



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 06/30/2022

ITEM NO: 1

ADDENDUM

DATE: June 29, 2022
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Conduct a Public Hearing, Review the Planning Commission Recommendations, Determine Any Additional Modifications, Adopt the Draft 2040 General Plan, and Certify the Final Environmental Impact Report.

REMARKS:

The following information is provided in response to Council Member questions.

One progress motion by the Council was a request that staff and the consultant study the possibility of reverting Low Density Residential to 0 to 5 dwelling units per acre (du/ac), with the exception of those Low Density Residential properties within the Community Place Districts (now called Community Growth Districts) which could have a "Low-Medium" Density Residential designation of 0 to 10 du/ac. While this is feasible, and discussed further in the staff report, this proposal is not supported by staff. A similar option (with regards to density), that is significantly less complex to implement, would be to revert all of the Low Density Residential designated properties to 0 to 5 du/ac and not create a "Low-Medium" designation.

As discussed with Planning Commission, further reductions to the Low Density Residential and Medium Density Residential would further reduce the number of properties that are large enough to accommodate a fourplex. Those remaining properties would be primarily in the areas that contain larger parcels, rather than being distributed throughout the Low Density Residential designation.

PREPARED BY: Jennifer Armer, AICP
Planning Manager

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

REMARKS (continued):

The following table is provided to detail the effects on the General Plan Residential Buildout Table from the additional options for residential density reductions described in the staff report. These changes include:

- Reverting Low Density Residential designation housing density back to the existing 2020 General Plan level: 0-5 du/ac;
- Reverting Medium Density Residential designation housing density back to the existing 2020 General Plan level: 5-12 du/ac;
- Reverting properties in the new Community Commercial designation back to Neighborhood Commercial, and reduce both to 10-20 du/ac; and
- Reverting properties in the Central Business District designation back to 10-20 du/ac.

Land Use Designation		Density Range (du/ac)	Typical Density (du/ac)	Assumed Redevelopment	New Housing (Vacant Land)	New Housing (Redevelopment)
LDR	Low Density Residential	0 to 5	4	5%	75	13
MDR	Medium Density Residential	5 to 12	10	10%	107	133
HDR	High Density Residential	30 to 40	36	15%	110	268
NC	Neighborhood Commercial*	10 to 20	16	10%	11	85
MU	Mixed-Use	30 to 40	36	20%	126	605
CBD	Central Business District	10 to 20	16	15%	12	46
Subtotal					441	1,150
Housing Units, New and Redeveloped						1,591
Housing Units, ADUs						500
Housing Units, Existing Projects						475
TOTAL NEW THROUGH 2040						2,566
TOTAL NEW THROUGH HOUSING ELEMENT CYCLE (2031), excluding 300 ADUs and 400 Pipeline Project Units						1,866

* Neighborhood Commercial now includes all parcels previously shown and either Neighborhood Commercial or Community Commercial.

REMARKS (continued):

The table has been further revised to show the effects of the following modifications:

- Reducing the Mixed-Use designation to a 30 to 35 du/ac range; and
- Reducing the High Density Residential designation to a 30 to 35 du/ac range.

Land Use Designation		Density Range (du/ac)	Typical Density (du/ac)	Assumed Redevelopment	New Housing (Vacant Land)	New Housing (Redevelopment)
LDR	Low Density Residential	0 to 5	4	5%	75	13
MDR	Medium Density Residential	5 to 12	10	10%	107	133
HDR	High Density Residential	30 to 35	32	15%	96	234
NC	Neighborhood Commercial*	10 to 20	16	10%	11	85
MU	Mixed-Use	30 to 35	32	20%	113	534
CBD	Central Business District	10 to 20	16	15%	12	46
Subtotal					414	1,045
Housing Units, New and Redeveloped						1,459
Housing Units, ADUs						500
Housing Units, Existing Projects						475
TOTAL NEW THROUGH 2040						2,434
TOTAL NEW THROUGH HOUSING ELEMENT CYCLE (2031), excluding 300 ADUs and 400 Pipeline Project Units						1,734

* Neighborhood Commercial now includes all parcels previously shown and either Neighborhood Commercial or Community Commercial.

As stated in the staff report, staff does not recommend all of these reductions.

PUBLIC COMMENT:

Attachment 29 includes additional public comments received between 11:01 a.m., Tuesday, June 28, 2022, and 11:00 a.m., Thursday, June 29, 2022.

ATTACHMENTS:

Attachments previously received under separate cover:

(available online here: <http://losgatos2040.com/documents.html>)

1. Draft 2040 General Plan
2. Draft EIR
3. Revised NOA and Transportation Section
4. Final EIR

Attachments previously received with June 20, 2022 Staff Report:

5. Draft Resolution Certifying the EIR for the 2040 General Plan, with Exhibit A Draft Findings of Fact and Statement of Overriding Considerations
6. Draft Resolution Approving the 2040 General Plan
7. Planning Commission Recommendation
8. April 13, 2022 Planning Commission Staff Report, with Exhibits 5-10
9. April 13, 2022 Planning Commission Addendum Report, with Exhibit 11
10. April 13, 2022 Planning Commission Desk Item Report, with Exhibits 12-13
11. April 13, 2022 Planning Commission Verbatim Minutes
12. April 25, 2022 Planning Commission Staff Report, with Exhibits 14-15
13. April 25, 2022 Planning Commission Desk Item Report, with Exhibits 16
14. April 25, 2022 Planning Commission Verbatim Minutes
15. April 27, 2022 Planning Commission Desk Item Report, with Exhibits 17
16. April 27, 2022 Planning Commission Verbatim Minutes
17. May 2, 2022 Planning Commission Staff Report
18. May 2, 2022 Planning Commission Desk Item Report, with Exhibits 18
19. May 2, 2022 Planning Commission Verbatim Minutes
20. Planning Commission Recommendation Informational Memo
21. Study Session Questions and Responses
22. Breaking it Down Series
23. Public Comment received between 11:01 a.m., Monday, May 2, 2022, and 11:00 a.m., Wednesday, June 15, 2022

Attachments previously received with June 20, 2022 Desk Item:

24. Council Member Comments
25. Public Comment received between 11:01 a.m., Wednesday, June 15, 2022, and 11:00 a.m., Monday, June 20, 2022

Attachments previously received with June 30, 2022 Staff Report:

26. Summary of Final EIR Edits
27. Map of non-hillside properties in the WUI
28. Public Comment received between 11:01 a.m., Monday, June 20, 2022, and 11:00 a.m., Tuesday, June 28, 2022

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SUBJECT: Draft 2040 General Plan and Final EIR

DATE: June 29, 2022

Attachment received with this Addendum:

29. Public Comment received between 11:01 a.m., Tuesday, June 28, 2022, and 11:00 a.m., Wednesday, June 29, 2022