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

Los Gatos Planning Commissioners:	Jeffrey Barnett, Chair Susan Burnett Melanie Hanssen Kathryn Janoff Emily Thomas
Town Manager:	Laurel Prevetti
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
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P R O C E E D I N G S:

CHAIR BARNETT: Now we'll move on to the public hearings portion of our meeting, beginning with Item 2. On this item we are asked to forward recommendations to the Town Council on the following four topics:

Amend the General Plan to Modify the Land Use Designation of 16492 Los Gatos Boulevard and APN 532-07-086 from Low Density Residential to Neighborhood Commercial.

Second, Amend the General Plan to Modify the Designation of the Caltrans Right-of-Way from Low Density Residential to Medium Density Residential.

Third, a Zone Change for the Caltrans Right-of-way adjacent to 14685 Oka Road from R-1:8 to R-M:14-22.

Finally, Application of the HEOZ to the sites included in the Sites Inventory of the 2023-2031 Housing Element.

Per Staff an Environmental Impact Report was prepared and certified for the 2024 General Plan Update on June 30th of last year, which included the proposed General Plan Amendments, and so per Staff no further environmental analysis is required.

The Amendment Application is Z-23-003 and General Plan Amendment Application is GP-23-003. The Applicant is

1 the Town of Los Gatos, and the specific parcels affected
2 are identified on page 17 of the Staff Report.

3 Is there a Staff Report, Ms. Shoopman?

4 JOCELYN SHOOPMAN: There is. Thank you, and good
5 evening. Tonight's item is a continuation from the August
6 23rd Planning Commission meeting.

7 The six-cycle Housing Element does include
8 implementation programs that involve amendments to the
9 General Plan and rezoning of parcels within the Town to
10 allow for modified development standards to provide the
11 development capacity required by State law and the Town's
12 Regional Housing Needs Allocation.
13

14 In summary, the Commission will be providing a
15 recommendation to the Council on the following General Plan
16 amendments and zone changes:

17 The first being an amendment to the General Plan
18 to modify land use designation of 16492 Los Gatos Boulevard
19 and the adjacent vacant parcel at APN 532-07-086 from Low
20 Density Residential to Neighborhood Commercial.

21 Followed by an amendment to the General Plan to
22 modify the designation of the Caltrans Right-of-Way from
23 Low Density Residential to Medium Density Residential, as
24 well as a zone change from R-1:8 to R-M:5-12.
25

1 Lastly is the application of the Housing Element
2 Overlay Zone to only the sites included in the Sites
3 Inventory of the Housing Element.

4 It was brought to Staff's attention that the
5 density specified in Table 1A of Attachment 9 for the North
6 Forty Specific Plan should state the minimum and maximum
7 density range as described in the Housing Element. This
8 edit will be incorporated with a future Staff Report to the
9 Town Council.

10 This completes Staff's presentation, but we are
11 available for any questions.

12 CHAIR BARNETT: Thank you very much, and are
13 there questions? Commissioner Thomas.

14 COMMISSIONER THOMAS: I just have a disclosure
15 that I live within 1,000' of some of these parcels, and so
16 I will be recusing myself.

17 CHAIR BARNETT: Understood, and you'll wait
18 patiently outside chambers. We can now proceed. So there
19 were no questions of Staff at this time, correct? We don't
20 have any speakers, so we'll close the public portion of the
21 public hearing on Item 2.

22 JENNIFER ARMER: Excuse me, Chair. Let's check on
23 Zoom to make sure that we don't have anyone who wishes to
24
25

1 speak, and invite in case anyone in the audience would like
2 to fill out a speaker card.

3 CHAIR BARNETT: Thanks for that reminder.

4 JOEL PAULSON: Thank you, Chair. I do not see any
5 hands raised for Item 2.

6 CHAIR BARNETT: All right, so we will now close
7 the public portion of the public hearing on Item 2 and ask
8 if the Commissioners have any questions for Staff, wish to
9 comment on the proposed recommendations, or introduce a
10 motion regarding the recommendations for consideration by
11 the Council? Commissioner Hanssen.
12

13 COMMISSIONER HANSSEN: Because this item was
14 continued from the last meeting I thought it was important
15 to make a couple of comments about this.

