



**TOWN OF LOS GATOS
GENERAL PLAN COMMITTEE
REPORT**

MEETING DATE: 06/26/2024

ITEM NO: 2

DATE: June 21, 2024
TO: General Plan Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Subdivision of One Lot into Two Lots and a General Plan Amendment to Change the Land Use Designation of Parcel A from Public to Low Density Residential on Property Zoned R-1:10. APN: 527-25-005. CEQA Review is Pending. Subdivision Application M-24-011 and General Plan Amendment Application GP-24-002. **Project Location: 220 Belgatos Road.** Property Owner: Union School District. Applicant: Robson Homes, LLC. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider a request for subdivision of one lot into two lots and a General Plan amendment to change the land use designation of Parcel A from Public to Low Density Residential for a property zoned R-1:10, located at 220 Belgatos Road.

BACKGROUND:

The subject parcel is 9.10 acres and located south of Blossom Hill Road, situated between Belgatos Road and Belvue Drive (Attachment 1). The property was previously occupied by Mirassou Elementary School which closed in 1989. Presently, the site is leased by the Union School District to the Stratford School and Bright Horizons Preschool. Concurrently with the General Plan amendment application that is currently under review by the Town, the applicant has submitted a Subdivision application to subdivide the 9.10-acre property into two lots, resulting in an approximate 4.3-acre parcel (Parcel A) and an approximate 4.8-acre parcel (Parcel B). The existing school uses and existing General Plan designation of Public would be retained for Parcel B (Attachment 4).

On September 1, 2023, a preliminary application under Senate Bill 330 was deemed submitted to the Town for the subject property. The preliminary application proposed a subdivision, 24

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Senior Planner

Reviewed by: Planning Manager and Community Development Director

BACKGROUND (continued):

detached single family homes, and three duet/duplex buildings. After submitting a preliminary application, an applicant has 180 days to submit a full application or the preliminary application expires. On March 13, 2024, the preliminary application for the property expired.

The role of the General Plan Committee (GPC) is to assist the Planning Commission and Town Council on matters relating to the General Plan or any specific plans. As a legislative item, the Planning Commission will make a recommendation to Town Council on the entire project, including the General Plan amendment.

DISCUSSION:

The following is a brief list of issues and topics for consideration by the GPC. Staff has not reached conclusions on these topics and provides them to help frame the discussion and to solicit input. The main question for the GPC is whether the applicant's request to change the General Plan land use designation is consistent with the General Plan.

A. General Plan Land Use Designations

The applicant is proposing a General Plan amendment to change the land use designation from Public to Low Density Residential for the approximate 4.3-acre portion of the property designated as Parcel A in Attachment 5. The applicant is not requesting a change to the land use designation of the property designated as Parcel B. The proposed General Plan amendment is discussed in a project description letter and letter of justification from the applicant included as Attachments 2 and 3.

The proposed Low Density Residential land use designation provides for the following:

- A low density (0-5 dwelling units per net acre), single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

The existing Public land use designation identifies public facilities in the Town such as the Civic Center, courthouse, schools, parks, libraries, hospitals, churches, and fire stations.

The parcels to the north, east, west, and south have a Low Density Residential designation, and are all (including the subject parcel) zoned R-1:10. A table of the surrounding General Plan land use designations and zoning is provided on the following page.

DISCUSSION (continued):

	Existing Land Use	Existing General Plan	Existing Zoning
North	Residential	Low Density Residential	R-1:10
South	Residential	Low Density Residential	R-1:10
East	Residential	Low Density Residential	R-1:10
West	Residential	Low Density Residential	R-1:10

The present use of the subject property is a school use. The area described as Parcel A is a currently unused portion of the existing parcel. The applicant has submitted an application for a two-lot subdivision to enable a portion of the site (Parcel B) to retain the school and Public land use designation, while allowing the proposed General Plan amendment from Public to Low Density Residential for the portion of the property designated as Parcel A (Attachment 5). The subdivision application does not include any proposal for future development or improvements to the property.

B. General Plan Goals/Policies/Strategies

Applicable 2020 General Plan Goals and Policies that will be used to evaluate the proposed General Plan amendment for this site include, but are not limited to the following:

Land Use Goals

- LU-1 – To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.
- LU-4 – To provide for well-planned, careful growth that reflects the Town’s existing character and infrastructure.
- LU-6 – To preserve and enhance the existing character and sense of place in residential neighborhoods.
- LU-7 – To use available land efficiently by encouraging appropriate infill development.

Land Use Policies

- LU-1.4 – Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.
- LU-4.2 – Allow development only with adequate physical infrastructure (e.g. transportation, sewers, utilities, etc.) and social services (e.g. education, public safety, etc.).
- LU-4.4 – Project applicants shall evaluate and provide appropriate mitigation measures to reduce impacts on urban services including schools, utilities, police, and fire.

DISCUSSION (continued):

- LU-6.1 – Protect existing residential areas from the impacts of nonresidential development.
- LU-6.4 – Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.
- LU-6.5 – The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.
- LU-6.7 – Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.
- LU-7.1 – Allow redevelopment of unused school sites commensurate with the surrounding residential neighborhood and availability of services.

PUBLIC COMMENTS:

At the time of this report, no public comments were received.

CONCLUSION:

The GPC should consider the existing and proposed General Plan land use designations and make a recommendation to the Planning Commission and Town Council on whether the proposed General Plan amendment from Public to Low Density Residential for the portion of the subject property designated as Parcel A is consistent with the Town's General Plan.

ATTACHMENTS:

1. Location Maps (Showing Existing and Proposed General Plan Designations)
2. Project Description
3. Letter of Justification
4. Site Photos
5. Tentative Parcel Map