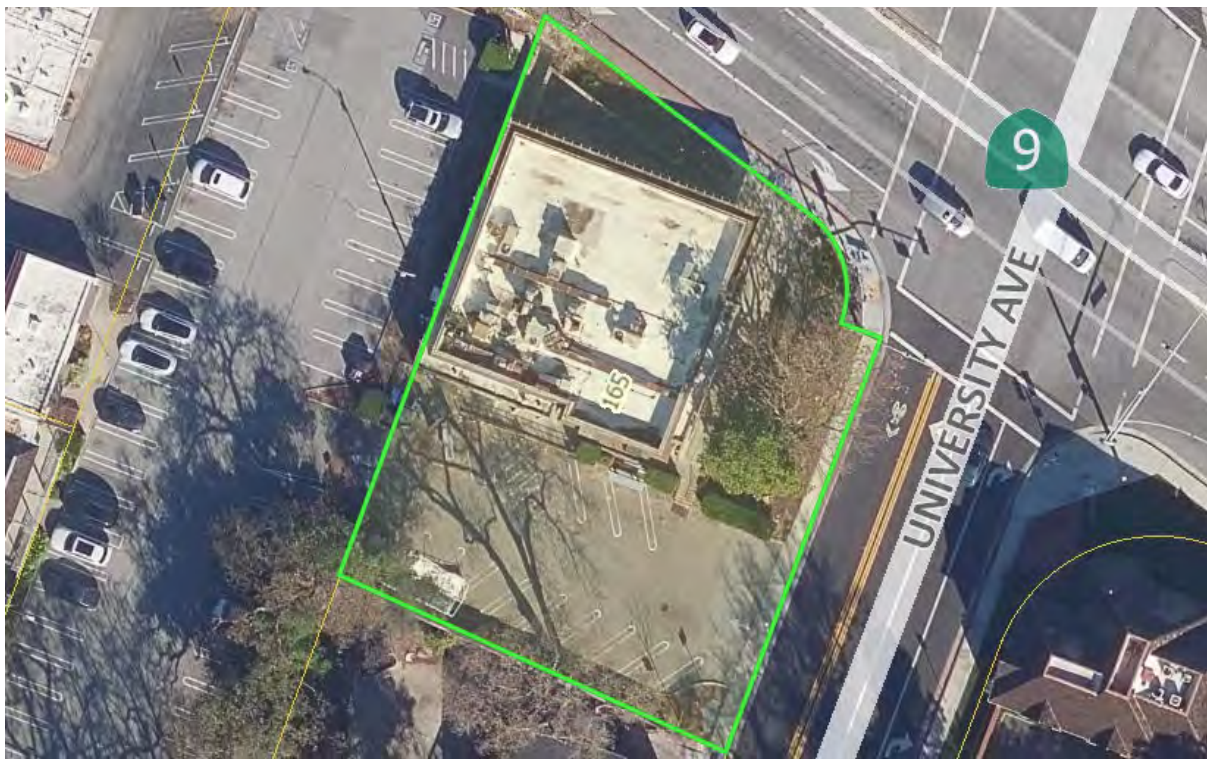


Figure D-6 Los Gatos Lodge Area



Los Gatos Lodge Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site B-1

Los Gatos Lodge

Address: 50 Los Gatos-Saratoga Road

Number of Housing Units: 264

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Lodge Site (B-1) is located in the Los Gatos Lodge Area immediately adjacent to the interchange of Highway 9 and Highway 17, east of Downtown Los Gatos. The site is the current location of the Los Gatos Lodge, with the Los Gatos High School sports fields to the south, lower-density residential uses across Bella Vista Avenue to the east, and Best Western Inn across Highway 9 on the north. This site is designated as Mixed-Use Commercial and zoned CH:PD, which would allow 264 housing units developed at a minimum density of 30 du/ac.

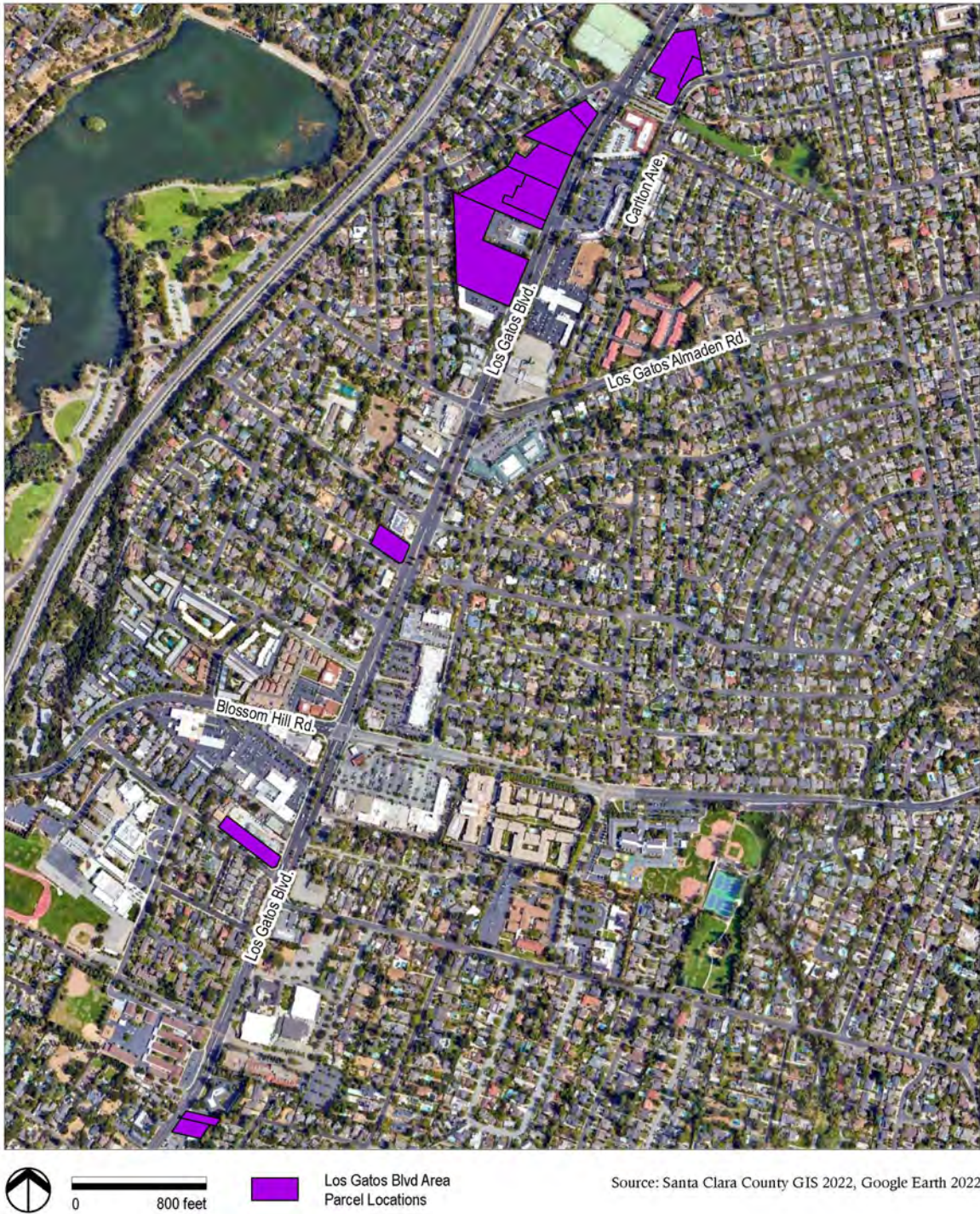
Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial buildings would require demolition and removal or modification of the existing Planned Development Overlay to accommodate residential.

