

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN COMMITTEE OF THE TOWN OF LOS GATOS **JULY 22, 2009** HELD AT THE NEIGHBORHOOD CENTER, 208 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting called to order by Chair Jane Ogle at 5:00 pm.

ATTENDANCE:

Members present: John Bourgeois, Barbara Cardillo, Marcia Jensen, Tom O'Donnell, Jane Ogle, Chuck Sloan and Barbara Spector.

Members absent: Joe Pirzynski

Staff present: Bud Lortz, Deputy Town Manager; Wendie Rooney, Director of Community Development; Suzanne Davis, Associate Planner; Joel Paulson, Associate Planner.

Town consultants: Agnes Chan, Chad Markell and Joanna Jansen, Design, Community & Environment (DC&E).

VERBAL COMMUNICATIONS:

None

ITEM 2 HOUSING ELEMENT UPDATE: HOUSING SITES INVENTORY

Joanna Jansen, DC&E, introduced the item, explaining that a default density standard has been set by the State Department of Housing & Community Development (HCD). For Los Gatos the default density is 20 units per acre. The Town's high density residential zoning (RM:13-20) allows 20 units per acre. The mixed use commercial land use designation has no maximum density. The goal is to demonstrate that land can be rezoned to provide higher density housing. State law requires Housing Elements to identify a list of housing sites that can accommodate the Town's Regional Housing Needs Allocation (RHNA). To achieve 374 affordable units (very low, low and moderate income) at 20 units per acre, a total of 18.7 acres needs to be identified. If projects include 20% affordable housing, a total of 93.5 acres needs to be identified. A sites inventory list has been drafted that includes a total of 88.4 acres. The maximum development capacity is 1,759 units if the land is developed at 20 units per acre and, using the Town's existing inclusionary housing requirements, would yield 351 affordable units. The North 40 area has not been included in the inventory. Three options have been identified as follows:

Option 1: Identify 18.7 acres for affordable housing. The land would need to be rezoned to High Density Residential or apply an Affordable Housing Overlay Zone.

Option 2: Utilize existing Mixed-Use Commercial sites (primarily car dealership sites). These sites total 28.3 developable acres. The Town would need to apply an Affordable Housing overlay zone (with density of 20 units per acre).

Option 3: Identify additional sites. A total of 93.5 acres is needed to accommodate affordable housing assuming 20% of units developed are affordable.

John Bourgeois asked how the 20% figure was arrived at, and whether it is an optimistic number. It was noted that the BMP Ordinance requires 20% for projects of 100 units or more.

Tom O'Donnell commented that the cost for the different scenarios is an important consideration. *Bud Lortz* said that a fiscal analysis will be needed for elements of the three options.

Wendie Rooney noted that once policies are developed an implementation plan will be done.

Barbara Cardillo clarified that an overlay zone is a rezoning. *Bud Lortz* noted that an overlay zone retains the underlying zoning designation whereas a rezoning changes the zoning designation specifically to high density residential.

Barbara Spector commented that changing the land use designation to high density (20 units per acre) raises issues such as traffic and impact on school districts. *Bud Lortz* said that traffic would need to be evaluated. Both school districts are basic aid. School impact fees can be applied. The Town is working with the school districts on demographic data.

Marcia Jensen commented that it is a bad idea to designate all the sites on Los Gatos Blvd. because of the potential traffic impact.

Wendie Rooney noted that there are other sites including Vasona Junction and the former courthouse on Capri Drive that could be considered.

Joanna Jansen noted that the sites on Los Gatos Blvd do not need to be rezoned since the Mixed Use Commercial designation already allows high density residential.

Bud Lortz said that the goal is to achieve a certified Housing Element. A map of school districts will be obtained for the next meeting.

John Bourgeois asked about mixed use opportunities on Los Gatos Blvd. being counted versus other locations such as Oka Road, as it is desirable to have affordable units throughout the community. It was clarified that a hybrid between two scenarios is possible.

Barbara Cardillo asked about senior development. *Wendie Rooney* noted that locations should be near services. She cited the Terraces as a good example of planning senior facilities near services (grocery stores, banks, etc.).

Tom O'Donnell commented on meeting the requirements in an intelligent manner. How much effort and time should go into this relative to the likelihood that it will actually happen.

Jane Ogle asked about the history of the housing plans and how they have worked over time. *Bud Lortz* said the Town has worked hard on providing affordable housing and would probably be graded a B+.

Discussion ensued on whether to provide higher level direction or to go through and comment on the individual sites included in the inventory.

Barbara Cardillo suggested providing a set of guidelines and principles that take into consideration impacts on school districts, traffic and not concentrating units in one area.

Marcia Jensen asked for clarification on where direction is needed. There have been a number of comments that affordable housing should be dispersed.

Barbara Spector commented that housing should not be concentrated on Los Gatos Blvd. and affordable housing should be dispersed throughout Town. She indicated that she likes the Dittos Lane site.

Wendie Rooney said the table will be revised with sites that can accommodate 20 to 50% affordable units.

**ITEM 1 BELOW MARKET PRICE HOUSING PROGRAM: GUIDELINES
AND ORDINANCE AMENDMENTS (June 2009 Draft)**

Wendie Rooney introduced the item stating that comments received from a discussion two weeks ago are noted in the margins of the draft document. There are two areas where input is needed from the Committee:

- (1) Payment of an in-lieu fee for smaller projects (5 to 9 units) is proposed to be eliminated and
- (2) Addition of criteria allowing the ability to provide off-site units in circumstances where they can't be provided as part of the project, such as a continuum care facility.

There was an extended discussion on continuum care facilities and how the BMP regulations should be applied. It was decided that convalescent hospital should be deleted. The Committee consensus was to recommend that the Town Council be asked to reconsider payment of an in-lieu fee for hillside projects.

Barbara Cardillo wanted to make sure there is a requirement for the owner(s) to live in the BMP unit versus renting it out. She also felt there is a need to limit or prohibit existing BMP owners from upgrading to a new unit and displacing new buyers.

ITEM 3 APPROVAL OF MINUTES

Tom O'Donnell made a motion to approve the minutes of June 24, 2009. The motion was seconded by *Chuck Sloan* and passed 6-0-1 (*Barbara Spector* abstained).

OTHER BUSINESS

Chuck Sloan requested a schedule of the remaining meetings for 2009.

ADJOURNMENT

The meeting was adjourned at 6:50 PM. The next meeting of the General Plan Committee is scheduled for August 11, 2009.

Prepared by:



Suzanne Davis, Associate Planner