16 The intent of these amendments and the zoning
17 change are to basically make our Housing Element possible
18 in that the zoning and the land use densities are not high
19 enough for us to meet our RHNA

20 At the last meeting we had approved the Housing
21 Element Overlay Zone, and what we're doing is we're
22 applying the HEOZ to only these specific sites that were in
23 the approved Sites Inventory, and there are a couple of
24 sites that, as mentioned by Staff, have to be adjusted to
25 be able to apply the HEOZ, so that's what we're doing here,

1 and it's the second part of what we were doing in the last
2 meeting, which was establishing the Housing Element Overlay
3 Zone for the Site Inventory.

4 Commissioner Janoff and I are both on the General
5 Plan Committee and the Housing Element Advisory Board as
6 well as Commissioner Thomas; we've seen this before, so
7 that's why we didn't have any additional questions.

8 CHAIR BARNETT: Thank you. Other questions or
9 comments?

10 JENNIFER ARMER: Through the Chair, I believe the
11 Town Attorney had a recommendation once the Commission gets
12 close to a motion.

13 ATTORNEY WHELAN: For this item, and actually for
14 the next item as well, the Staff recommendation is so
15 lengthy that rather than reading the Staff recommendation
16 into the record, it would be fine for the maker of a motion
17 to say that they're moving for approval of the Staff
18 recommendation together with the findings that are set out
19 in the agenda packet.

20 CHAIR BARNETT: Thank you for that. I had one
21 question. Can you describe how the referendum that's passed
22 interplays with the motion that we're about to make?

23 JOCELYN SHOOPMAN: While the 2040 General Plan
24 Land Use Element did have increased densities, the
25

1 implementation that's part of the Housing Element is
2 proposing to take those densities but in a more focused
3 way, so instead of Town-wide, those increased densities are
4 being looked at for these specific sites only, so it's a
5 much more focused way to get to the Town's RHNA.

6 CHAIR BARNETT: Thank you. I didn't see any
7 further comments, so are we ready for a motion?
8 Commissioner Hanssen.

9
10 COMMISSIONER HANSSEN: I move that we recommend
11 the four General Plan amendments and zoning changes as
12 noted in the Staff Report on page 17. We're forwarding this
13 recommendation to our Town Council.

14 I can make the findings that no further
15 environmental analysis is required. I can make the required
16 finding that the General Plan Amendments are internally
17 consistent with the existing goals and policies of the
18 General Plan and its elements, and that the amendments will
19 provide for the development of housing for the sites in the
20 Sites Inventory to comply with the Town's RHNA.

21 I can further make the required finding that the
22 proposed zone changes are consistent with the General Plan
23 and its elements and that the proposed zonings are
24 consistent with the proposed General Plan land use
25 designations.

1 We're going to forward the recommendation of
2 approval for the General Plan Amendments and Zone Change
3 Application to Town Council.

4 Do I need to add anything about the item that you
5 mentioned with the minimum and maximum density and the
6 table?

7 JENNIFER ARMER: You could include that as part
8 of your motion, if you would like.

9 COMMISSIONER HANSSEN: Since it wasn't noted as
10 such in the Staff Report, we'll include Staff's adjustment
11 in the motion.

12 CHAIR BARNETT: Thank you. Is there a second?
13 Commissioner Janoff.

14 COMMISSIONER JANOFF: Second the motion.

15 CHAIR BARNETT: Any discussion? If not, I'll call
16 the question. Raise hands if you're in favor of the motion.
17 It passes unanimously. I assume there are no appeal rights
18 since it's a recommendation, correct?

19 JENNIFER ARMER: That is correct. There are no
20 appeal rights.

21 (END)