Figure D-7 Los Gatos Lodge (Site B-1)



Figure D-8 Los Gatos Boulevard Area



Los Gatos Boulevard Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site C-1

Ace Hardware

Address: 15300 Los Gatos Boulevard

Number of Housing Units: 48

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Ace Hardware Site (C-1) is located in the Los Gatos Boulevard Area on the east side of Los Gatos Boulevard and north of Gateway Drive. The site is the current location of Ace Hardware, with commercial uses to the north, south, and west, and lower-density residential uses to the east. The site is designated as Mixed-Use Commercial and zoned C-1, which would accommodate 48 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial building would require demolition.

Figure D-9 Ace Hardware (Site C-1)



Site C-2

Los Gatos Boulevard

Address: 15349, 15367, and 15405 Los Gatos Boulevard

Number of Housing Units: 86

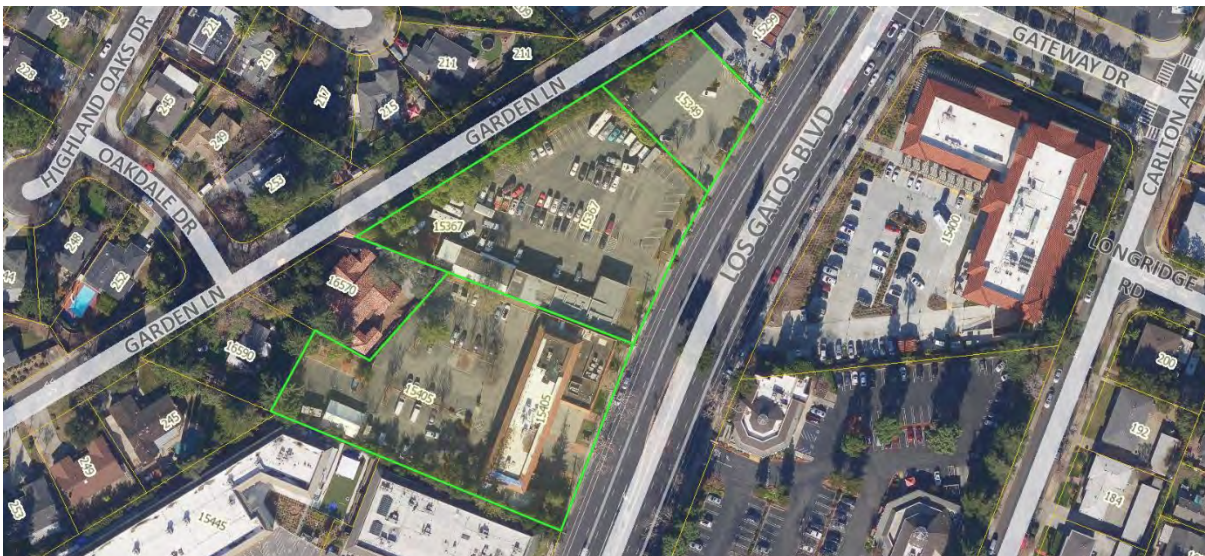
“By Right” + 20% Affordable: Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-2) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard, and south of Garden Lane. The site is the current location of multiple commercial uses, with commercial uses to the north, south, and east, and lower-density residential uses to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 86 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial building would require demolition.

Figure D-10 Los Gatos Boulevard (Site C-2)



Appendix D. Sites Inventory Analysis

Site C-3

Los Gatos Boulevard

Address: 15425 Los Gatos Boulevard

Number of Housing Units: 33

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-3) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard and east of Garden Lane. The site is the current location of office and commercial uses, with commercial uses located on all sides. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 33 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial building would require demolition.

Figure D-11 Los Gatos Boulevard (Site C-3)



Site C-4

Affordable Treasures

Address: 15795 Los Gatos Boulevard

Number of Housing Units: 19

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Affordable Treasures Site (C-4) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Farley Lane. The site is the current location of Affordable Treasures Party Store with commercial uses located to the north, south, and east and lower-density residential uses located to the west. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 19 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing commercial building would require demolition.

Figure D-12 Affordable Treasures (Site C-4)



Appendix D. Sites Inventory Analysis

Site C-5

Los Gatos Boulevard

Address: 16203 Los Gatos Boulevard

Number of Housing Units: 24

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-5) is located in the Los Gatos Boulevard Area at the northwest corner of Los Gatos Boulevard and Roberts Road. The site is the current location of NC Boardshop skateboard shop and Autobahn Los Gatos, with commercial uses located to the north, east, and west and medium-density residential uses located to the south. The site is designated as Mixed-Use Commercial and zoned CH, which would accommodate 24 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, a Conceptual Development Advisory Committee application for a mixed-use development was submitted on November 17, 2020 pending an anticipated density increase as part of the General Plan and Housing Element Updates.

Constraints: Existing commercial buildings would require demolition.

Figure D-13 Los Gatos Boulevard (Site C-5)



Appendix D. Sites Inventory Analysis

Site C-7

Los Gatos Boulevard

Address: 15495 Los Gatos Boulevard

Number of Housing Units: 116

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-7) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard and east of Garden Lane. The site is comprised of three separate commercial buildings, with commercial uses located to the north, south, and east. Low-density residential uses are located to the west. The site is designated as Mixed- Use Commercial but zoned CH, which would accommodate 116 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, a property owner has contacted staff with an inquiry for residential development of the site.

Constraints: Existing commercial buildings would require demolition.

Figure D-15 Los Gatos Boulevard (Site C-7)



Site C-8

Los Gatos Boulevard

Address: 15445 Los Gatos Boulevard

Number of Housing Units: 46

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos Boulevard Site (C-8) is located in the Los Gatos Boulevard Area on the west side of Los Gatos Boulevard and east of Garden Lane. The site is the current location of Virtus Performance Club, with commercial uses located to the east and south. Low-density residential uses are located to the north and west. The site is designated as Mixed-Use Commercial but zoned CH, which would accommodate 46 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the site is adjacent to other sites within the Site Inventory.

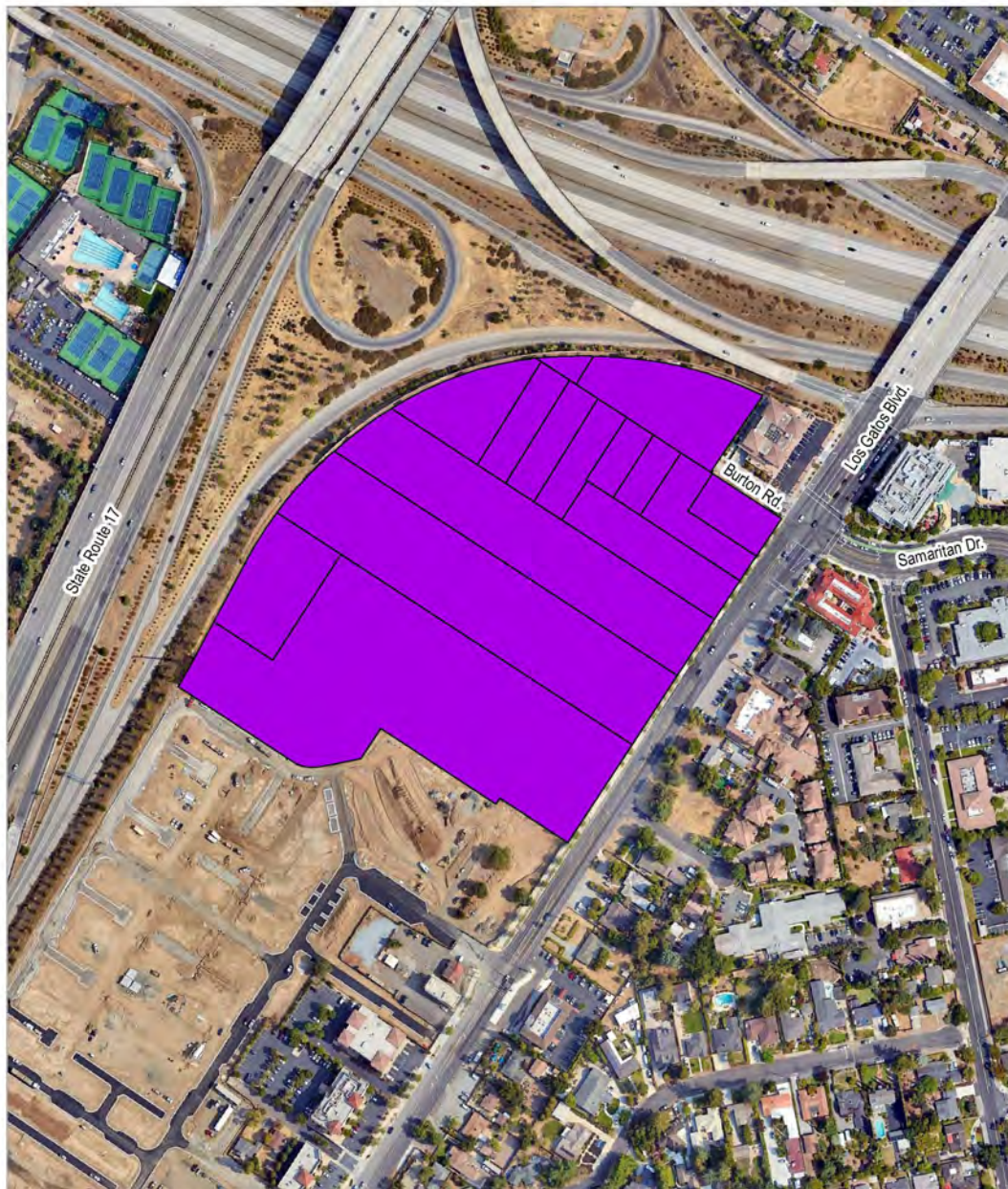
Constraints: Existing commercial building would require demolition.

