



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/23/2023

ITEM NO: 4

DESK ITEM

DATE: August 23, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Forward a Recommendation to the Town Council for a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone and Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation to be the Housing Element Overlay Zone as Division 5 of Article VIII Overlay Zones and Historic Preservation. An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan Update on June 30, 2022, which included the proposed General Plan Amendments. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002. **Project Location: Town Wide.** Applicant: Town of Los Gatos.

REMARKS:

Exhibit 5 contains a comparison of the development standards for the 2020 General Plan and the proposed Housing Element Overlay Zone.

EXHIBITS:

Previously received with the August 23, 2023, Staff Report:

1. Draft Findings
2. Draft General Plan Amendment
3. Draft Zoning Code Ordinance Amendments, Division 5. Housing Element Overlay Zone

Previously received with the August 22, 2023, Addendum Report:

4. Public Comments received between 11:01 a.m., Friday, August 18, 2023, and 11:00 a.m., Tuesday, August 22, 2023.

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

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

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SUBJECT: General Plan Amendment and Housing Element Overlay Zone/Z-23-002 and GP-23-002

DATE: August 23, 2023

Received with this Desk Item Report:

5. 2020 General Plan and HEOZ Comparison Table

Comparison Table of the Development Regulations for the 2020 General Plan and Housing Element Overlay Zone (HEOZ)

Land Use Designations	Density Range (du/ac)		Maximum Height (feet)		Lot Coverage (%)		Floor Area Ratio	
	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ
Low Density Residential	0 – 5	0 – 5	30*	30	40%*	Up to 50%	Pursuant to calculation in Section 29.40.075 of Town Code*	Pursuant to calculation in Section 29.40.075 of Town Code**
Medium Density Residential	5 – 12	14 – 22 or 5 – 12 if in VHFHS zone	30 or 35*	35	40%*	Up to 75%	Pursuant to calculation in Section 29.40.075 of Town Code or none*	Pursuant to calculation in Section 29.40.075 of Town Code**
High Density Residential	12 – 20	30 – 40	35*	45	40%*	up to 75%	None*	None**
Mixed-Use Commercial	10 – 20*	30 – 40	35	45	Up to 50%	Up to 50%**	None*	Up to 3.0
Neighborhood Commercial	10 – 20*	10 – 20	35	35	Up to 50%	Up to 50%**	None*	Up to 1.0
Central Business District	10 – 20*	20 – 30	45	45	None*	None**	Up to 0.6	Up to 2.0
North Forty Specific Plan	20	30 – 40	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan
Office Professional	10 – 20*	10-20	35 feet	35 feet	Up to 50%	N/A	None*	1.0
Service Commercial	None	None	35 feet	35 feet	Up to 50%	N/A	None*	1.0
Light Industrial	None	None	35 feet	35 feet	Up to 50%	N/A	None*	1.0
* The 2020 General Plan is silent on this development standard. The applicable regulation under the Zoning Ordinance has been provided for context.								
** The 2023-2031 Draft Revised Housing Element is silent on this development standard and so development would be evaluated based on the underlying designation in the 2020 General Plan Land Use Element.								

2020 General Plan Land Use Categories

2020 General Plan Land Use Category	Related Zoning
Low Density Residential	R-1:8
Medium Density Residential	R-1D, R-D, and R-M
High Density Residential	R-M
Mixed-Use Commercial	CH
Neighborhood Commercial	C-1
Central Business District	C-2
North Forty Specific Plan	NF-SP
Office Professional	O
Service Commercial	LM
Light Industrial	CM