



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

**MINUTES OF THE GENERAL PLAN UPDATE ADVISORY COMMITTEE MEETING
AUGUST 15, 2019**

The General Plan Update Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on August 15, 2019, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Vice Chair Kathryn Janoff, Vice Mayor Marcia Jensen, Council Member Barbara Spector, Committee Member Jeffrey Barnett, Committee Member Susan Moore Brown, Committee Member Ryan Rosenberg, and Committee Member Carol Elias Zolla

Absent: Chair Melanie Hanssen and Committee Member Todd Jarvis

Staff present: Joel Paulson, Laurel Prevetti, Jennifer Armer, and Monica Renn

PLEDGE OF ALLEGIANCE

Vice Chair Janoff led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – June 20, 2019
2. Approval of Minutes – July 18, 2019

MOTION: Motion by Vice Mayor Jensen to approve Consent Items. **Seconded** by Committee Member Barnett.

VOTE: Motion passed unanimously. Committee Member Quintana abstained from Item 1 and Committee Member Piasecki abstained from Item 2.

DISCUSSION ITEM

3. Continue Discussion and Provide Direction for Draft Land Use Alternatives

Jennifer Armer, Senior Planner, presented the staff report.

Committee discussed the matter.

Committee reached a consensus on the following:

- Consider additional density in low density residential designation to allow a second ADU or for existing homes to be split/internally divided into two or three units.
- Consider the possibility of increasing allowed densities in medium and high density residential.
- Consider lot size as a parameter.
- Consider increasing the height and density on Los Gatos Boulevard, to allow three floors of mixed use with articulation.
- Consider allowing residential by right (without commercial) in mixed use commercial designation.
- Consider daylight plane on Los Gatos Boulevard, especially to protect views of hills and reduce impact on existing residential neighborhoods.
- Provide neighborhood serving commercial for all neighborhoods (1/2-mile radius).
- Keep Service Commercial and Light Industrial as is, without residential allowed, to protect important uses from redevelopment.
- Add necessary flexibility to non-residential designations to get “innovation, high tech,” and other opportunities.
- Hotel would be good, but the necessary height is of concern.

Committee continued the discussion and provided comments on the following, though no specific consensus was reached:

- Consider higher density in Central Business District.
- Consider “by right 20 du/acre” for certain areas.
- Consider transfer of development rights/FAR to get the density where the Town wants it
- Clarify mixed use designations regarding horizontal and vertical mixed use and the Town’s preference.
- Consider increasing height and potential mixed use at the Northeast corner of Winchester Boulevard and Lark Avenue.
- Consider opportunities for change and increased density of residential near Los Gatos-Almaden Road and Union Avenue.

- Consider allowing live work on University Avenue in Light Industrial and Service Commercial Designations.
- Consider allowing bed and breakfast uses in Town.

During the discussion, the Committee requested additional information regarding the following:

- Photos of locations within Town that are examples of different housing types or densities.
- Report prepared for San Francisco which discusses the impact of allowing housing in industrial zones.
- Follow up with the Alternatives Report:
 - Fiscal implications of the alternatives.
 - Proposed modifications to the GP land use designations in terms of FAR, density ranges, and other parameters.
 - Estimated change in the Town's development capacity with the revised-designations/alternatives compared with the build out/remaining capacity of the existing General Plan with an analysis of the total acres, total number of parcels, etc.

The next GPAC meeting will be on Thursday, September 21, 2019.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 15, 2019 meeting as approved by the General Plan Update Advisory Committee.

/s/Joel Paulson, Director of Community Development