Figure D-16 Los Gatos Boulevard (Site C-8)



Appendix D. Sites Inventory Analysis

Figure D-17 North Forty Area



0 300 feet

North Forty Area
Parcel Locations

Source: Santa Clara County GIS 2022, Google Earth 2022



North Forty Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

Site D-1

North Forty Phase II

Address: 14859 Los Gatos Boulevard, et. al.

Number of Housing Units: 461

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-1) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains existing single-family residences and agriculture uses. Commercial uses are located to the south and west and arterial highways located to the north and east. The site is designated and zoned as North Forty Specific Plan, which would accommodate 461 units at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the property owner has been involved in attending Housing Element Advisory Board (HEAB) meetings and submitted written public comments regarding intent and interest in residential development on the site.

Constraints: Existing buildings would require demolition.

Figure D-18 North Forty Phase II (Site D-1)



Appendix D. Sites Inventory Analysis

Site D-2

North Forty Phase II

Address: 16245 Burton Road

Number of Housing Units: 38

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-2) is located in the North Forty Area at the terminus of Burton Road, on the west side of Los Gatos Boulevard. The site is underutilized with a single-family residence. Commercial uses are located to the east and arterial highways located to the north and west. The site is designated and zoned as North Forty Specific Plan, which would accommodate 38 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-19 North Forty Phase II (Site D-2)



Site D-3

North Forty (Phase II)

Address: 16240 Burton Road

Number of Housing Units: Eight

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-3) is located in the North Forty Area along Burton Road and adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate eight housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-20 North Forty Phase II (Site D-3)



Appendix D. Sites Inventory Analysis

Site D-4

North Forty Phase II

Address: 16270 Burton Road

Number of Housing Units: 13

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-4) is located in the North Forty Area at the end of Burton Road and immediately adjacent to the Highway 17/Highway 85 interchange. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 13 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-21 North Forty Phase II (Site D-4)



Site D-5

North Forty Phase II

Address: 16210 Burton Road

Number of Housing Units: 25

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-5) is located in the North Forty Area along Burton Road and on the west side of Los Gatos Boulevard. The site contains single-family residences. Other North Forty Specific Plan properties surround the site. The site is designated and zoned as North Forty Specific Plan, which would accommodate 25 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-22 North Forty Phase II (Site D-5)



Appendix D. Sites Inventory Analysis

Site D-6

North Forty Phase II

Address: 14849 Los Gatos Boulevard

Number of Housing Units: 28

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-6) is located in the North Forty Area on the west side of Los Gatos Boulevard, south of Burton Road. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the north, south, and west. East of the site, across Los Gatos Boulevard there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 28 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-23 North Forty Phase II (Site D-6)



Site D-7

North Forty Phase II

Address: 14823 Los Gatos Boulevard

Number of Housing Units: 11

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The North Forty Phase II Site (D-7) is located in the North Forty Area at the southwest corner of Burton Road and Los Gatos Boulevard. The site contains a single-family residence. Other North Forty Specific Plan properties surround the site on the south and west. North of the site, across Burton Road, and east of the site, across Los Gatos Boulevard, there are commercial uses. The site is designated and zoned as North Forty Specific Plan, which would accommodate 11 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway.

Constraints: Existing residential building would require demolition.

Figure D-24 North Forty Phase II (Site D-7)



Appendix D. Sites Inventory Analysis

Figure D-25 Lark Avenue Area



0 400 feet



Lark Avenue Area
Parcel Locations

Source: Santa Clara County GIS 2022, Google Earth 2022



Lark Avenue Area

Tier 1 - Los Gatos Housing Element Update - Site Selection

Site E-1

Oka Road

Address: Oka Road

Number of Housing Units: 124

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Oka Road Site (E-1) is located in the Lark Avenue Area on the east side of Oka Road, north of Lark Avenue. The site contains residential and agricultural uses. Major arterial highways are located north and east of the site, with the Los Gatos Swim and Racquet Club immediately north. Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential and Medium-Density Residential. Parcels within the site are zoned R-1-8 and R-M:5-12, which would allow 124 housing units developed at a typical density of four du/ac for parcels designated as Low-Density Residential and at a minimum density of 14 du/ac for parcels designated as Medium-Density Residential.

Property Owner Interest Form Submitted: No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

Constraints: Existing buildings would require demolition.

Figure D-26 Lark Avenue (Site E-1)



Appendix D. Sites Inventory Analysis

Site E-2

Oka Lane

Address: Oka Lane

Number of Housing Units: 26

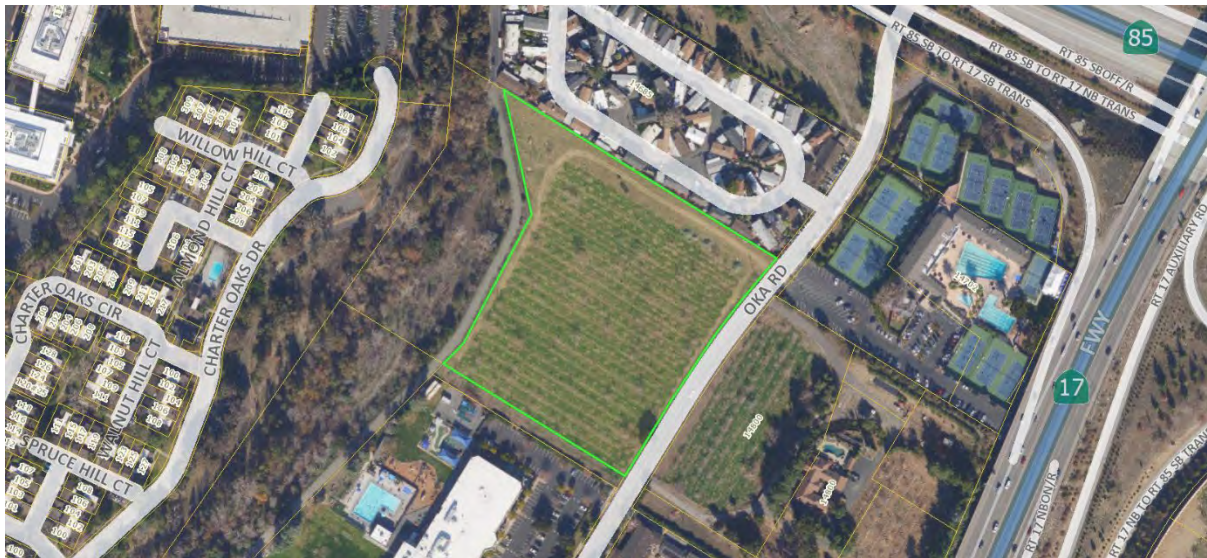
“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Oka Lane Site (E-2) is located in the Lark Avenue Area on the west side of Oka Road, north of Lark Avenue. The site contains agricultural uses. Major arterial highways are located north and east of the site, with the Bonnie View mobile home park to the north. Agricultural and commercial uses are located across Oka Road. The site is designated as Low-Density Residential. The site is zoned R-1:8, which would allow 26 housing units developed at a typical density of 4 du/ac.

