

From: Iddo Hadar <[REDACTED]>
Sent: Sunday, February 18, 2024 8:11 PM
To: Housing Element <HEUpdate@losgatosca.gov>
Subject: Fwd: Housing Situation in Los Gatos

In reference to: Town Council Meeting – February 20, 2024– 7:00 p.m.

We were informed that, on February 20, 2024, the Town Council will be discussing and providing feedback on the latest revisions to the Draft Revised Housing Element.

I would like to provide (and discuss in person during the session) comments on specific site plans included in your list:

The plans for Capri Fruitstand (14288 Capri Dr) are absurd, in terms of height and number of units. Neither Plan A nor Plan B are logical for the location and the town in general.

Thank you for the opportunity to review this information and provide input.

-Iddo Hadar

----- Forwarded message -----

From: Matthew Hudes <[REDACTED]>
Date: Mon, Feb 12, 2024 at 6:30 AM
Subject: Re: Housing Situation in Los Gatos
To: Iddo Hadar <[REDACTED]>

Hi Iddo,

We have recently **made some progress on our Housing Element** document that needs to be certified by the State.

As you know, the document failed to gain approval 4 times, but obtaining this approval ASAP is imperative, since the fact that it is overdue for State certification has opened the door to developers claiming that they have the right to a Builder's Remedy. In fact, a **Builder's Remedy has already been claimed in at least 9 of the 11 new proposals to the Town**, as listed below. (If granted, a Builder's Remedy limits the Town's ability to alter/guide the proposed development, providing "almost automatic" approval.) During the February 6 Council meeting, we made progress responding to the State's requirement to spread housing throughout the Town. Some members of the Council proposed **opening all single-family residential neighborhoods to multi-unit housing**. This **expansive approach**, added to our already included housing sites, **could allow a maximum possible 5,250 new housing units** in Town, going far beyond the State requirement of **1,993 units**. Of course this large number is not likely, but it illustrates the uncontrolled nature of an approach with no constraints. And yet, this approach would still **not necessarily result in any of the small multi-unit housing actually being affordable**

housing. I proposed a **more guided approach, which passed on a 3-2 vote.** The guided approach steers this denser development to areas that are more **fire-safe and more transit-available** and that are less likely to disrupt the historic and natural beauty of Los Gatos.

This progress on the Housing Element is part of the more efficient approach to getting our entire Housing Element approved **as quickly as possible.** Over the last 18 months, the Town failed 4 times to get its 800-page document approved, each time going through a cumbersome 3-6 month cycle. Now, in order to **obtain State approval more nimbly and efficiently,** the Town is following a process (that I proposed and the Council unanimously approved) to "fix" the State's concerns, piece by piece, in manageable "bites" that can be **readily, informally reviewed and approved by the State.** This should save months of time as compared to our previous approach. I believe that it is not **how quickly we submit, but how quickly we are certified that matters.**

Our next meeting is on February 20, and your involvement and engagement are welcomed. We will continue to push forward until we obtain certification.

Regards,
Matthew
Vice Mayor, Town of Los Gatos

Site	Address	Builder's Remedy	Pre-Applica tion	Formal Applica tion	Stories	Units	Afford able
Post Office	101 S. Santa Cruz Ave "A"***	x		x	7	58	12
North 40 Phase IIA	14859, etc. LG Blvd			x	7	451	67
North 40 Phase IIB	14849 Los Gatos Blvd	x	x		7	132	27
Alberto Way	405 Alberto Way			x	4	52	8
Los Gatos Lodge	50 LG-Saratoga Rd	x		x	3	158	32
Mirassou School	220 Belgatos Road	x	x		2	30	6
Capri Fruitstand	14288 Capri Dr "A"***	x	x		12	175	35
Ace Hardware	15300-15330 LG Blvd	x	x		7	188	38
Surrey Farms	Twin Oaks Dr	x	x		2	12	3
Café Dio	143-151 E. Main Street	x	x		4	26	2
Stanford Health Care	15861 Winchester Blvd	x	x		3	20	4
						1,302	234
* Information provided by Los Gatos website: - https://www.losgatosca.gov/2875/Senate-Bill-SB-330							
11 February, 2024							
** An alternative for 14288 Capri Drive "B" is:		x	x		7	95	19
*** An alternative for 101 S. Santa Cruz "B" is:		x	x		4	20	4

I am always open to information provided at public hearings. I will not express a final opinion until the Council votes on these matters. Any expression is by me as an individual, not by the Council.

On Dec 31, 2023, at 12:06 PM Matthew Hudes <[REDACTED]> wrote:
Hi Iddo,

Some **good news about the Housing Element** document that needs to be certified by the State (and has failed to gain approval 4 times):

On December 19, the Los Gatos Town Council met and **adopted a new, more effective process for revising and obtaining approval from the State. This new process is structured to better engage** the community, the Council, the housing consultant and the State. This will enable the **community to be more involved** in the decisions that are made regarding the **locations for housing** as well making more effective, directed progress toward **State certification**. By a 5-0 vote, the Council adopted a motion that I made, outlined as having the following actions:

1. Prioritizing the comments from the California Department of Housing and Community Development (HCD)
2. Presenting the Los Gatos Housing Element draft text to Council with examples from two to three certified Housing Elements, and providing the public an opportunity to comment at the Council meeting with staff addressing the public comments in subsequent meetings
3. Scheduling Council meetings with the Town's housing consultant on a regular basis to complete the edits
4. Reviewing the proposed edits with HCD and providing written feedback to the Council about HCD's responses
5. Conducting public engagement with the Housing Element Advisory Board after Council completes the draft

Council also unanimously voted to meet and review the Housing Element prior to submittal to the State (HCD).

This means that you will have the **opportunity to participate at the January 16 Council meeting** and at subsequent meetings until the **State certifies our Housing Element**. As Mayor Badame stated, this is the most important issue currently facing the Town. Please keep your ideas and comments coming, as I read all of them.

Regards,
Matthew

More information:

Video of February 6 Council Meeting

<https://www.youtube.com/watch?v=NiejWYHRdGE&t=4s>

(about 37 minutes in)

SB 330 including Pre-Applications

<https://www.losgatosca.gov/2875/Senate-Bill-SB-330>

Formal Applications

<https://www.losgatosca.gov/2216/Pending-Planning-Projects>

Housing Element

<https://www.losgatosca.gov/1735/General-Plan---Housing-Element>

Matthew Hudes for Town Council · CA 95030, United States

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