

2040 General Plan Frequently Asked Questions

At the June 30, 2022, in accordance with State law (Gov. Code Section 65300), the Town Council voted to adopt the Draft 2040 General Plan with modifications after several public hearings at both the Planning Commission and Town Council. This process is a responsibility of each planning agency and Council in California.

The adopted 2040 General Plan retains the Town's Low Density neighborhoods as is, allows more housing types in High (formerly known as Medium) Density Residential (i.e., small, multi-unit housing), does not allow new housing potential in the Very High Fire Hazard Severity Zone, and focuses the majority of the growth in the Community Growth Districts with mixed use and higher density developments.

Please note that the Medium Density Residential designation was renamed High Density Residential and the High Density Residential designation was renamed Very High Density Residential. As a result, there is no Medium Density Residential designation in the adopted 2040 General Plan.

The projected number of housing units is 3,160 over the next 20 years. Subtracting 475 previously-approved units ("pipeline projects") and 500 anticipated accessory dwelling units, the projected total is 2,185 units over the next 20 years.

More specifically, the approved Plan:

- Keeps the Low Density Residential density at the 2020 density level (0-5 units per acre);
- Endorses the Planning Commission recommendation for High (formerly known as Medium) Density Residential (14-22 units per acre) except in the Very High Fire Hazard Severity Zone where the density remains at the 2020 level (5-12 units per acre);
- Retains the existing housing potential in Office Professional at the 2020 level (10-20 units per acre);
- Removes housing from the Service Commercial designation; and
- Includes the other designation changes contained in the Draft 2040 General Plan.

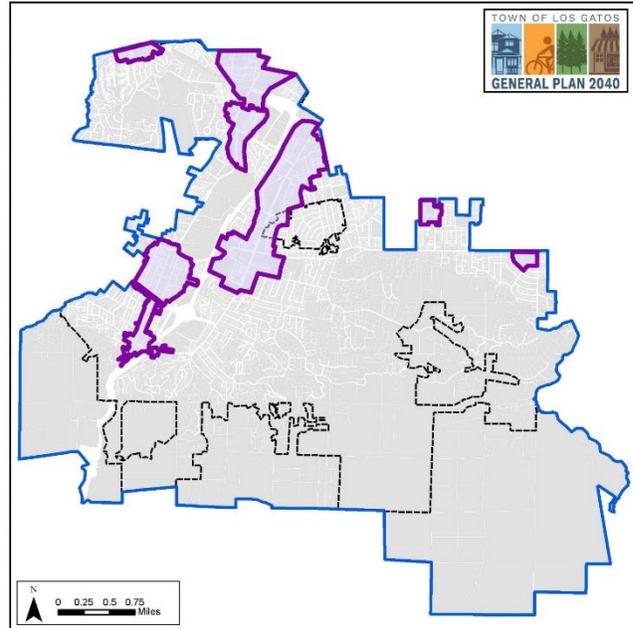
The Town Council will review the Plan if 1,000 housing units are approved or after five years, whichever comes first. This provides the Council an opportunity to make any needed adjustments, in accordance with State law, based on actual development activity.

A final version is now posted at www.losgatos2040.com and an interactive online version will be posted in the coming months.

Frequently Asked Questions and Responses

1. Does the new General Plan increase density?

Response | Yes, primarily in the Community Growth District areas shown in purple to the right. The 2040 General Plan does not propose any development, but it changes the rules to allow more residential units per acre in the areas depicted. The goal was to provide enough capacity in this 20-year plan so that the Town can comply with State requirements in the Housing Element update, which is required to show 2,292 units over the next 8 years.



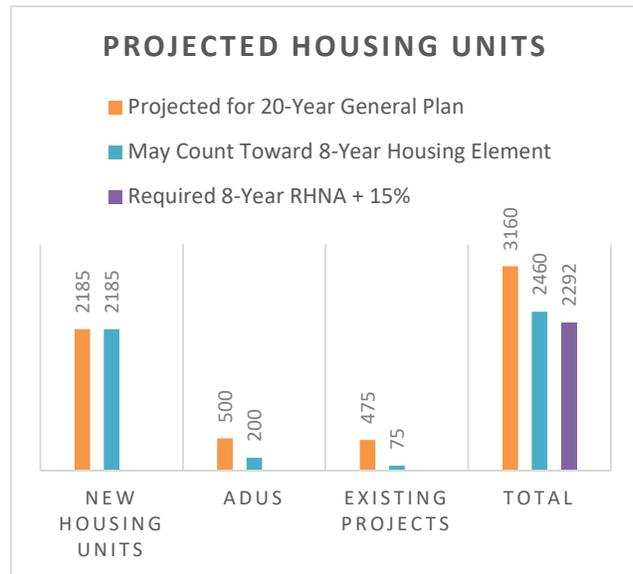
2. Where did residential density increase in the Town?

Response | Primarily in the business areas. Of the housing estimated for the next 20 years, 75 percent is in commercial, mixed use, or very high density residential designations.

■ Community Growth Districts
 Town of Los Gatos
 Planning Area

3. What is the number of projected new housing units in the Town from now until 2040?

Response | 3,160 housing units. This includes an estimate based on vacant land, projected redevelopment of some developed lands, pipeline projects identified in 2018, and 25 Accessory Dwelling Units (ADUs) per year.



4. What if the new housing units get built more quickly than projected?

Response | The Town Council will review the Land Use Element of the General Plan if 1,000 housing units are approved or after five years, whichever comes first. This provides the Council an opportunity to make any needed adjustments, in accordance with State law, based on actual development activity.

5. How will sufficient infrastructure be provided to serve new housing units?

Response | The General Plan includes a whole chapter on this topic. The Public Facilities, Services, and Infrastructure Element includes descriptions of existing facilities, and Goals and Policies to ensure that the community's needs are met over the next 20 years. New infrastructure needed to serve development is identified in the conditions of approval of a project which are the responsibility of the developer. Some infrastructure improvements are funded with development impact fees.

6. What development projects are in the pipeline?

Response | The existing/pipeline projects listed in the General Plan were based on the Background Report prepared in 2018. Many of these are the housing units (365) that are already under construction in the North 40 development. The remaining units include 17 units have already been built, 80 are under construction, and 13 are pending planning or building permit approval.

7. How were the projected housing numbers derived?

Response | The General Plan Residential Buildout Table calculates reasonably foreseeable residential development over the 20-year timespan of the 2040 General Plan. It starts with the residential density allowed for each land use designation, and combines that with an assumed redevelopment level between 5 and 20 percent. The lower redevelopment assumption was used for land use designations like Low Density Residential where there is no increase in allowed density, and higher redevelopment assumption for land use designations like Mixed-Use where there is an increase in both height and density, which is expected to incentivize higher redevelopment.

These do not guarantee that the housing will be built; but were prepared to be the best technical estimates to inform decision-makers about general implications of land use policy options.

8. What topics were included in the environmental review and analysis?

Response | The Environmental Impact Report included analysis of potential impacts in the areas of Aesthetics, Agriculture, Air Quality, Biological, Cultural, Energy, Geology, Greenhouse Gasses, Hazards, Water, Land Use Noise, Population, Public Services, Transportation, Utilities, and Wildfire. All potential impacts were reduced with mitigation measures with the exception of Greenhouse Gas Emissions and Transportation. These are common for a Town-wide plan, and have been considered significant and unavoidable for previous General Plan updates.

9. What is a referendum?

Response | A referendum seeks to repeal Town Council legislation. The proposed referendum seeks to repeal the Land Use and Community Design Elements of the Town's 2040 General Plan.