Property Owner Interest Form Submitted: No; however the property owner has submitted a public comment to the HEAB regarding future development of the site.

Constraints: Proximity to adjacent highways.

Figure D-27 Oka Lane (Site E-2)



Site E-3

Caltrans Right of Way

Address: Caltrans Right of Way

Number of Housing Units: 69

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Caltrans Right of Way Site (E-3) is located in the Lark Avenue Area south and west of the Highway 17/Highway 85 interchange. The site is currently vacant. Major arterial highways are located north and east of the site. Commercial uses are located west of the site across Oka Road, and the Bonnie View mobile home park is located immediately south of the site. Should the site be annexed by the Town, it is designated as Medium-Density Residential and zoned as R-M:5-12, which would accommodate 69 housing units developed at a minimum density of 14 du/ac.

Property Owner Interest Form Submitted: No, the Town has yet to reach out to Caltrans regarding future development of the site.

Constraints: Consultation with Caltrans for future development.

Figure D-28 Caltrans Right of Way (Site E-3)



Appendix D. Sites Inventory Analysis

Figure D-29 Winchester Boulevard Area



Source: Santa Clara County GIS 2022, Google Earth 2022



Winchester Boulevard Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Site F-1

Knowles Drive

Address: 110 Knowles Drive

Number of Housing Units: 220

“By Right” + 20% Affordable: Required – Used in previous cycle.

Description: The Knowles Drive Site (F-1) is located in the Winchester Boulevard Area north and west of the Highway 17/Highway 85 interchange. The site contains industrial uses. Los Gatos Creek is immediately south and east of the site, with low-density residential uses located beyond. High-density residential uses are located south and west of the site. Commercial/industrial uses are located north of the site across Knowles Drive. The site is designated as High-Density Residential and zoned CM:AHOZ, which would accommodate 220 housing units developed at a minimum density of 30 du/ac.

Property Owner Interest Form Submitted: No; however the site is located within the Affordable Housing Overlay Zone.

Constraints: Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

Figure D-30 Knowles Drive (Site F-1)



Appendix D. Sites Inventory Analysis

Site F-2

Winchester Boulevard

Address: 206 Knowles Drive

Number of Housing Units: 72

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Winchester Boulevard Site (F-2) is located in the Winchester Boulevard Area at the northeast intersection of A Street and Knowles Drive. The site contains office uses. Multi-family residential is located to the south and office uses are located to the north, south, and west of the site. The site is designated as High-Density Residential and zoned CM, which would accommodate 72 housing units developed at a minimum density of 30 du/ac.

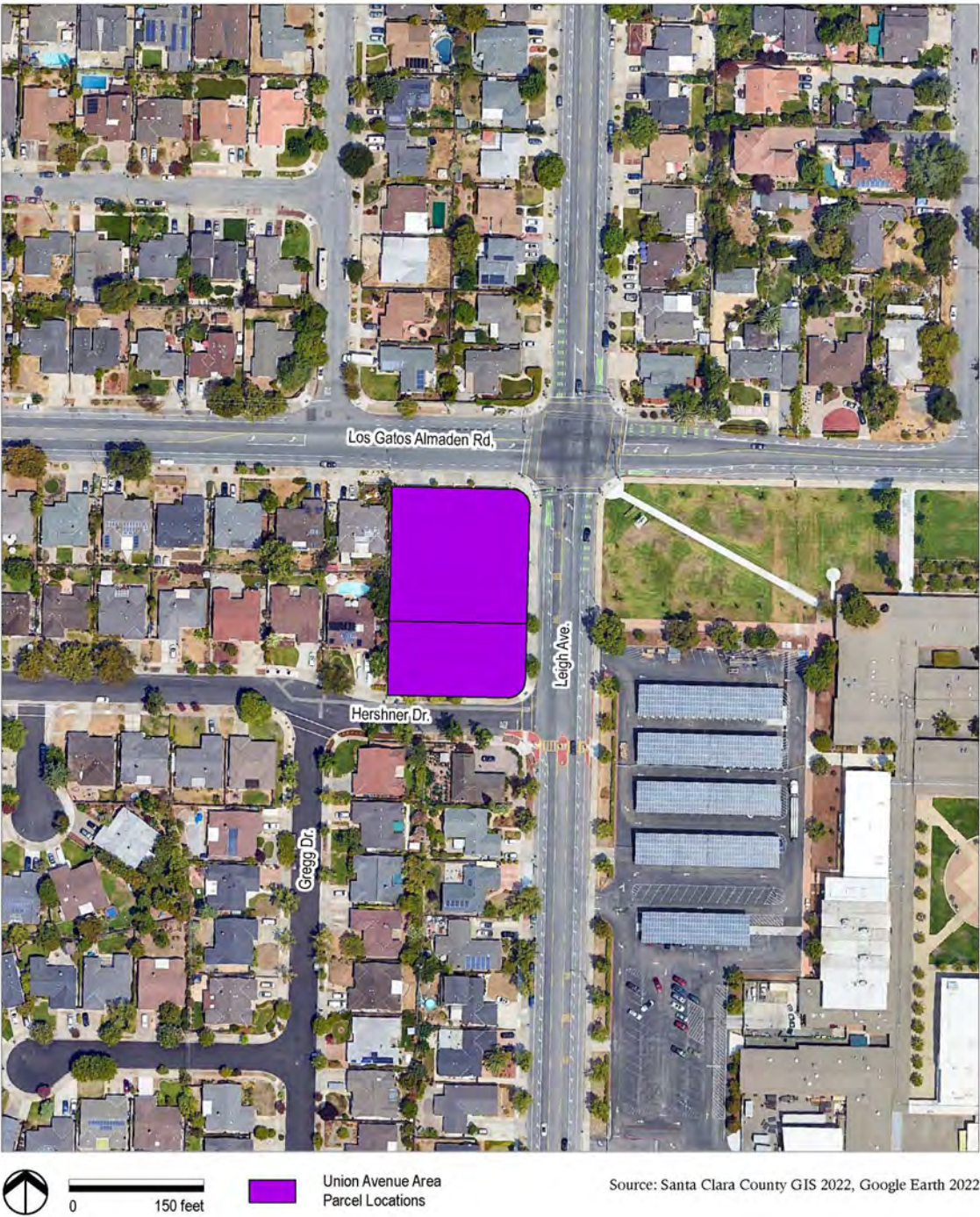
Property Owner Interest Form Submitted: No; however, the site is located immediately adjacent to 110 Knowles Drive (Site F-1), which has an Affordable Housing Overlay Zone.

Constraints: Existing buildings would require demolition and adjacency to the Los Gatos Creek Trail.

Figure D-31 Winchester Boulevard (Site F-2)



Figure D-32 Union Avenue Area



E M C

Union Avenue Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site G-1

Los Gatos-Almaden Road

Address: 440 Los Gatos Almaden Road

Number of Housing Units: 8

“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Los Gatos-Almaden Road Site (G-1) is located in the Union Avenue Area at the northwest corner of Leigh Avenue and Los Gatos-Almaden Road. The site contains a gas station and commercial building. Low-density residential are located north, south, and west of the site. Leigh High School is located east of the site across Leigh Avenue. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate eight housing units developed at a minimum density of 10 du/ac.

