



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

**MINUTES OF THE SPECIAL GENERAL PLAN COMMITTEE MEETING
JULY 20, 2023**

The General Plan Committee of the Town of Los Gatos conducted a special meeting on July 20, 2023, at 5:30 p.m.

MEETING CALLED TO ORDER AT 5:30 P.M.

ROLL CALL

Present: Chair Ryan Rosenberg, Council Member Rob Moore, Commissioner Melanie Hanssen, Commissioner Kathryn Janoff, Public Representative Adam Mayer, Public Representative Steve Piasecki, and Public Representative Joseph Mannina.

Absent: Councilmember Matthew Hudes, and Vice Chair Emily Thomas.

VERBAL COMMUNICATIONS

Lee Fagot

- Town has committed payment of \$300 thousand to the Town's Housing Consultant's that have failed three times to secure a Certified Housing Element.
- The Council should reconsider payment to the Housing Consultants.

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

1. Approval of Minutes – May 10, 2023

MOTION: **Motion by Planning Commissioner Hanssen to Approve Consent Item.
Seconded by Council Member Moore.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

1. Housing Element Overlay Zoning
Zoning Code Amendment Application Z-23-002
General Plan Amendment Application GP-23-002

Make a Recommendation to Planning Commission on a Request to Amend the General Plan to Include a Description of the Housing Element Overlay Zone; Amend the General Plan Land Use Designation of 16492 Los Gatos Boulevard and Assessor Parcel Number

532-07-086 from Low Density Residential to Neighborhood Commercial; Amend the General Plan Land Use Designation of Caltrans Right-of-Way Adjacent to 14685 Oka Road from Low Density Residential to Medium Density Residential; Amend the Town Code to Modify the Affordable Housing Overlay Zone Division 5 of Article VIII Overlay Zones and Historic Preservation; Amend the Town Code to Incorporate the Housing Element Overlay Zone as Division 6 of Article VIII Overlay Zones and Historic Preservation; and Apply the Housing Element Overlay Zone to the Sites Included in the Sites Inventory Analysis of the 2023-2031 Housing Element. An Environmental Impact Report (EIR) was Prepared and Certified for the 2040 General Plan Update on June 30, 2022, which Included the Proposed General Plan Amendment. No Further Environmental Analysis is Required. Zoning Code Amendment Application Z-23-002 and General Plan Amendment Application GP-23-002.

PROPERTY OWNERS: Princeton Garden Properties LLC and California Department of Transportation, Caltrans. APPLICANT: Town of Los Gatos. PROJECT PLANNERS: Jocelyn Shoopman and Erin Walters.

Jocelyn Shoopman, Associate Planner presented a staff report.

Chair Rosenberg explained the purpose of this meeting and what staff is asking the Committee to review and vote on.

Opened Public Comment.

Lee Quintana

- She wants to share thanks for the information that was provided regarding this and also recommends that the General Plan changes not be considered until the Housing Element is certified so we don't have to keep going back and forth with modifications. She requests that the committee ask for more information around the recent appellant court ruling on the topic in the City of Clovis around using at least the minimum density of the previous Housing Element or overlay.

Rachel Hiuojosa

- Their family owns the mobile home park next to the Caltrans lot. There was a proposed project years ago that got shot down. We received the notice that the density would change for the Caltrans lot and noticed that it went from 5-12 units per acre to 14-22 units per acre. She wants more information and clarification on the density.

Leslie Chiapparelli

- She is under the impression that this was a Caltrans parcel, so was there a sale on the property, because how does the Town plan to build on property they do not own? Another concern is that there is limited egress which means more traffic, and people tend to speed in the area, so adding speed humps or something to allow a safer roadway would be helpful.

Deborah Parrish

- Hearing how Oka might be developed, and there are already roughly 200 homes using the one-way entrance and a one-way exit, adding a higher density would be a safety risk as the traffic is already backed up. There is also already so much traffic during school and church hours. There is no parking available on the streets.

Kip Foppiano

- The Oka and Lark intersection was recently renovated to accommodate the traffic issues. The traffic has gotten better with this update, but with this new density proposal, the traffic and safety are going to get bad again.

Susan Burnett

- With the new SB 330 applications for the Los Gatos Lodge and North 40, are these numbers being counted in the site inventory numbers? In looking at the applications and the numbers presented, we appear to be in a deficiency. When looking at the applications, does the public have to consider the numbers the applicant put, or consider the numbers the Town has put on the Site Inventory list?

Closed Public Comment.

Committee Members discussed the matter.

MOTION: **Motion by Commissioner Hanssen** to recommend to the Planning Commission, the approval of the change in land use designation for the Caltrans Right-of-Way Adjacent to 14685 Oka Road. **Seconded by Committee Member Piasecki.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Commissioner Janoff** to recommend to the Planning Commission that the zoning designations be changed for 16492 Los Gatos Boulevard and Assessor Parcel Number 532-07-086. **Seconded by Committee Member Mannina.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Commissioner Hanssen** to recommend to the Planning Commission the proposed changes to the 2020 General Plan and Land Use Element and that more consideration be given by the Planning Commission and Town Council for ways to increase the production of smaller units. **Seconded by Commissioner Janoff.**

VOTE: **Motion passed unanimously.**

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SUBJECT: MINUTES OF THE GPC MEETING OF JULY 20, 2023

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 6:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 20, 2023, meeting as approved by the General Plan Committee.

/s/Jennifer Armer, Planning Manager