



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/05/2023

ITEM NO: 11

DESK ITEM

DATE: December 5, 2023
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Approve a Recommendation of the Planning Commission to Introduce an Ordinance Titled "An Ordinance of the Town Council of the Town of Los Gatos to Apply the Housing Element Overlay Zone (HEOZ) to Provide for Increases to the Allowable Density, Height, Floor Area Ratio, and Lot Coverage for Residential Development on the Following Site: 101 South Santa Cruz Avenue." An Environmental Impact Report was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed Zoning Code Amendments. No further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-003. Applicant: Town of Los Gatos.

REMARKS:

On December 1, 2023, the Town received HCD's findings/comment letter on the Town's Draft Revised Housing Element (November 2023), as submitted to HCD on October 2, 2023, along with the modifications submitted on November 28, 2023. A copy is provided in Attachment 2 and can be found online at www.losgatosca.gov/HousingElement. Staff and the Town's Housing Consultants are currently reviewing the letter and will follow up with recommendations regarding next steps for the Housing Element.

The December 1, 2023, HCD letter does not include specific direction on whether or not to include this site in the Sites Inventory. This site was described as Site A-2 in the previous Draft Revised Housing Element (September 2023), but was removed in the November 2023 Draft because the rezoning had not been completed. Site A-2 had a minimum capacity of 16 units that were allocated towards fulfilling the above moderate-income category of the Town's RHNA. The HCD letter describes the need to promote housing mobility and increasing housing choices and affordability throughout the Town; however, given that this site was only allocated above moderate-income housing units, it is not expected to address this issue.

PREPARED BY: Jocelyn Shoopman and Erin Walters
Associate Planner and Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Community Development Department Director, and Economic Vitality Manager

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SUBJECT: Apply HEOZ to 101 South Santa Cruz Ave/GP-23-003/Z-23-003

DATE: December 5, 2023

ATTACHMENTS:

Attachment Previously Received with the December 5, 2023, Staff Report:

1. Draft Ordinance with Exhibit A

Attachment Received with this Desk Item:

2. December 1, 2023, HCD Letter Findings Comment Letter