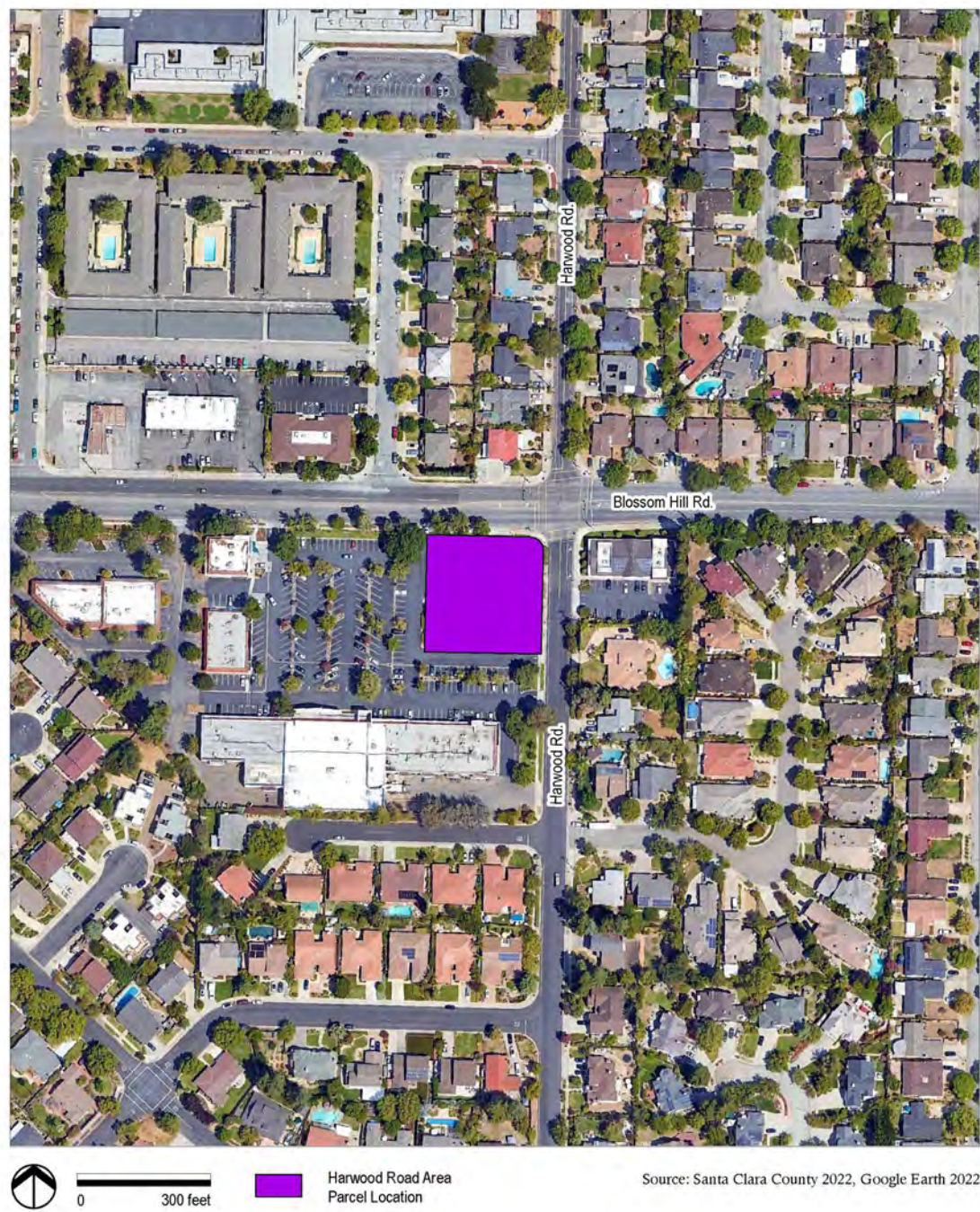
Property Owner Interest Form Submitted: Yes

Constraints: Existing gas station and commercial building would require demolition.

Figure D-33 Los Gatos-Almaden Road (Site G-1)



Figure D-34 Harwood Road Area



E M C

Harwood Road Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site H-1

Valero

Address: 14000 Blossom Hill Road

Number of Housing Units: 7

“By Right” + 20% Affordable: Not Required – Not used in previous cycle

Property Owner Interest Form Submitted:

Description: The Valero Site (H-1) is located in the Harwood Road Area at the southwest corner of Blossom Hill Road and Harwood Road. The site contains a gas station. Low-density residential are located north, south, and east of the site. Commercial uses are located immediately west of the site. The site is designated as Neighborhood Commercial and zoned C-1, which would accommodate seven housing units developed at a minimum density of 10 du/ac.

Property Owner Interest Form Submitted: Yes

Constraints: Existing gas station and commercial building would require demolition.

Figure D-35 Valero (Site H-1)



Figure D-36 Alberto Way Area



Source: Santa Clara County GIS2022, Google Earth 2022



Alberto Way Area
Tier 1 - Los Gatos Housing Element Update - Site Selection

Appendix D. Sites Inventory Analysis

Site I-1

Alberto Way

Address: 401-409 Alberto Way

Number of Housing Units: 60

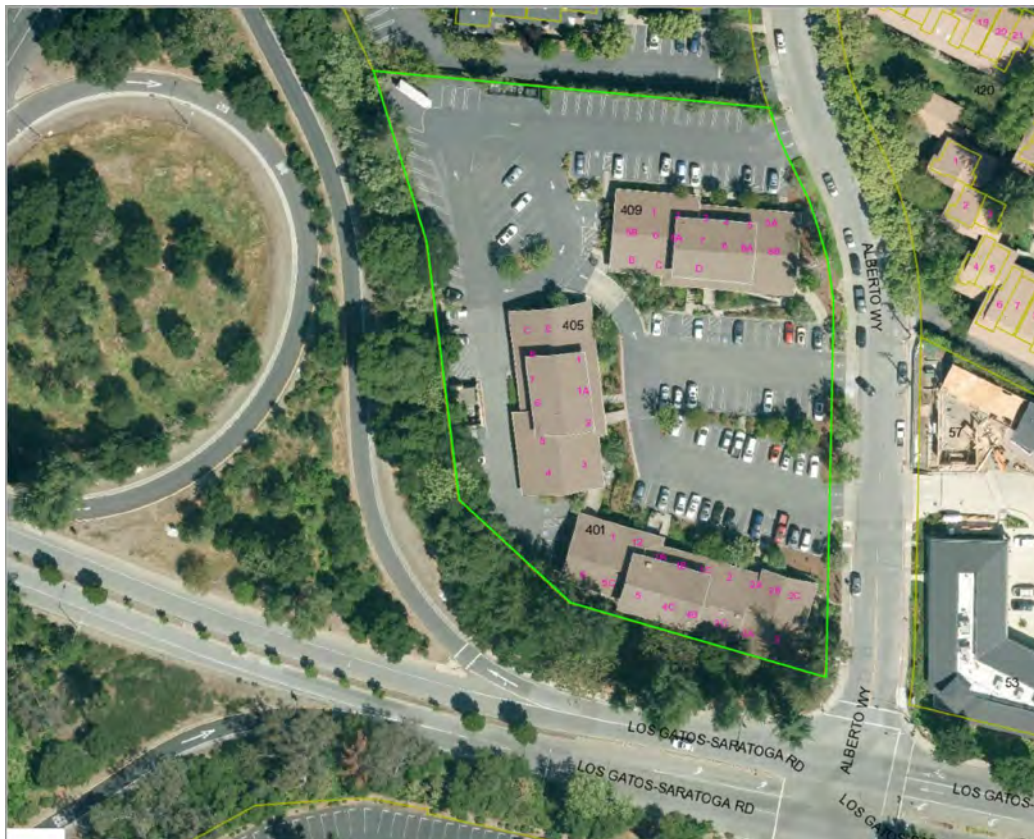
“By Right” + 20% Affordable: Not Required – Not used in previous cycle.

