

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	
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	https://www.losgatosca.gov/897/Planning

Table A: Housing Element Sites Inventory

Site Address/Intersection	General Plan Designation (Current)	Zoning Desig. (Current)	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
50 Park Ave.	Medium Density Resid.	R-1D	5	12	0.18	Resid.	0	0	2 1	2 1
61 Montebello Way	Medium Density Resid.	R-1D	5	12	0.69	Resid.	0	0	7 4	7 4
101 S. Santa Cruz Ave.	Central Business Dist.	C-2	20	30	0.8	Comm.	0	0	24 16	24 16
165 Los Gatos Saratoga Rd.	Central Business Dist.	C-2	20	30	0.37	Comm.	0	0	40 7	40 7
50 Los Gatos Saratoga Rd.	Mixed Use Comm.	CH:PD	30	40	7.04	Hotel/motel	151	51	54 9	253 211
Los Gatos Saratoga Rd.	Mixed Use Comm.	CH:PD	30	40	1.49	Hotel/motel	27 18	44 9	46 18	54 45
Los Gatos Saratoga Rd.	Mixed Use Comm.	CH:PD	30	40	0.28	Hotel/motel	5 3	2	3	40 8
15300 Los Gatos Blvd.	Mixed Use Comm.	C-1	30	40	1.6	Comm.	40 33	44 9	7 6	58 48
15349 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	0.34	Comm.	8 7	2	2 1	42 10
Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	1.2	Comm.	30 26	9 8	4 2	43 36
Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	1.34	Comm.	34 28	40 8	4	48 40
15425 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	1.09	Comm.	27 23	8 7	4 3	39 33
15975 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	0.64	Comm.	46 13	5 4	2	23 19
16203 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	0.79	Comm.	20 17	6 5	2	28 24
16492 Los Gatos Blvd.	Low Density Resid.	C-1	10	20	0.23	Comm.	0	0	4 2	4 2
Los Gatos Blvd.	Low Density Resid.	C-1	10	20	0.38	Vacant	0	0	7 4	7 4
15495 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	3.85	Comm.	81	23	12	116
15445 Los Gatos Blvd.	Mixed Use Comm.	CH	30	40	1.53	Comm.	32	9	5	46
14859 Los Gatos Blvd.	N40 SP	N40 SP	30	30	2.9	Resid.	57	13	17	87
16392 Los Gatos Blvd.	N40 SP	N40 SP	30	30	0.78	Vacant	15	3	5	23
16260 Burton Rd.	N40 SP	N40 SP	30	30	0.44	Resid.	8	2	3	13
16250 Burton Rd.	N40 SP	N40 SP	30	30	0.44	Resid.	8	2	3	13
14917 Los Gatos Blvd.	N40 SP	N40 SP	30	30	3.74	Resid.	73	17	22	112
14925 Los Gatos Blvd.	N40 SP	N40 SP	30	30	6.07	Resid.	118	27	37	182
Los Gatos Boulevard	N40 SP	N40 SP	30	30	1.02	Vacant	20	5	6	31
16245 Burton Rd.	N40 SP	N40 SP	30	30	1.17	Resid.	23	5	7	35
Burton Rd.	N40 SP	N40 SP	30	30	0.11	Vacant	2	0	1	3
16240 Burton Rd.	N40 SP	N40 SP	30	30	0.26	Resid.	5	1	2	8
16270 Burton Rd.	N40 SP	N40 SP	30	30	0.43	Resid.	8	2	3	13
16210 Burton Rd.	N40 SP	N40 SP	30	30	0.26	Resid.	5	1	2	8
14831 Los Gatos Blvd.	N40 SP	N40 SP	30	30	0.56	Resid.	11	3	3	17
14849 Los Gatos Blvd.	N40 SP	N40 SP	30	30	0.93	Resid.	18	4	6	28
14823 Los Gatos Blvd.	N40 SP	N40 SP	30	30	0.37	Resid.	6	1	4	11
14800 Oka Rd.	Low Density Resid.	R-1:8	0	5	2.97	Vacant	0	1	11	12
Oka Lane	Low Density Resid.	R-1:8	0	5	0.31	Vacant	0	0	1	1
Oka Lane	Low Density Resid.	R-1:8	0	5	1.01	Vacant	0	0	4	4
Oka Lane	Low Density Resid.	R-1:8	0	5	1.29	Vacant	0	0	5	5
14800 Oka Rd.	Low Density Resid.	R-1:8	0	5	1.41	Resid.	0	0	6	6
16603 Lark Avenue	Medium Density Resid.	R-M:5-12	14	22	2.48	Resid.	3	3	39 29	45 35
14840 Oka Road	Medium Density Resid.	R-M:5-12	14	22	4.32	Vacant	6	6	66 49	78 61
Oka Lane	Low Density Resid.	R-1:8	0	5	6.41	Vacant	2	1	23	26
Oka Road (Cal Trans ROW)	Medium Density Resid.	R-1:8	14	22	4.9	Vacant	7	7	74 55	88 69
110 Knowles Dr.	High Density Resid.	CM:AHOZ	30	40	7.34	Comm.	106	79	79 35	264 220
206 Knowles Dr.	High Density Resid.	CM	30	40	2.41	Comm.	35	26	26 11	87 72
440 Los Gatos Almaden Rd.	Neighborhood Comm.	C-1	10	20	0.52	Comm.	0	0	9 5	9 5
445 Leigh Ave.	Neighborhood Comm.	C-1	10	20	0.29	Comm.	0	0	5 3	5 3
14000 Blossom Hill Rd.	Neighborhood Comm.	C-1	10	20	0.69	Comm.	0	0	42 7	42 7
401-409 Alberto Rd.	Mixed Use Comm.	CH	30	40	2.19	Vacant	4	4	46 52	54 60

