



**GENERAL PLAN
2024 ANNUAL PROGRESS REPORT**

INTRODUCTION

The Town Council adopted the Town of Los Gatos 2040 General Plan on June 30, 2022, after an extensive four-year community process to update and build upon the strong foundational framework established by the Town's 2020 General Plan.

On August 16, 2022, signatures were submitted to the Town in support of a referendum on the Land Use and Community Design Elements of the adopted 2040 General Plan. The referendum proposes that the Land Use and Community Design Elements of the 2040 General Plan be repealed. Once the referendum signatures were verified by the County Registrar in late September, the 2040 General Plan Land Use and Community Design Elements were suspended in accordance with Elections Code Section 9237.

On October 4, 2022, Town Council adopted a Resolution to confirm suspension of the 2040 General Plan Land Use and Community Design Elements and provide that the 2020 General Plan Land Use and Community Design Elements govern during the suspension period.

On January 30, 2023, the Town adopted its 2023-2031 Housing Element which is a required sub-element of the General Plan.

On April 2, 2024, the Town Council adopted Resolution 2024-015 to rescind the Land Use Element and Community Design Elements of the 2040 General Plan. Therefore, the Town's current General Plan consists of the Land Use Element and Community Design Element of the 2020 General Plan, and the remaining elements of the 2040 General Plan.

On June 4, 2024, the Town Council adopted a revised 2023-2031 Housing Element after working with HCD to respond to their comments.

The adopted Housing Element was certified by HCD on July 10, 2024.

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

2024 SIGNIFICANT PROJECTS

The following significant Planning efforts made progress or were completed in 2024:

- Housing Element Update
The Housing Element update process started in 2021 and continued through 2024. The work included numerous meetings of the Housing Element Advisory Board (HEAB) and extensive community outreach. A Draft Housing Element was developed and submitted to HCD in October 2022, and adopted by Town Council on January 30, 2023. A revised Housing Element was adopted by the Town Council on June 4, 2024, and certified by HCD on July 10, 2024.
- Zoning Changes to Implement the Housing Element
Zoning changes required for implementation of the 2023-2031 Housing Element, including the creation of a Housing Element Overlay Zone (HEOZ) and application of the overlay to the sites in the Sites Inventory of the 2023-2031 Housing Element, were completed and went into effect on December 21, 2023. Amendments to the HEOZ per direction by HCD were adopted by the Town Council on March 5, 2024, and went into effect on April 4, 2024.
- Height Pole and Netting Policy Amendment
Implementation Program AW of the adopted Housing Element required the Town to update the Story Pole and Netting Policy (Story Pole Policy). In response to Implementation Program AQ, the Town initiated modifications to the Story Pole Policy. On April 26, 2023, and May 24, 2023, the Planning Commission reviewed and recommended approval of the revised Story Pole Policy with additional recommendations. On August 1, 2023, December 5, 2023, and April 2, 2024, the Town Council reviewed and made further recommended changes. On April 16, 2024, the Town Council adopted a revised Story Pole Policy.
- Program R, Density Bonus Ordinance
Implementation Program R of the adopted Housing Element required the Town's Density Bonus Ordinance to be amended to comply with current State law. On November 13, 2024, Planning Commission reviewed and recommended approval of the draft ordinance. Amendments to the Town's Density Bonus Ordinance were adopted by the Town Council on December 17, 2024, and went into effect on January 16, 2025.
- Program AD, Low Barrier Navigation Centers
Implementation Program AD of the adopted Housing Element required the Town to amend the Zoning Code to include Low Barrier Navigation Centers. On November 13, 2024, Planning Commission reviewed and recommended approval of the draft ordinance. The ordinance was adopted by the Town Council on December 17, 2024, and went into effect on January 16, 2025.

- Program AU, Replacement Unit Housing
Implementation Program AU of the adopted Housing Element required the Town to adopt a Replacement Unit Housing policy. On November 13, 2024, Planning Commission reviewed and recommended approval of the draft ordinance and draft guidelines. The ordinance and guidelines were adopted by the Town Council on December 17, 2024, and the ordinance went into effect on January 16, 2025.
- Program AA, Parking Standards
Implementation Program AA of the adopted Housing Element required the Town make specific updates that would reduce parking standards in the Town. On December 11, 2024, the Planning Commission reviewed and recommended approval of the draft ordinance with additional recommendations. The ordinance was adopted by the Town Council on February 4, 2025, and the ordinance went into effect on March 6, 2025.
- Program AQ, Zoning Code Amendments
Implementation Program AQ of the adopted Housing Element required the Town to comply with state law and to ensure that there are adequate sites available to accommodate the identified sites in the Sites Inventory. On December 11, 2024, the Planning Commission reviewed and recommended approval of the draft ordinance. The ordinance was adopted by the Town Council on February 4, 2025, and the ordinance went into effect on March 6, 2025.

HOUSING ELEMENT ANNUAL PROGRESS

The Housing Element Annual Progress Report for 2024 is attached as Exhibit A.

PROPERTIES ANNEXED TO THE TOWN IN 2024

The Town Council approved the following annexation to the Town of Los Gatos from Unincorporated Santa Clara County in 2024:

- Los Gatos Boulevard No. 20: 15810 Los Gatos Boulevard (approximately 0.521 acres)
Approved November 7, 2023, with a revised resolution per the Santa Clara County Local Agency Formation Commission (LAFCO) approved on January 16, 2024.
- Blackberry Hill Road No. 06: 15405 Blackberry Hill Road (approximately 2.1 acres)
Approved February 20, 2024.
- El Gato Lane No. 06: 15575 El Gato Lane (approximately 0.563 acres)
Approved June 18, 2024, with a revised resolution per LAFCO approved on August 20, 2024.