Description: The Alberto Way Site (I-1) is located in the Alberto Way Area, located at the intersection of Alberto Way and Los Gatos-Saratoga Road. The site is currently vacant. Multi-family residential are located north and east of the site. Commercial uses are located immediately south and east of the site with Highway 17 to the west. The site is designated as Mixed Use Commercial and zoned CH, which would accommodate 60 housing units developed at a density of 27 du/ac based on a development application submitted by the property owner to the Town on December 6, 2022.

Property Owner Interest Form Submitted: Yes

Constraints: Proximity to adjacent Highway 17 onramp.

Figure D-37 Alberto Way (Site I-1)



Accessory Dwelling Unit (ADUs and Junior ADUs) Projections

Address: Various Locations

Number of Housing Units: 200

“By Right” + 20% Affordable: Not required, instead a formula exists for projecting the next eight-year cycle, along with assumptions of 30 percent very-low income units, 30 percent low income units, 30 percent moderate income units, and 10 percent above moderate categories.

Description: Accessory dwelling units according to ADU Ordinance.

Constraints: To have HCD consider 200 units as a reasonable expectation for construction in this eight-year cycle, the Town is reliant upon the averaging of previous ADU permit submittals.

Senate Bill 9 (SB 9) Projections

Address: Various Locations

Minimum Number of Housing Units: 96

“By Right” + 20% Affordable: Not required – Instead, formula exists for projecting the next eight-year cycle.

Description: New housing units generated from the SB 9 Ordinance.

Constraints: To have HCD consider SB 9 units as a reasonable expectation for construction in this eight-year cycle, the Town is reliant upon the averaging of previous SB 9 permit submittals.

Pipeline Projects

Address: Addresses listed below:

105 Newell Avenue – net four units
20101 Foster Road – net one unit
North Forty Phase I – net 14 units
465 North Santa Cruz Avenue – net one unit
16195 George Street – net three units
144 Wood Road – net one unit
16100 Greenridge Terrace – net seven units
15215 Shannon Road – net four units
17200 Los Robles – net two units
400 Surmont Drive – net two units
14915 Shannon Road – net 10 units
16220 Hardwood – net two units
14926 Los Gatos Boulevard – net five units
15415 National Avenue – net one unit
45 Reservoir Road – net one unit
200 Happy Acres – net one unit
15343 Santella Court – net one units
15415 Santella Court – net one unit
15365 Santella Court – net one unit
15860 Winchester Boulevard – net 113 units
120 Oak Meadow Drive – net one unit

Number of Housing Units: 176

“By Right” + 20% Affordable: Not required

Description: New housing units generated from projects with Planning entitlements and Planning applications currently under Town review.

Constraints: None

Appendix D. Sites Inventory Analysis

Inventory of Vacant and Available Sites

This section provides the formal inventory of sites that the Town of Los Gatos will rely on in the 6th Housing Element planning cycle. Per State law and Housing Policy, the Town is required to maintain “no net loss” of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented in Appendix H has been designed with excess capacity. This allows some degree of flexibility in decision making for individual development projects as they come forward for approval.

In short, with some limited flexibility, the Town is committed to permitting housing on each of the parcels listed in the table below, and in so doing ensuring that the number of units listed for each parcel in the table “planned capacity” is achieved. Should the Town approve development that is inconsistent with the parcel’s planned capacity, it is then required as part of that approval to:

1. Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the Town’s 6th cycle RHNA; or
2. Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Appendix H provides details and capacity estimates for each of the parcels that comprise the Site Inventory as identified in the section above.

D. 4 Summary and Conclusions

The sites identified in this report are sufficient to accommodate Los Gatos’ Regional Housing Needs Allocation for the 6th cycle planning period. This number accommodates a buffer of approximately 16 percent above RHNA, which would equal capacity of approximately 319 additional units. These sites, in addition to Accessory Dwelling Units Projections, Senate Bill 9 Projections, and Pipeline Projects have a total capacity of 2,312 units. This “cushion” for capacity above the base RHNA number is highly recommended because of the State’s no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The “cushion” essentially provides a degree of flexibility for policy makers as they make development decisions. Many of the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

For communities like Los Gatos that are largely built out and surrounded by other communities and undevelopable hillsides, redevelopment and densification is the only practical solution to providing a fair share of future housing for the San Francisco Bay Area. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, higher densities are proposed in some areas. These higher densities act as a market incentive to offset the added cost and time required build new housing on redeveloped sites. Property owner interest will be pivotal for facilitating single-family site opportunities to add housing through construction of ADUs and use of SB 9 processes, which allow for up to four units on a property zoned for a single house.

Sites Inventory Form



Please Start Here, Instructions in Cell A2, Table in A3:B17		Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.		
General Information		
Jurisdiction Name		LOS GATOS
Housing Element Cycle		6th
Contact Information		
First Name		Joel
Last Name		Paulson
Title		Community Development Director
Email		Jpaulson@losgatosca.gov
Phone		4083546879
Mailing Address		
Street Address		<u>110 East Main Street</u>
City		Los Gatos
Zip Code		94538
Website		
		https://www.losgatosca.gov/897/Planning