Table B: Candidate Sites Idenitified to be Rezoned to Accommodate Shortfall Housing Need

Site Address/Intersection	Very-Low Income	Low- Income	Moderate- Income	Above- Moderate Income	Parcel Size (Acres)	Current Zoning	Min. Density Allowed	Max. Density Allowed	Total Capacity
50 Park Ave.	0	0	0	2 1	0.18	R-1D	5	12	2 1
61 Montebello Way	0	0	0	7 4	0.69	R-1D	5	12	7 4
101 S. Santa Cruz Ave.	0	0	0	21 16	0.8	C-2	20	30	21 16
165 Los Gatos Saratoga Rd.	0	0	0	40 7	0.37	C-2	20	30	40 7
50 Los Gatos Saratoga Rd.	76	75	51	54 9	7.04	CH:PD	30	40	253 211
Los Gatos Saratoga Rd.	46 9	44 9	44 9	46 18	1.49	CH:PD	30	40	54 45
Los Gatos Saratoga Rd.	3 1	2	2	3	0.28	CH:PD	30	40	40 8
15300 Los Gatos Blvd.	29 24	44 9	44 9	7 6	1.6	C-1	30	40	58 48
15349 Los Gatos Blvd.	6 5	2	2	2 1	0.34	CH	30	40	42 10
Los Gatos Blvd.	24 18	9 8	9 8	4 2	1.2	CH	30	40	43 36
Los Gatos Blvd.	24 20	40 8	40 8	4	1.34	CH	30	40	48 40
15425 Los Gatos Blvd.	49 16	8 7	8 7	4 3	1.09	CH	30	40	39 33
15975 Los Gatos Blvd.	44 9	5 4	5 4	2	0.64	CH	30	40	23 19
16203 Los Gatos Blvd.	44 12	6 5	6 5	2	0.79	CH	30	40	28 24
16492 Los Gatos Blvd.	0	0	0	4 2	0.23	C-1	10	20	4 2
Los Gatos Blvd.	0	0	0	7 4	0.38	C-1	10	20	7 4
15495 Los Gatos Blvd.	58	23	23	12	3.85	CH	30	40	116
15445 Los Gatos Blvd.	23	9	9	5	1.53	CH	30	40	46
14859 Los Gatos Blvd.	44	13	13	17	2.9	N40 SP	30	30	87
16392 Los Gatos Blvd.	12	3	3	5	0.78	N40 SP	30	30	23
16260 Burton Rd.	6	2	2	3	0.44	N40 SP	30	30	13
16250 Burton Rd.	6	2	2	3	0.44	N40 SP	30	30	13
14917 Los Gatos Blvd.	56	17	17	22	3.74	N40 SP	30	30	112
14925 Los Gatos Blvd.	91	27	27	37	6.07	N40 SP	30	30	182
Los Gatos Boulevard	15	5	5	6	1.02	N40 SP	30	30	31
16245 Burton Rd.	18	5	5	7	1.17	N40 SP	30	30	35
Burton Rd.	2	0	0	1	0.11	N40 SP	30	30	3
16240 Burton Rd.	4	1	1	2	0.26	N40 SP	30	30	8
16270 Burton Rd.	6	2	2	3	0.43	N40 SP	30	30	13
16210 Burton Rd.	4	1	1	2	0.26	N40 SP	30	30	8
14831 Los Gatos Blvd.	8	3	3	3	0.56	N40 SP	30	30	17
14849 Los Gatos Blvd.	14	4	4	6	0.93	N40 SP	30	30	28
14823 Los Gatos Blvd.	5	1	1	4	0.37	N40 SP	30	30	11
14800 Oka Rd.	0	0	1	11	2.97	R-1:8	0	5	12
Oka Lane	0	0	0	1	0.31	R-1:8	0	5	1
Oka Lane	0	0	0	4	1.01	R-1:8	0	5	4
Oka Lane	0	0	0	5	1.29	R-1:8	0	5	5
14800 Oka Rd.	0	0	0	6	1.41	R-1:8	0	5	6
16603 Lark Avenue	0	3	3	39 29	2.48	R-M:5-12	14	22	45 35
14840 Oka Road	0	6	6	66 49	4.32	R-M:5-12	14	22	78 61
Oka Lane	0	2	1	23	6.41	R-1:8	0	5	26
Oka Road (Cal Trans ROW)	0	7	7	74 55	4.9	R-1:8	14	22	88 69
110 Knowles Dr.	66	40	79	79 35	7.34	CM:AHOZ	30	40	264 220
206 Knowles Dr.	22	13	26	26 11	2.41	CM	30	40	87 72
440 Los Gatos Almaden Rd.	0	0	0	9 5	0.52	C-1	10	20	9 5
445 Leigh Ave.	0	0	0	5 3	0.29	C-1	10	20	5 3
14000 Blossom Hill Rd.	0	0	0	42 7	0.69	C-1	10	20	42 7
401-409 Alberto Rd.	0	4	4	46 52	2.19	CH	30	40	54 60

Table C: Land Use

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	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