



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

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**MINUTES OF THE GENERAL PLAN UPDATE ADVISORY COMMITTEE  
JANUARY 21, 2021**

The General Plan Update Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on January 21, 2021, at 7:00 p.m., via teleconference.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.**

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

**ROLL CALL**

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff, Council Member Mary Badame, Council Member Maria Ristow, Committee Member Susan Moore Brown, Committee Member Kendra Burch, Committee Member Joseph Mannina, Committee Member Steven Piasecki, Committee Member Ryan Rosenberg, and Committee Member Lee Quintana.

Absent: Committee Member Todd Jarvis and Committee Member Carol Elias Zolla.

Staff present: Jennifer Armer, Joel Paulson, Matt Morley, and Sally Zarnowitz.

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Minutes – December 17, 2020

**MOTION:** Motion by Committee Member Piasecki to approve Consent Items.  
**Seconded** by Committee Member Moore Brown.

**VOTE:** Motion passed unanimously with Council Member Badame and Committee Member Mannina abstaining.

**DISCUSSION ITEMS**

2. Revised Initial Draft of the Land Use Element and Revised Initial Draft of the Community Design Element.

Jennifer Armer, Senior Planner, presented the staff report.

Open and Closed Public Comment.

**Chair Hanssen** asked the Committee to vote on whether to amend the Land Use Designation of the properties along the east side of Los Gatos Boulevard (between Spencer Avenue and Calvary Church) from Low Density Residential to Neighborhood Commercial. **The majority voted in support of the land use designation change, 9-1, with Committee Member Quintana voting no.**

Committee discussed the matter and provided the following comments and direction:

- Requested additional information of existing uses in areas like Los Gatos Boulevard where the existing land use and the Land Use Designation are not consistent.
- Consider adding a policy that states that the Town encourages smaller residential units, maybe “under 1,000 sq. ft.”
- Edit Policy LU-5.3 to replace “one or more” with “several” or “a few.”
- Consider deleting Policy LU-5.12 or consolidate with LU-5.13.
- Add something to encourage a mid to large hotel with conference facilities.
- In Goal LU-7 – Delete the word “appropriate.”
- Add policy to encourage startups through providing incubator spaces in Employment Center Designations.
- In Policy LU-9.1 remove reference to a specific location, should be expanded to Town-wide.
- Edit Goal LU-10 to start with “encourage.”
- Reword Policy LU-10.2 to positive language (“encourage retention” or “protect” instead of discourage) and clarify that it is the change in the designation (not the change in use) that is discouraged.
- Consider adding more descriptive language for Specific Plans in the Designation Table 3-2 on page 3-14.
- Rescind the Los Gatos Boulevard Plan and Hillside Specific Plans, but make sure valuable elements are included in other guideline documents.
- Consider retaining some policies under Goal LU-14 because it is important to preserve the look and feel of the hillsides (but not necessarily about the various income levels).
- Clarify the intent of Policy LU-12.2 – Compatible in use or appearance?
- The Affordable Housing Overlay Zone is missing from the Overlay Zones section.
- Provide an updated version of the comment tracking table for Community Design Element.

The next GPAC meeting will be on Thursday, February 4, 2021.

## **ADJOURNMENT**

The meeting adjourned at 9:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 21, 2021 meeting as approved by the General Plan Update Advisory Committee.

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/s/ Joel Paulson, Director of Community Development