Table A: Housing Element Sites Inventory, Table Starts in Cell A2 For Santa Clara County jurisdictions, please format the APNs as follows: 999-99-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LOS GATOS	50 Park Avenue	95030	529-01-040	A	Medium Density Residential	R-1D	5	12	0.18	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Site A-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	61 Montebello Way	95030	529-01-041	A	Medium Density Residential	R-1D	5	12	0.69	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Site A-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	101 South Santa Cruz Avenue	95030	529-01-022		Central Business District	C-2	20	30	0.8	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	16	Site A-2	Property Owner Interest Form Submitted	
LOS GATOS	165 Los Gatos Saratoga Road	95030	529-04-083		Central Business District	C-2	20	30	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Site A-3	Property Owner Interest Form Submitted	
LOS GATOS	50 Los Gatos Saratoga Road	95030	529-24-032	B	Mixed Use Commercial	CH-PD	30	40	7.04	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	151	51	9	211	Site B-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	Los Gatos Saratoga Road	95030	529-24-001	B	Mixed Use Commercial	CH-PD	30	40	1.49	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18	9	19	46	Site B-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	Los Gatos Saratoga Road	95030	529-24-003	B	Mixed Use Commercial	CH-PD	30	40	0.28	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	2	3	8	Site B-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	15300 Los Gatos Boulevard	95032	424-17-036		Mixed Use Commercial	C-1	30	40	1.6	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	33	9	6	48	Site C-1	Property Owner Interest Form Submitted	
LOS GATOS	15349 Los Gatos Boulevard	95032	424-19-049	C	Mixed Use Commercial	CH	30	40	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	2	1	10	Site C-2 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	Los Gatos Boulevard	95032	424-19-048	C	Mixed Use Commercial	CH	30	40	1.2	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	26	8	2	36	Site C-2 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	Los Gatos Boulevard	95032	424-19-069	C	Mixed Use Commercial	CH	30	40	1.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	8	4	40	Site C-2 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	15425 Los Gatos Boulevard	95032	424-19-067		Mixed Use Commercial	CH	30	40	1.09	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	7	3	33	Site C-3	Property Owner Interest Form Submitted	
LOS GATOS	15975 Los Gatos Boulevard	95032	529-15-059		Mixed Use Commercial	CH	30	40	0.64	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	4	2	19	Site C-4	Property Owner Interest Form Submitted	
LOS GATOS	16033 Los Gatos Boulevard	95032	529-16-069		Mixed Use Commercial	CH	30	40	0.79	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	5	2	24	Site C-5	Conceptual Development Advisory Committee application for a mixed-use development submitted on 11/17/2020 anticipating for increased density per the General Plan update	
LOS GATOS	16492 Los Gatos Boulevard	95032	532-07-086	D	Low Density Residential	C-1	10	20	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Site C-6 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	Los Gatos Boulevard	95032	532-07-085	D	Low Density Residential	C-1	10	20	0.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Site C-6 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	15495 Los Gatos Boulevard	95032	424-22-030		Mixed Use Commercial	CH	30	40	3.85	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	81	23	12	116	Site C-7	Property Owner contacted staff with inquiry on residential development	
LOS GATOS	15445 Los Gatos Boulevard	95032	424-19-068		Mixed Use Commercial	CH	30	40	1.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	9	5	46	Site C-8	Adjacent to sites within the Site Inventory	
LOS GATOS	14859 Los Gatos Boulevard	95032	424-07-094	E	North Forty Specific Plan	North Forty Specific Plan	30	30	2.9	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	57	13	17	87	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	16392 Los Gatos Boulevard	95032	424-07-095	E	North Forty Specific Plan	North Forty Specific Plan	30	30	0.79	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	15	3	5	23	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	16260 Burton Road	95032	424-07-053	E	North Forty Specific Plan	North Forty Specific Plan	30	30	0.44	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8	2	3	13	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	16250 Burton Road	95032	424-07-009	E	North Forty Specific Plan	North Forty Specific Plan	30	30	0.44	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8	2	3	13	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	14917 Los Gatos Boulevard	95032	424-07-081	E	North Forty Specific Plan	North Forty Specific Plan	30	30	3.74	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	73	17	22	112	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	14925 Los Gatos Boulevard	95032	424-07-115	E	North Forty Specific Plan	North Forty Specific Plan	30	30	6.07	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	118	27	37	182	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	Los Gatos Boulevard	95032	424-07-116	E	North Forty Specific Plan	North Forty Specific Plan	30	30	1.02	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	20	5	6	31	Site D-1 consolidated parcels	Property Owner has been involved in submitting public comments on the Housing Element Update regarding residential development on the site	
LOS GATOS	16245 Burton Road	95032	424-06-115		North Forty Specific Plan	North Forty Specific Plan	30	30	1.17	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23	5	7	35	Site D-2 significant parcels	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	Burton Road	95032	424-06-116		North Forty Specific Plan	North Forty Specific Plan	30	30	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	0	1	3	Site D-2 consolidated parcels	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	16240 Burton Road	95032	424-07-010		North Forty Specific Plan	North Forty Specific Plan	30	30	0.26	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5	1	2	8	Site D-3	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	16270 Burton Road	95032	424-07-052		North Forty Specific Plan	North Forty Specific Plan	30	30	0.43	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8	2	3	13	Site D-4	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	16210 Burton Road	95032	424-07-054		North Forty Specific Plan	North Forty Specific Plan	30	30	0.26	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5	1	2	8	Site D-5 consolidated parcels	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	14831 Los Gatos Boulevard	95032	424-07-063		North Forty Specific Plan	North Forty Specific Plan	30	30	0.56	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	11	3	3	17	Site D-5 consolidated parcels	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	14849 Los Gatos Boulevard	95032	424-07-064		North Forty Specific Plan	North Forty Specific Plan	30	30	0.93	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	18	4	6	28	Site D-6	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	14823 Los Gatos Boulevard	95032	424-07-065		North Forty Specific Plan	North Forty Specific Plan	30	30	0.37	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6	1	4	11	Site D-7	No, however, the parcel is located within Phase II of the North 40 Specific Plan Area where recent significant housing development is underway	
LOS GATOS	14800 Oka Road	95032	424-08-057		Low Density Residential	R-1.8	0	5	2.97	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	11	12	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	Oka Lane	95032	424-08-029		Low Density Residential	R-1.8	0	5	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	Oka Lane	95032	424-08-059		Low Density Residential	R-1.8	0	5	1.01	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	Oka Lane	95032	424-08-060		Low Density Residential	R-1.8	0	5	1.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	14800 Oka Road	95032	424-08-058		Low Density Residential	R-1.8	0	5	1.41	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	16603 Lark Avenue	95032	424-08-017		Medium Density Residential	R-M-5-12	14	22	2.48	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	29	35	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	14840 Oka Road	95032	424-08-021		Medium Density Residential	R-M-5-12	14	22	4.32	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6	6	49	61	Site E-1 consolidated parcels	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	Oka Lane	95032	424-08-074		Low Density Residential	R-1.8	0	5	6.41	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2	1	23	26	Site E-2	No, however the property owner has submitted a public comment to the HEAB regarding future development of the site.	
LOS GATOS	Oka Road (Cal Trans ROW)	95032	000-00-000		Medium Density Residential	R-1.8	14	22	4.9	Vacant	YES - Current	YES - State-Owned	Available	Not Used in Prior Housing Element	7	7	55	69	Site E-3		
LOS GATOS	110 Knowltes Drive	95032	424-32-077		High Density Residential	CMAHOZ	30	40	7.34	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	106	79	35	220	Site F-1	No, however the site is located within the Affordable Housing Overlay Zone.	
LOS GATOS	206 Knowltes Drive	95032	424-32-076		High Density Residential	CM	30	40	2.41	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35	26	11	72	Site F-2	No, however, the site is located immediately adjacent to 110 Knowltes Drive (Site F-1), which has an Affordable Housing Overlay Zone.	
LOS GATOS	440 Los Gatos Almaden Road	95032	527-48-048		Neighborhood Commercial	C-1	10	20	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Site G-1 consolidated parcels	Property Owner Interest Form Submitted	
LOS GATOS	445 Leigh Avenue	95032	527-49-049		Neighborhood Commercial	C-1	10	20	0.29	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Site G-1 consolidated parcels	Property Owner Interest Form Submitted	

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2 For Santa Clara County jurisdictions, please format the APNs as follows: 999-99-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
LOS GATOS	50 Park Avenue	95030	529-01-040	0	0	0		1 Shortfall of Sites	0.18	Medium Density Resi	R-1D	Medium Density Resi	R-1D	5	12	1	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	61 Montebello Way	95030	529-01-041	0	0	0		4 Shortfall of Sites	0.69	Medium Density Resi	R-1D	Medium Density Resi	R-1D	5	12	4	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	101 S. Santa Cruz Avenue	95030	529-01-022	0	0	0		16 Shortfall of Sites	0.8	Central Business Dist	C-2	Central Business Dist	C-2	20	30	16	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	165 Los Gatos-Saratoga Road	95030	529-04-083	0	0	0		7 Shortfall of Sites	0.37	Central Business Dist	C-2	Central Business Dist	C-2	20	30	17	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	50 Los Gatos-Saratoga Road	95030	529-24-032	76	75	51		9 Shortfall of Sites	7.04	Mixed Use Commerc	CH-PD	Mixed Use Commerc	CH-PD	30	40	211	Non-Vacant	Hotel/motel	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Los Gatos-Saratoga Road	95030	529-24-001	9	9	9		18 Shortfall of Sites	1.49	Mixed Use Commerc	CH-PD	Mixed Use Commerc	CH-PD	30	40	45	Non-Vacant	Hotel/motel	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Los Gatos-Saratoga Road	95030	529-24-003	1	2	2		3 Shortfall of Sites	0.28	Mixed Use Commerc	CH-PD	Mixed Use Commerc	CH-PD	30	40	8	Non-Vacant	Hotel/motel	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15300 Los Gatos Boulevard	95032	424-17-036	24	9	9		6 Shortfall of Sites	1.6	Mixed Use Commerc	C-1	Mixed Use Commerc	C-1	30	40	48	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15349 Los Gatos Boulevard	95032	424-19-049	5	2	2		1 Shortfall of Sites	0.34	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	10	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15367 Los Gatos Boulevard	95032	424-19-048	18	8	8		2 Shortfall of Sites	1.2	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	36	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15405 Los Gatos Boulevard	95032	424-19-069	20	8	8		4 Shortfall of Sites	1.34	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	40	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15425 Los Gatos Boulevard	95032	424-19-067	16	7	7		3 Shortfall of Sites	1.09	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	33	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15795 Los Gatos Boulevard	95032	529-15-059	9	4	4		2 Shortfall of Sites	0.64	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	19	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16203 Los Gatos Boulevard	95032	529-16-069	12	5	5		2 Shortfall of Sites	0.79	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	24	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16492 Los Gatos Boulevard	95032	532-07-086	0	0	0		2 Shortfall of Sites	0.23	Low Density Resident	C-1	Low Density Resident	C-1	10	20	2	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Los Gatos Boulevard	95032	532-07-085	0	0	0		4 Shortfall of Sites	0.38	Neighborhood Comm	C-1	Neighborhood Comm	C-1	10	20	4	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15495 Los Gatos Bouelvard	95032	424-22-030	58	23	23		12 Shortfall of Sites	3.85	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	116	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	15445 Los Gatos Bouelvard	95032	424-19-068	23	9	9		5 Shortfall of Sites	1.53	Mixed Use Commerc	CH	Mixed Use Commerc	CH	30	40	46	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14859 Los Gatos Boulevard	95032	424-07-094	44	13	13		17 Shortfall of Sites	2.9	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	87	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16392 Los Gatos Boulevard	95032	424-07-095	12	3	3		5 Shortfall of Sites	0.78	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	23	Non-Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16260 Burton Road	95032	424-07-053	6	2	2		3 Shortfall of Sites	0.44	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	13	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16250 Burton Road	95032	424-07-009	6	2	2		3 Shortfall of Sites	0.44	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	13	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14917 Los Gatos Boulevard	95032	424-07-081	56	17	17		22 Shortfall of Sites	3.74	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	112	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14925 Los Gatos Boulevard	95032	424-07-115	91	27	27		37 Shortfall of Sites	6.07	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	182	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Los Gatos Boulevard	95032	424-07-116	15	5	5		6 Shortfall of Sites	1.02	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	31	Non-Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16245 Burton Road	95032	424-06-115	18	5	5		7 Shortfall of Sites	1.17	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	35	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Burton Road	95032	424-06-116	2	0	0		1 Shortfall of Sites	0.11	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	3	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16240 Burton Road	95032	424-07-010	4	1	1		2 Shortfall of Sites	0.26	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	8	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16270 Burton Road	95032	424-07-052	6	2	2		3 Shortfall of Sites	0.43	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	13	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16210 Burton Road	95032	424-07-054	4	1	1		2 Shortfall of Sites	0.26	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	8	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14831 Los Gatos Boulevard	95032	424-07-063	8	3	3		3 Shortfall of Sites	0.56	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	17	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14849 Los Gatos Boulevard	95032	424-07-064	14	4	4		6 Shortfall of Sites	0.93	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	28	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14823 Los Gatos Boulevard	95032	424-07-065	5	1	1		4 Shortfall of Sites	0.37	North Forty Specific	North Forty Specific	North Forty Specific	North Forty Specific	30	30	11	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14800 Oka Road	95032	424-08-057	0	0	1		11 Shortfall of Sites	2.97	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	12	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Oka Lane	95032	424-08-029	0	0	0		1 Shortfall of Sites	0.31	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	1	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Oka Lane	95032	424-08-059	0	0	0		4 Shortfall of Sites	1.01	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	4	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Oka Lane	95032	424-08-060	0	0	0		5 Shortfall of Sites	1.29	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	5	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14800 Oka Road	95032	424-08-058	0	0	0		6 Shortfall of Sites	1.41	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	6	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	16603 Lark Avenue	95032	424-08-017	0	3	3		29 Shortfall of Sites	2.48	Medium Density Resi	R-M:5-12	Medium Density Resi	R-M:5-12	14	22	35	Non-Vacant	Residential	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	14840 Oka Road	95032	424-08-021	0	6	6		49 Shortfall of Sites	4.32	Medium Density Resi	R-M:5-12	Medium Density Resi	R-M:5-12	14	22	61	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Oka Lane	95032	424-08-074	0	2	1		23 Shortfall of Sites	6.41	Low Density Resident	R-1.8	Low Density Resident	R-1.8	0	5	26	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	Oka Road (Cal Trans ROW)	95032	000-00-000	0	7	7		55 Shortfall of Sites	4.9	Medium Density Resi	R-1.8	Medium Density Resi	R-1.8	14	22	69	Vacant	Vacant	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	110 Knowles Drive	95032	424-32-077	66	40	79		35 Shortfall of Sites	7.34	High Density Resident	CM-AHOZ	High Density Resident	CM-AHOZ	30	40	220	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	206 Knowles Drive	95032	424-32-076	22	13	26		11 Shortfall of Sites	2.41	High Density Resident	CM	High Density Resident	CM	30	40	72	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	440 Los Gatos Almaden Road	95032	527-49-048	0	0	0		5 Shortfall of Sites	0.52	Neighborhood Comm	C-1	Neighborhood Comm	C-1	10	20	5	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		
LOS GATOS	445 Leigh Avenue	95032	527-49-049	0	0	0		3 Shortfall of Sites	0.29	Neighborhood Comm	C-1	Neighborhood Comm	C-1	10	20	3	Non-Vacant	Commercial	YES - Current	Housing Element Overlay Zone (HEOZ) implementation program		

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N "R-1") (e.g.,	General Land Uses Allowed (e.g., "Low-density residential")
R-1D	Single-family dwelling, provided that there is not more than one principal residential structure on a lot, two-family dwelling, provided that there is not more than one principal residential structure on a lot, family daycare home, and residential care facility, small family home.
C-1	Retailing, including formula retail up to six thousand (6,000) square feet, Personal service businesses and service businesses necessary for the conduct of households, Office activities, Limited manufacturing activities when a majority of sales are made, on site, to the ultimate consumer, Activities permitted in the LM zone which were approved on or before February 1, 1993, provided any change of use must be a conforming use in the C-1 zone, and Group classes, and single-family, two-family, and multi-family in a mixed-use project through a CUP.
C-2	Retailing, including formula retail up to six thousand square feet, Office activities subject to subsection (c), Limited manufacturing activities when a majority of sales are made, on site, to the ultimate consumer, Wholesaling without warehousing on the premises, Single-family and two-family uses, in conjunction with the other uses permitted in this section and multi-family in a mixed-use project through a CUP
CH	Retailing, including formula retail up to six thousand square feet, Personal service businesses and service businesses necessary for the conduct of households, Office activities, Limited manufacturing activities when a majority of sales are made on site to the ultimate consumer, Group classes, and single-family, two-family, and multi-family in a mixed-use project through a CUP
CH:PD	Hotel up to 300 rooms, a conference facility containing approximately 10,000 square feet, and an underground parking facility
North Forty Specific Plan	Retail, Restaurant, Personal Service, Office, Hotel, Townhomes, Rowhouses, Multi-Family, Condominiums, Live/Work Lofts, Park, Public Transpiration and Parking Facilities, Small Family Daycare, Alternating Use/Shared Parking, and Botanical Nursery
R-1:8	Single-family dwelling, provided that there is not more than one principal residential structure on a lot, raising of trees, vegetables and horticultural specialties, but not including commercial greenhouses, retail nurseries, or storage of landscaping equipment, products or supplies for commercial uses, family daycare home, and residential care facility, small family home.
R-M:5-12	Single-family dwelling, two-family dwelling, family daycare home, residential care facility, small family home, multi-family dwelling, and a transitional Housing facility as defined by Health and Safety Code section 50675.2
CM	Activities involving controlled manufacturing, research and development, wholesaling, warehousing, and other light industrial uses, Sales to the ultimate consumer of articles manufactured on the premises to the customer's order, Professional and administrative offices, Emergency shelters as defined by Health and Safety Code section 50801
CM:AHOZ	Multifamily dwellings, Two-family dwellings, and Single-family dwellings.
HEOZ	Housing Element Overlay Zone Implementation Program BF to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites

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